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

TUESDAY, JULY 21, 2026
7:00 PM

TED ADCOCK COMMUNITY CENTER,
535 KELLY AVENUE, HALF MOON BAY,
CALIFORNIA 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. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item´s consideration.

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 provide reasonable accommodation 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 HONORING LOCAL YOUTH SPORTS TEAMS: HMB PIRATES & HMB AYSO

3.B C.E.R.T. / LISTOS RECOGNITION

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

5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

6. COMMISSION / COMMITTEE UPDATES

6.A BPAC REPORT OUT

6.B PLANNING COMMISSION REPORT OUT

7. CITY MANAGER UPDATES TO COUNCIL

7.A BIG WAVE GRAND OPENING

7.B MAIN STREET BRIDGE UPDATE

7.C ECONOMIC VITALITY UPDATE

8. PUBLIC FORUM

9. CONSENT CALENDAR

9.A WAIVE READING OF ORDINANCES AND RESOLUTIONS

9.B APPROVE MINUTES OF THE JUNE 16, 2026 SPECIAL MEETING

ATTACHMENT - Special Meeting Minutes June 16, 2026

9.C APPROVE MINUTES OF THE JUNE 16, 2026 REGULAR MEETING

ATTACHMENT - Regular Meeting Minutes June 16, 2026

9.D STATE AND FEDERAL ADVOCACY SERVICES AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC.

Staff Recommendation: Adopt a resolution authorizing the City Manager to enter into an agreement with Townsend Public Affairs, Inc. (TPA), to provide state and federal advocacy services for a period of one year at an amount of $36,000.

STAFF REPORT

ATTACHMENT 1 - Resolution

ATTACHMENT 2 - Scope of Services

9.E AMENDMENT NO. 2 TO COOPERATION AND PARTICIPATION AGREEMENT WITH SAN MATEO COUNTY TO BE ELIGIBLE FOR FEDERAL HOUSING FUNDING

Staff Recommendation: Continue the City's eligibility to receive federal housing funding under the federal Housing and Community Development Act of 1974, as amended, by adopting a resolution that authorizes the City Manager to execute documents necessary to effectuate Amendment No. 2 to the Cooperation Agreement with San Mateo County to award Community Development Block Grants, HOME Investment Partnership, and Emergency Solutions Grants to eligible public entities.

STAFF REPORT

ATTACHMENT 1 - Resolution

9.F ACCEPT THE WARRANTS FOR THE MONTH OF JUNE 2026

Staff Recommendation: Accept the warrants for the month of June 2026.

STAFF REPORT

ATTACHMENT - June 2026 Warrants

9.G POTENTIAL ACQUISITION OF SAN MATEO COUNTY APN 056-126-040, HALF MOON BAY

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a Purchase and Sale Agreement to acquire a parcel located in the West of Railroad area

owned the Allen C. Dobovsky Trust Established September 21, 1995 (San Mateo County APN 056-126-040) for $45,000; and finding the acquisition exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to section 15301 (Existing Facilities) and section 15061(b)(3).

STAFF REPORT

ATTACHMENT 1 - Resolution

ATTACHMENT 2 - Parcel Map

ATTACHMENT 3 - Final PSA

9.H APPROVAL OF WATER SERVICE AGREEMENT WITH COASTSIDE COUNTY WATER DISTRICT FOR THE WAVECREST ROAD WATER LINE PROJECT

Staff Recommendation: Adopt a resolution approving a Water Service Agreement between the City of Half Moon Bay and Coastside County Water District for the Wavecrest Road Water Line Project, authorizing the City Manager to execute the agreement, and authorizing the City Manager to execute any related easement documents necessary to implement the agreement, subject to approval as to form by the City Attorney.

STAFF REPORT

ATTACHMENT 1 - Resolution

ATTACHMENT 2 - CCWD Staff Report

9.I AUTHORIZATION TO APPLY FOR A CERTIFICATE OF CONSENT TO SELF-INSURE WORKERS' COMPENSATION LIABILITIES THROUGH THE PLAN JPA WORKERS' COMPENSATION PROGRAM

Staff Recommendation: Adopt a resolution authorizing the City to apply for a Certificate of Consent to Self-Insure Workers' Compensation Liabilities.

STAFF REPORT

RESOLUTION

9.J PROPOSED PUBLIC WORKS DEPARTMENT CLASSIFICATION CHANGES

Staff Recommendation: Adopt a resolution authorizing changes to certain job classifications in the Department of Public Works as follows: 1) Reclassify one Management Analyst Position to Assistant Engineer; and 2) Reclassify one Administrative Assistant Position to Administrative Analyst.

STAFF REPORT

RESOLUTION

9.K CONSIDER REVISIONS TO DEADLINES FOR ARGUMENTS IN RESOLUTION NO. 2026-39

Staff Recommendation: Consider adopting a Resolution amending Resolution No. 2026-39 by revising the deadlines for arguments.

STAFF REPORT

ATTACHMENT 1 - Revised Resolution

ATTACHMENT 2 - Resolution 2026-39

9.L SISTER CITY MOU WITH NAZARÉ, PORTUGAL

Staff Recommendation: Adopt a resolution authorizing the City Manager to enter into a Memorandum of Understanding (MOU) establishing a Sister City relationship between the City of Half Moon Bay and Municipality of Nazaré, Portugal.

STAFF REPORT

ATTACHMENT 1 - Resolution

ATTACHMENT 2 - Draft MOU

ATTACHMENT 3 - June 16 Presentation

10. ORDINANCES AND PUBLIC HEARINGS

10.A FISCAL YEAR 2026-27 SEWER SERVICE CHARGES AND ASSESSMENTS

Staff Recommendation: Adopt a resolution approving the Fiscal Year 2026-27 Sewer Service Assessments and charges, directing staff to file the assessment roll, authorizing the County Controller to place the assessment charges on the County of San Mateo Property Tax Roll, and directing staff to bill assessments directly that are not on the tax roll.

STAFF REPORT

RESOLUTION

11. RESOLUTIONS AND STAFF REPORTS

11.A CITY CLERK'S CERTIFICATION OF THE REFERENDUM PETITION AGAINST ORDINANCE NO. 2026-01 (RELATING TO THE 555 KELLY AVENUE PROJECT) AND COUNCIL CONSIDERATION OF SUBMISSION OF ORDINANCE NO. 2026-01 TO HALF MOON BAY VOTERS PURSUANT TO ELECTIONS CODE SECTION 9240

Staff Recommendation: Consider City Clerk's Certification of the results of the examination of the referendum petition against Ordinance No. 2026-01 and pursuant to Elections Code section 9241 take one of the following actions: 1) Adopt a resolution to submit Ordinance No. 2026-01 to the voters at the November 3, 2026, general municipal election; or 2) Direct staff to prepare an ordinance to repeal Ordinance No. 2026-01 in its entirety.

STAFF REPORT

ATTACHMENT 1 - Resolution Placing Referendum on Ballot

ATTACHMENT 2 - Referendum Sufficiency

11.B REQUEST FOR PROPOSALS FOR SEWER RATE STUDY AND ADOPTION OF RATE SETTING PROCEDURES UNDER PROPOSITION 218 AND ASSEMBLY BILL 2257

Staff Recommendation: Adopt resolutions to: 1) Authorize a Professional Services Agreement with Kirsch & Associates for project management support in an amount not to exceed $30,000; and 2) Authorize Release of a Request for Proposals for professional sewer rate study services; and 3) Establish sewer rate setting procedures under Proposition 218 and Assembly Bill 2257

STAFF REPORT

ATTACHMENT 1 - Kirsch & Associates PSA Resolution

ATTACHMENT 2 - RFP Resolution

ATTACHMENT 3 - Proposition 218 and Assembly Bill 2257 Resolution

11.C CONSTRUCTION CONTRACT AWARD FOR THE WAVECREST ROAD WATER LINE PROJECT (CIP PROJECT NO. 9004)

Staff Recommendation: Adopt a resolution authorizing the City Manager to award and execute a construction contract to the lowest responsive and responsible bidder, Golden State Construction & Utility, Inc., of San Francisco, California, in the amount of $774,000, and approve a construction contingency amount not to exceed $154,800 (20%) for the Wavecrest Road Water Line Project (CIP Project No. 9004) for a total construction budget of $928,800.

STAFF REPORT

ATTACHMENT 1 - Project Award Resolution

ATTACHMENT 2 - Summary of Bids

ATTACHMENT 3 - Project Plans

11.D PROFESSIONAL SERVICES AGREEMENT WITH BRUSH HOG TREE CARE, INC.

Staff Recommendation: Adopt a resolution authorizing the City Manager to execute a professional services agreement with Brush Hog Tree Care, Inc., to provide city-wide median landscape maintenance services for Fiscal Year 2026-27 in an amount not to exceed $35,400 with up to four (4) optional one-year extensions.

STAFF REPORT

RESOLUTION

11.E AMENDMENT TO AGREEMENT FOR GOLF FACILITIES FEES

Staff Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute an Amendment to the Owner Participation Agreement with Ocean Colony Partners, LLC, to extend the Termination Date to September 16, 2036, amend the Fee, and amend or delete certain Sections of the Agreement.

STAFF REPORT

RESOLUTION

11.F AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH THE SAN MATEO COUNTY SHERIFF'S OFFICE

Staff Recommendation: Adopt a resolution authorizing the City Manager to:
1)Execute a Law Enforcement Services Agreement with the San Mateo County Sheriff's Office for a term of five years from July 1, 2025, through June 30, 2030; and
2)Execute Amendment One to the Law Enforcement Services Agreement setting the Rates and Payment Schedule for Fiscal Year 2026-27.

STAFF REPORT

ATTACHMENT 1 - Resolution

ATTACHMENT 2 - Law Enforcement Services Agreement

ATTACHMENT 3 - Amendment No. 1 To Law Enforcement Services Agreement

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

13. CITY COUNCIL REPORTS

14. ADJOURNMENT

CITY OF HALF MOON BAY CITY COUNCIL
TUESDAY, JUNE 16, 2026
SPECIAL MEETING
ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. CONVENE SPECIAL MEETING / ROLL CALL

Mayor Ruddock called the Special Meeting to order at approximately 5:30 p.m.

2. OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS

4. CLOSED SESSION

4.A CONFERENCE WITH REAL PROPERTY NEGOTIATORS-PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Real property located at 1000 N. Cabrillo Hwy., Half Moon Bay CA 94019 (APN 048-24-0030)-Wastewater Treatment Facility
Agency negotiator: Matthew Chidester, City Manager
Negotiating parties: Sewer Authority Mid-Coastside (SAM JPA) and City of Half Moon Bay
Under negotiation: Price and Terms of Payment.

Councilmember Jonsson recused from the item due to the location of his residence.

4.B CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1)

Name of case: County of San Mateo, et al. v. State of California et al., San Francisco Superior Court, Case No. CPF-25-519270 (VLF Litigation)

4.C 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

4.D PUBLIC EMPLOYEE PERFORMANCE EVALUATION-PURSUANT TO GOVERNMENT CODE SECTION 54957

Title: City Manager Matthew Chidester

5. ADJOURN SPECIAL MEETING

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

Respectfully Submitted:

_____

Maggie Rodriguez, City Clerk

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

CITY OF HALF MOON BAY CITY COUNCIL
TUESDAY, JUNE 16, 2026
REGULAR MEETING MINUTES
ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE

1. ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Ruddock called the Regular Meeting to order at 7:05 p.m. and led the pledge of allegiance. City Clerk Rodriguez called the Roll Call.

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

2. APPROVAL OF AGENDA

MOTION

Vicey Mayor Penrose moved and Councilmember Brownstone seconded a motion to approve the agenda hearing item 11A immediately after consent agenda. The motion carried by unanimous vote.

3. PROCLAMATIONS AND PRESENTATIONS

3.A MIDCOAST COMMUNITY COUNCIL UPDATE

Midcoast Community Council staff provided an update to City Council.

3.B HONORING YOUTH PARKS AND RECREATION COMMISSIONERS

City Manager Chidester presented a certificate to Youth Parks and Recreation Commissioner DeRosa honoring their completed term as the first youth representative on the commission.

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

Mayor Ruddock announced a Celebration of life for former Mayor Al Adreveno will be held Friday June 26th at Farmer John's Pumpkin Patch and the old fashion 4th of July events.

5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Bazzano reported the Council met in Closed Session on June 16, 2026, on four items. There was no reportable actions. Item 4A will be considered in open session as item 11D in the regular meeting.

6. COMMISSION / COMMITTEE UPDATES

7. CITY MANAGER UPDATES TO COUNCIL

8. PUBLIC FORUM

The following individuals addressed the Council:

- Nancy Fontana
- Harvey Rarback
- Joaquin Jimenez
- Hal Bogner

9. CONSENT CALENDAR

Mayor Ruddock requested item 9G be heard at the end of the meeting.

MOTION

Vice Mayor Penrose moved and Councilmember Brownstone seconded a motion to approve Consent Calendar with the exception of item 9G, to be heard at the end of the meeting. The motion carried by 5-0 unanimous vote.

9.A WAIVE READING OF ORDINANCES AND RESOLUTIONS
9.B ACCEPT THE WARRANTS FOR THE MONTH OF MAY 2026
9.C ANNUAL RENEWAL OF PUBLIC WORKS CONTRACTS, RESOLUTION NO. 2026-44 (AMERICAN DEBRIS BOX) AND RESOLUTION NO. 2026-45 (WEST COAST ARBORIST)
9.D ANNUAL RENEWAL OF COMMUNITY DEVELOPMENT AGREEMENTS, RESOLUTION NO. 2026-46 (4LEAF) AND RESOLUTION NO 2026-47 (MGROUP)
9.E RESOLUTION NO. 2026-48 CASELLE, INC. PROFESSIONAL SERVICES AGREEMENT
9.F RESOLUTION NO 2026-49, AN AGREEMENT WITH ABUNDANT GRACE FOR THE FY 2026-27 COASTAL CLEANUP PROGRAM
9.H APPROVE MINUTES OF THE JUNE 2, 2026 SPECIAL MEETING
9.I APPROVE MINUTES OF THE JUNE 2, 2026 REGULAR MEETING
9.J AUTHORIZE FIRST AMENDMENT TO LEGAL SERVICES AGREEMENT FOR PERMANENT CONTRACT CITY ATTORNEY POSITION, RESOLUTION NO. 2026-49

11.A SISTER CITY EXPLORATION WITH NAZARÉ, PORTUGAL

Fernando and Jonathan Oliveira presented to the council. The following individuals addressed the council:

- Naomi Patridge

- Nancy Fontana
- Carrie Burke
- Jason Stark
- Cid Young
- Dan Haggerty
- Joy

The Council discussed the item, asked questions, and provided direction to staff.

10. ORDINANCES AND PUBLIC HEARINGS

10.A FISCAL YEAR 2026-27 RECOMMENDED OPERATING AND CAPITAL BUDGET

Interim Administrative Services Director Stiles presented their staff report. The following individuals addressed the council:

- Cid Young

MOTION

Councilmember Brownstone moved and Vice Mayor Penrose seconded a motion to Review the Recommended FY 2026-27 Budget document and adopt resolutions to: 1) Resolution No. 2026-50, establishing the GANN Appropriation Limit for FY 2026-27; and 2) Resolution No. 2026-51 approving the City's Investment Policy; and 3) Resolution 2026-52, adopting the FY 2026-27 Annual Operating and Capital Budget. The motion carried unanimously.

10.B MULTI-FAMILY HOUSING PROPOSAL ON MAIN AT METZGAR

MidPen Staff and consultants presented an update to the Council.

Mayor Ruddock opened the public hearing. The following individuals addressed the council:

- Carolina Carbajal
- Chad Hooker
- Ellie Carniglia
- Reyna Diaz
- James Havey
- Heather Burches
- Evelyn deSouza
- Joaquin Jimenez
- Rick Hernandez

- Nancy Fontana
- Rocio Avila Garcia
- Greg Jamison
- Mike Ferreira
- Cid Young
- James Carniglia
- Dan Haggerty
- Ken Chan

Mayor Ruddock closed the Public Hearing. Councilmembers asked clarifying questions and provided direction on the project.

RECESS

Mayor Ruddock called a recess at 10:04. The Council reconvened at 10:19 with all councilmembers present.

11. RESOLUTIONS AND STAFF REPORTS

11.B CONSIDER AND ADOPT A RESOLUTION ESTABLISHING A POLICY ON HOW TO ADDRESS DISRUPTION OF REMOTE ACCESS DURING PUBLIC OPEN MEETINGS OF CITY COUNCIL IN COMPLIANCE WITH SB 707

City Clerk Rodriguez presented the disruption policy to council. Council asked questions of staff.

MOTION

Councilmember Brownstone moved and Vice Mayor Penrose seconded the motion to adopt a resolution establishing a policy that will provide steps on how to address disruption of telephonic or internet service connection during public open meetings of City Council in compliance with Senate Bill 707 (“SB 707”). The motion carried unanimously.

11.C CONSIDERATION OF EASEMENT AGREEMENT GRANTING CITY A DRAINAGE AND UTILITY EASEMENT OVER LAND OWNED BY SEWER AUTHORITY MID-COASTSIDE (SAM) KNOWN AS THE LANDSTRA PARCEL (APN 048-240-040)

Councilmember Jonsson recused from the item due to his personal residence location. City Manager Chidester presented the staff report and recommended the item be pushed to a future meeting. Council discussed the item and asked clarifying questions.

MOTION

Vice Mayor Penrose moved and Mayor Ruddock seconded a motion to move item 11C to a date uncertain. The motion carried 4-0 with Councilmember Jonsson recusing due to the location of his person residence.

11.D CONSIDERATION OF SECOND AMENDMENT TO AGREEMENT AND GRANT OF EASEMENT BETWEEN SEWER AUTHORITY MID-COASTSIDE (SAM) AND THE CITY TO EXTEND THE GRANT OF EASEMENT FOR CONTINUED USE OF THE SAM PLANT PARCEL (APN 048-240-030)

Councilmember Jonsson recused from the item due to his personal residence location. City Manager Chidester presented the staff report. City Council discussed the item and asked clarifying questions.

MOTION

Councilmember Brownstone moved and Mayor Ruddock seconded the motion to adopt Resolution No. 2026-53 approving the Second Amendment to Agreement and Grant of Easement ("Second Amendment") between Sewer Authority Mid-Coastside, a Joint Powers Authority and the City of Half Moon Bay to extend the grant of easement for continued use of the SAM Plant Parcel (APN 048-240-030); authorizing the City Manager to execute the Second Amendment; and Finding the approval of the Second Amendment and Easement Agreement exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 1301 (Class 1-Existing Facilities). The motion carried 4-0 with Councilmember Jonsson recusing due to the location of his personal residence.

11.E CITY COUNCIL PRIORITIES FOR FISCAL YEARS 2026-28

Councilmember Jonsson returned to the meeting. City Manager Chidester presented the item. Council asked clarifying questions of staff and discussed the item and provided feedback. The following individuals addressed the council:

- Rick Hernandez
- Cid Young
- Nancy Fontana

9.G CITIZEN'S OPTION FOR PUBLIC SAFETY (COPS) GRANT PROGRAM FY 2026-27

Mayor Ruddock asked staff questions regarding the ALPR Pilot Program (Flock) contract, expiring fall 2026. Council requested not to spend any COPS grant funds on the ALPR Pilot Program.

MOTION

Vice Mayor Penrose moved and Councilmember Brownstone seconded a motion to adopt Resolution No. 2026-54 authorizing the Administrative Services Director to accept the State of California Citizen's Option for Public Safety Grant Funds for Fiscal Year 2026-27, in the amount of $100,000, and approve using those funds on projects, support, and equipment that meet the conditions of the grant.
The motion carried unanimously.

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Councilmember Brownstone requested the Frenchman's Creek sidewalk safety issues with the estimated cost of $35,000 to fix the safety concerns be brought to a future meeting.

13. CITY COUNCIL REPORTS

None.

14. ADJOURNMENT

Mayor Ruddock adjourned the meeting at approximately 11:08 p.m.

Respectfully Submitted:

_____
Maggie Rodriguez, 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: **July 21, 2026**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Maggie Rodriguez, City Clerk

TITLE: **AGREEMENT FOR STATE AND FEDERAL ADVOCACY SERVICES WITH TOWNSEND PUBLIC AFFAIRS**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to enter into an agreement with Townsend Public Affairs, Inc. (TPA), to provide state and federal advocacy services for a period of one year at an amount of $36,000.

FISCAL IMPACT:
The cost of the agreement of $36,000 has been included in the FY 2026-27 Adopted budget.

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

BACKGROUND:
Since 2016, the City has contracted with Townsend Public Affairs, Inc. for a variety of legislative advocacy and grant writing services. In 2022, the agreement was modified to include federal advocacy in addition to state. Since then, grant monitoring, writing, tracking, and applications have been handled internally by staff, with Townsend continuing to coordinate with City staff to provide advocacy and support around grants as necessary.

DISCUSSION:
TPA's scope of work for legislative advocacy includes working closely with staff to develop legislative strategy, implement legislative strategy, build and leverage relationships, plan ordinance advocacy trips, track legislation, craft testimony and position letters, prepare and file lobbying disclosure reports, and draft bill language. TPA and staff also work closely with the City Council Legislative Affairs Subcommittee.

Over the course of the past year, some of the high-level tasks TPA has assisted the City with include the following:

- On behalf of the City of Half Moon Bay, Townsend Public Affairs closely tracked and provided updates on legislation falling under the prescribed priority areas of the City's Adopted Legislative Platform.
- TPA worked with City staff to write formal letters with constructive feedback or suggestions on policy bills, where the City Council or the Legislative Subcommittee had instructed.
- TPA testified in Legislative Committee hearings on behalf of the City of Half Moon Bay for the bills in which the City took formal positions.
- TPA provided formal legislative reports every month for the Mayor and Council, through the City Clerk's office.
- TPA provided weekly legislative updates, including updates on all emergency and regulatory matters, to the City Manager's office and the City Clerk and often communicated via phone or email on more urgent issues.
- TPA appeared before both the Legislative Subcommittee and the Full Council multiple times to present on State Legislation, Regulatory Proceedings, the Budget Process, and to answer questions or address relevant issues that Council and Staff has identified related to the State Legislature.
- TPA worked with City Staff on successful applications for state and federal earmarks.

Staff recommends the City Council authorize the City Manager to execute an agreement with TPA for an additional year of legislative advocacy services at an amount of $36,000. In the coming year, staff will work with TPA and the Council Legislative Subcommittee to reestablish the legislative platform process, including regular Subcommittee meetings, an annual report to the entire Council, and development of an updated legislative platform.

ATTACHMENTS:

1. Resolution
2. Scope of Services

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC. FOR FEDERAL AND STATE LEGISLATIVE ADVOCACY SERVICES

WHEREAS, since 2016, the City of Half Moon Bay has contracted with Townsend Public Affairs, Inc. for federal and state legislative advocacy and grant support services; and

WHEREAS, the City Council has expressed an interest in continuing legislative advocacy services; and

WHEREAS, Townsend has prepared a scope of work similar to years past at an annual amount of $36,000; and

WHEREAS, adequate funds are available in the FY 2026-27 for this agreement.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to enter into a one-year agreement with Townsend Public Affairs, Inc. for legislative advocacy services in the amount of $36,000.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21ST day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

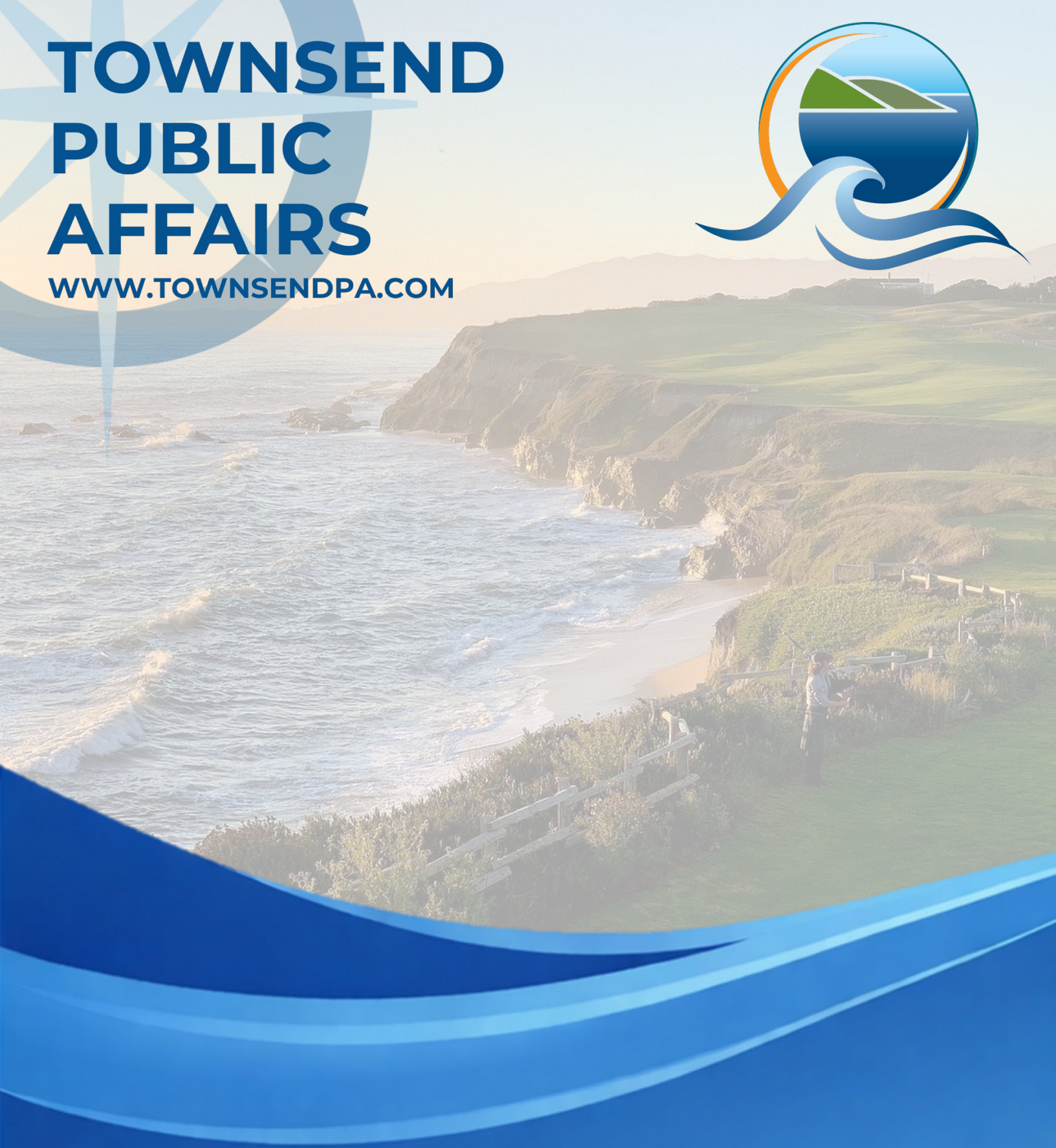
_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

TOWNSEND PUBLIC AFFAIRS

WWW.TOWNSENDPA.COM



City of Half Moon Bay

Proposal for State and Federal Legislative Advocacy Services

July 10, 2026

TOWNSEND
PUBLIC AFFAIRS
EST TPA 1998

July 10, 2026

Matthew Chidester, City Manager
City of Half Moon Bay
501 Main Street
Half Moon Bay, California 94019

Dear Mr. Chidester:

Thank you for the opportunity for Townsend Public Affairs, Inc. ("TPA") to submit our proposal for State and Federal Legislative Advocacy Services to the City of Half Moon Bay ("City").

Since our inception in 1998, TPA has earned the reputation as a ***Champion for Better Communities*** by providing the experience, resources, and relationships expected from a premier legislative advocacy and grant writing firm while also giving clients the unique brand of customer service they deserve: personal attention, maximum accessibility, and passion for their mission.

Our strategic approach to advocacy and funding is tailored to meet each client's individual needs. We leverage the breadth and depth of our team and our vast network of relationships with key stakeholders and decision makers.

Over the years, TPA has been proud to secure more than **$3.4 billion in competitive grants and appropriations** and to successfully advance more than **165 pieces of legislation** on behalf of our clients. But beyond the numbers, what sets us apart is our dedication to helping communities like Half Moon Bay turn bold ideas into reality, whether securing new funding, shaping statewide and national policy, or protecting vital resources that your residents rely on.

Thank you again for your interest in our firm and consideration of this proposal. Please contact us if you have any questions or need additional information. We would be honored to continue to serve the City of Half Moon Bay.

Yours truly,

Christopher Townsend
President

FIRM OVERVIEW

TPA is a state and federal legislative advocacy and grant writing firm that provides lobbying and funding services to public agencies and nonprofit organizations throughout California.

- **Founder/Owner/President**: Christopher Townsend
- **Advocacy Success:** Shepherded **over 165** client-sponsored legislative proposals into law
- **Funding Success**: Over **$3.4 billion** in state, federal, and local government grants as well as grants from nonprofit organizations and private companies
- **Longevity**: 27 years (founded in 1998)
- **Number of Employees**: 23
- **Number of Registered State and Federal Lobbyists and Grant Writers**: 18
- **Number of Offices: Five**
  - TPA State Capitol Office, Sacramento
  - TPA Federal Office, Washington, DC
  - TPA Northern California Office, Oakland
  - TPA Central California Office, Fresno
  - TPA Southern California Office, Newport Beach
- **Types of Clients:**
  - City Governments
  - County Governments
  - Water and Sanitation Districts
  - Transportation Districts
  - K–12 School Districts
  - Community College Districts
  - Parks and Recreation Districts
  - Fire Protection Districts
  - Museums, Science Centers, and Cultural Facilities
- **Areas of Specialization:**
  - Local Governance (Cities, Counties, Special Districts)
  - Transportation Policy and Infrastructure
  - Water and Sanitation Policy and Infrastructure
  - Education Policy and Infrastructure
  - Housing and Economic Development
  - Parks and Community Facilities (Recreational, Cultural, Historical)
  - Energy, Environment, and Natural Resources
  - Public Safety
  - Budget and Finance
- **Ranking by Revenue Reported to the California Secretary of State:**
  - 5th of 491 Firms Registered for the 2025–26 Legislative Session
  - 99th Percentile
- TPA is ranked as **one of the top 100 federal lobbying firms** and represents more California public agencies in Washington, DC than any other advocacy firm in the nation.

CLIENT SERVICE TEAM

With a team of 18 registered state and federal lobbyists and funding advocates, TPA has the breadth and depth of experience AND the ability to deploy as many advocates as needed to maximize success for the City while minimizing the burden on City staff. TPA proposes a dedicated team of three people to perform state and federal legislative advocacy services for the City.

Niccolo De Luca
Vice President & Chief Advocacy Officer

Role: Senior Strategic Advisor
Certifications: Registered State and Federal Lobbyist

Carlin Shelby
Deputy Director

Role: State Legislative Advocate
Certifications: Registered State and Federal Lobbyist

Joseph Melo
Federal Advocacy Manager

Role: Federal Legislative Advocate
Certifications: Registered Federal Lobbyist

Resumes for the members of the client service team can be found below.

Niccolo De Luca, Vice President & Chief Advocacy Officer: Niccolo brings 28 years of legislative and public policy experience to TPA. Niccolo has expertise in the policy sectors of local governance, parks and natural resources, housing and homelessness, public safety, cultural resources, and cannabis.

Townsend Public Affairs, Inc.
Vice President & Chief Advocacy Officer *2008–Present*

Throughout his tenure at TPA, Niccolo has been responsible for dozens of legislative proposals that have been signed into law and has secured millions in competitive grant funds for local public agency clients. In addition to his public policy expertise, Niccolo has widespread bipartisan relationships with Members and staff of the State Legislature, including the Senate and Assembly Budget Chairs and the Budget Committee staff, Governor Newsom's Administration, and numerous policy committee staff. Some of Niccolo's accomplishments include:

- Niccolo worked with Freedom West Homes to sponsor **SB 593**, granting the City and County of San Francisco's redevelopment successor agency authority to finance up to 5,842 affordable housing units using property tax revenue.

- Niccolo was a key member of the coalition that helped pass **AB 645**, the state's first-ever automated speed enforcement legislation. Working with the City of Oakland and five other cities, he highlighted local traffic safety needs, provided accident data, and offered technical support to the bill's author.

- Niccolo championed the City of Oakland's effort to secure a **$280 million** earmark in the FY 2021–2022 State Budget for critical maritime infrastructure. He coordinated with Senate Budget Chair Nancy Skinner, the Oakland Mayor, and key budget staff to draft the necessary language. His strategy, execution, and relationships helped deliver one of the largest single earmarks in State history.

- Niccolo led TPA's efforts to secure **$33.1 million** in critically needed park funding for cities and nonprofits across the Bay Area, Central Valley, and Southern California. His work included contributing to funding guidelines, drafting and lobbying for applications, and collaborating directly with the funding agency. Niccolo served as the team lead and was instrumental in these successful outcomes.

- Niccolo spearheaded a successful effort to secure **$15 million** in the FY 2022–2023 State Budget for the Berkeley Marina and Pier. Over the course of a year, he developed a local grassroots strategy, worked closely with the Mayor and City Council, coordinated supporting materials, and partnered with Senate Budget Chair Nancy Skinner and Assemblymember Buffy Wicks to secure the appropriation.

- Niccolo played a lead role in passing California's first medicinal cannabis regulatory framework legislation. Representing both local government and industry interests, he actively drafted language and advocated with legislators and staff to ensure the resulting regulations served city priorities. He has since been recognized as a policy expert on cannabis and has testified before numerous committees on cannabis implementation issues.

- Niccolo worked with the Cities of Berkeley, Concord, Emeryville, and Fremont to pass multiple state bills enabling those jurisdictions to create or enhance local revenue measures. He led advocacy efforts including legislative drafting, coalition building, committee testimony, and engagement with state agencies and the Governor's Administration. He is now recognized as a statewide expert on Transactions and Use Taxes (TUT), and TPA is frequently retained to lead such efforts throughout the Bay Area.

- Niccolo partnered with the City of Oakland to secure four grants totaling **$18.9 million** through the federal Community Oriented Policing Services (COPS) Hiring Program. He led development of the grant applications and worked closely with U.S. Department of Justice and COPS program staff to successfully secure funding for additional police officers.

- Niccolo worked closely and successfully with Congressman Raul Ruiz to secure an FY 2022 federal appropriations earmark in the amount of **$2.5 million** for SunLine Transit Agency's Fueling Station Expansion project, upgrading its 350-bar hydrogen public station to include 700-bar fueling capability for light- and heavy-duty vehicles.

City of Oakland
Deputy City Administrator *2004–2007*

Niccolo oversaw daily operations and decision-making for the City's two largest departments, public works and police, managing a combined $323 million budget and directly supervising four divisions with 45 employees. He led the development of a City Council-adopted standard operating procedure for a crime reduction initiative that resulted in measurable outcomes, and he expanded neighborhood public safety gatherings for three consecutive years, nearly doubling participation annually. Niccolo also served as lead administrative staff for three City Council committees, advising the Mayor and Council on public policy development and implementation.

City of Oakland
Assistant Director, Public Works Agency *2001–2004*

Niccolo was responsible for three divisions of the public works department, five direct reports, and 40 staff members. Niccolo oversaw the financial operations of the entire public works department, including revenues and expenditures. Niccolo implemented procedures to reduce the number of workers' compensation claims, which were subsequently adopted for the entire City. Niccolo also served as the spokesperson of the public works department and maintained all media relations. Niccolo built strong media relations and served as a hearing officer for union grievances, ultimately helping to improve key relationships with affected unions.

City of Oakland
Assistant to Councilmember Richard Spees *1998–2001*

University of Oregon
Bachelor of Arts, American History *1997*

Carlin Shelby, Deputy Director: Carlin brings over 10 years of experience in government affairs to TPA. Carlin has state legislative experience in municipal finance, housing and land use, community services, pension reform, environmental sustainability, and budget. Carlin maintains strong relationships with members of the legislature, committee consultants, staff, and local government stakeholders.

Townsend Public Affairs, Inc.
Deputy Director *2021–Present*

Since joining TPA, Carlin has played a key role in implementing legislative advocacy strategies for clients in Sacramento. Her efforts have included:

- **Protection of Critical Funding During Budget Deficit**: In the 2024 Legislative Session, Carlin worked with clients, stakeholders, and lawmakers to advocate for the protection of **over $1.5 billion** in proposed budget cuts that threatened funding for local housing, homelessness, and transportation initiatives. These key accounts included funds for programs like the Regional Early Action Planning (REAP) Grant, the Active Transportation Program (ATP), and the Homeless Housing, Assistance, and Prevention (HHAP) Grant. Carlin coordinated coalition efforts, provided testimony, and worked with lawmakers on behalf of client interests to protect these funds. Nearly all proposed cuts were reinstated in the budget package signed into law.

- **Advocacy for Grade Separation Project Funding**: Faced with potential cuts to grade separation projects amid the 2024 Budget Deficit, Carlin worked with clients to advocate for preserving hundreds of millions of dollars in funding critical to local agency projects. For a client facing a $30 million cut, she organized emergency advocacy meetings, drafted advocacy letters, and provided testimony at budget hearings. Her work with budget consultants and stakeholders led to developing budget trailer bill language that ensured project funding continuity and mitigated delays.

- **Securing Federal and State Project Funding**: Carlin successfully advocated for **over $9 million** in community project funding through the FY 2024 Federal Appropriations Process, addressing key areas such as housing, water infrastructure, public works, and park improvements. Additionally, by collaborating with Assembly and Senate leadership, she worked with clients to advance over $20 million in state budget funding requests in the 2022 and 2023 State Budget Acts.

- **Strategic Positioning in Statewide Bond Proposals**: Carlin has advised clients on securing funding in various statewide bond proposals related to climate resilience, housing production, and behavioral healthcare infrastructure. This has included efforts associated with the passage of **SB 867**, which proposes a **$10 billion** climate bond proposal on the November 2024 ballot. Her efforts included working closely with legislators, state officials, and stakeholders to elevate client priorities and establish their role as leaders in these significant initiatives.

- **Municipal Finance Policy Advisory**: Carlin provided strategic counsel to clients on municipal finance policy, including potential changes to local tax regimes that impact revenue generation. These efforts culminated in work to stall the progress of a bill that

would have affected client budgets by millions of dollars per year. This advocacy work included strategic coalition development, working with lawmakers to explain the nuances of the issue, and providing written and verbal testimony in opposition. Her insights have helped shape client strategies and responses to evolving fiscal policies.

- **Public Safety Advocacy on E-Bike Usage**: Carlin convened a regional task force of law enforcement officials to address concerns about reckless e-bike usage. Leveraging the data and insights gathered, she collaborated with legislators to draft legislation to improve safety regulations for e-bike use.

- **Development of Advocacy Tools and Communication**: Carlin has built and refined advocacy tools for clients, including legislative analyses, tracking matrices, and position letters. She has also delivered verbal presentations on key policy issues, provided expert policy analysis, and drafted official correspondence to elevate client concerns with Sacramento decision-makers.

League of California Cities
Legislative and Policy Development Analyst *2017–2020*

Carlin was responsible for analyzing legislation and developing strategic policy positions to benefit cities throughout California. Carlin also maintained stakeholder relations with various government agencies and government proxy organizations to implement policy agendas crucial to local government clients.

Press Office of Assembly Speaker Anthony Rendon
Press Assistant *2017*

Carlin worked for Assembly Speaker Anthony Rendon and was responsible for maintaining communications between the legislature and major news outlets and communicating the Speaker's and Democratic Caucus' policy agendas.

The California Building Industry Association (CBIA)
Government Affairs Intern *2016*

Carlin worked to implement CBIA's policy agenda, emphasizing housing and land use issues. Carlin also provided strategic campaign support on the CBIA-sponsored school bond initiative.

California State University, Sacramento
Bachelor of Arts, Political Science *2021*

Joseph Melo, Federal Advocacy Manager: Joseph has 12 years of federal legislative, funding, and public policy experience. Joseph has extensive experience managing legislative and funding activities, including bill analysis, research, and drafting, particularly for federal funding opportunities. Joseph has expertise in several policy areas, including energy and commerce, technology, education, housing, foreign affairs, and local government governance.

Townsend Public Affairs, Inc.
Federal Advocacy Manager *2023–Present*

As a Federal Advocacy Manager, Joseph is skilled in leveraging his extensive policy knowledge and relationships at the state and federal levels to advocate for TPA clients and ensure legislative and funding success. Some of Joseph's experiences include:

- Through the FY 2024 and 2026 federal appropriations process, Joseph secured **over $11.6 million** in community project funding, working closely with both the Senate and House of Representatives. **Joseph's knowledge of the process led to the only federal earmark secured for a community college in the NASA appropriations bill.**
- Joseph helped identify a previously unfunded water recycling and reuse project worth up to **$20 million,** authorized by Congress in 1996. Joseph is working alongside the Bureau of Reclamation and the City of Tracy to implement the authorizing language and secure the funding.
- Joseph is advocating for transferring an Army Reserve Center site to the City of San Pablo. The armory is inactive, and the city sought to acquire the land to use as a new public works corporation yard. Joseph engaged the staff of Representative John Garamendi, the House Armed Services Committee, and the Department of Defense to pursue a public interest land conveyance legislated through the National Defense Authorization Act.
- Joseph successfully elevated the profile of California-based Community Choice Aggregation (CCA) public agencies in Washington, DC by leading the efforts to inform congressional and agency staff of the work performed by CCAs and ensure they are eligible for relevant funding opportunities. Through a joint CCA advocacy trip and correspondence delivered to five federal agencies, Joseph organized a coalition to advocate for the roles of CCAs in federal clean energy programs.
- Joseph worked with the Yosemite Community College District to secure **$2 million** through the FY 2024 federal appropriations process to implement a fire technology program. The program will enhance workforce readiness, strengthen regional firefighting capabilities, and address the growing demand for trained fire prevention and disaster response professionals.
- In FY 2024, Joseph worked diligently to secure two federal earmarks, totaling **$1.9 million**, on behalf of the Long Beach Community College District to support student housing and astronautics research and equipment. By leveraging his policy expertise and strong relationships with the District's federal representatives, Joseph could champion LBCCD's project priorities and support its ability to serve its students.
- Joseph worked with the City of Fullerton to secure **$2.5 million** in federal funding for the City of Fullerton through the FY 2024 appropriations process for the Police Station Remediation and Rehabilitation Project. This critical funding will significantly improve the police department's operational efficiency and ability to serve residents positively.

- Joseph worked with the City of Monterey Park to secure **$1.5 million** in federal funding for the City of Monterey Park through the FY 2024 appropriations process to support the Fire Station 61 Renovation Project, enhancing emergency response capabilities.

- Through the FY 2024 federal appropriations process, Joseph worked with the City of San Pablo to secure **$850,000** to support the San Pablo Avenue Bridge Replacement project. The funding will support a portion of this critical multi-year project, ensuring that motorists, cyclists, and pedestrians can safely move throughout the area.

- Joseph, along with the City of Palo Alto, secured **$850,000** through the FY 2024 federal appropriations process to support low-income housing and greenhouse gas reductions. The funding will support the City's Sustainability and Climate Action Plan, which aims to achieve carbon reduction goals while protecting the natural environment.

- Joseph's experience working for two California Congressional Representatives has led to an extensive network of relationships both on Capitol Hill and within federal agencies. These relationships have led to many successes in navigating program complexities, rules, and regulations at agencies such as the Department of Education, Energy, Commerce, the Treasury, and the EPA. His understanding of the regional and political dynamics of the California Congressional delegation and their interactions with other members of the Senate and House are key to advocating for California-based clients.

- Joseph has extensive knowledge and understanding of the current federal appropriations process and has experience in successfully securing millions of dollars' worth of earmarks for California projects. While serving as Policy Advisor to Congressman McNerney, Joseph secured $27 million in community project funding for 15 community projects in Contra Costa and San Joaquin counties, greatly benefiting local California communities.

U.S. House of Representatives, Office of Congressman Jerry McNerney (CA-09)
Policy Advisor, Legislative Assistant, Legislative Correspondent, Intern *2019–2023*

As Policy Advisor, Joseph led the Congressman's legislative portfolio on issues under the jurisdiction of the Energy & Commerce Committee (Subcommittees on Energy, Communications & Technology, and Consumer Protection & Commerce) and the Science, Space & Technology Committee (Subcommittee on Energy). He assisted in staffing, advising, and preparing the Congressman's questions and talking points for committee hearings and markups. Joseph co-led the Congressman's appropriations process and initially helped to secure more than $27 million for fifteen community projects located in California's Contra Costa County and San Joaquin County, as well as managed the Congressman's caucus work as co-chair of the Artificial Intelligence Caucus and Wi-Fi Caucus. Before serving as the Congressman's Policy Advisor, Joseph served as Legislative Assistant, Legislative Correspondent/Staff Assistant, and Intern, demonstrating expertise in various policy areas, including energy and commerce, technology, education, housing, foreign affairs, and local governance.

U.S. House of Representatives, Office of Congresswoman Nancy Pelosi (CA-12)
District Intern *2014*

University of California, Berkeley
Bachelor of Arts, Political Science *2015*

The Wilson Center
Foreign Policy Fellowship Program Certificate *2022*

SCOPE OF SERVICES

TPA will utilize the following strategic and comprehensive approach to provide state and federal legislative advocacy services to the City:

- **Conduct Detailed Orientation:** TPA utilizes a comprehensive onboarding process that includes extensive meetings with various relevant members of City leadership and key City departments to help develop a strategic plan that is carefully tailored to satisfy the needs of the City and is designed for maximum success in the current political climate and funding environment.

- **Develop Legislative Strategy:** Utilizing the information gathered during the onboarding process, TPA will coordinate with the City to develop an official legislative platform and strategy representing the City's priorities in Sacramento and Washington, DC. This blueprint will be shared with key stakeholders in the State Legislature and Governor's Administration, as well as Congress and the Trump Administration.

- **Implement the Legislative Strategy:** TPA will advocate for the City's legislative agenda utilizing the following methods:

    - **Build and Strengthen Relevant Relationships:** TPA has cultivated a network of valuable relationships that will be leveraged to promote the City's legislative agenda.

    - **Leverage Relationships for Strategic Advocacy Plan:** TPA will engage various techniques to leverage our network of key relationships on behalf of the City:

        - Schedule meetings for the City to discuss relevant legislation
        - Prepare all briefing materials and talking points for the City
        - Brief legislative offices and stakeholders on the City's legislative agenda
        - Follow-up on meetings to ensure commitments and deliverables are being met

    - **Coordinate Advocacy Trips:** TPA will work with the City to coordinate advocacy trips to Sacramento and Washington, DC, to meet with the City's legislative delegation and legislators who serve on committees relevant to the City's agenda. Furthermore, whenever possible, TPA will also schedule legislators' site visits to the City.

      For advocacy trips to Washington, DC, TPA will handle all details of the trip, including, but not limited to:

        - Planning and scheduling of meetings
        - Providing logistical support, including airport pickups, hotel pickups, and travel to and from meetings
        - Providing access to a private office within walking distance to the Hill and with immediate access to the Metro
        - Coordinating all meal reservations, including scheduling with key members to attend
        - Access to the National Democratic Club
        - Access to the Capitol Hill Club (National Republican Club of Capitol Hill)
        - Organizing any additional activities of interest (White House tour, VIP Capitol Tour, Monument Tour, African American Museum tickets, etc.)

- **Track Legislation:** TPA will identify, analyze, and monitor all bill introductions and amendments relevant to the City's legislative platform and assess their potential impact on the City.

- **Craft Testimony and Position Letters:** TPA will prepare and submit written and verbal testimony regarding legislation relevant to the City. TPA will also draft and deliver position letters to legislators and key officials on specific bill language.

- **Draft Bill Language:** TPA will draft language and amendments for relevant legislation, as required to protect and promote the City's agenda.

- **Engage in the Rule-Making Process:** TPA will coordinate with the City to engage during the federal rule-making process to ensure the City's legislative agenda is being promoted and protected in Washington, DC. Engagement activities will include crafting and publishing public comments and contacting legislators to convey either support or opposition to the proposed rule.

- **State Budget Funding Opportunities:** To maximize state funding, TPA will work with the City to identify projects and other funding priorities suitable for funding through the State Budget. TPA will coordinate with the City to develop supporting materials for the budget request, as well as submit the request. TPA will also work with members of the City's state legislative delegation, along with the Assembly and Senate Budget Committees, to gain support for the inclusion of the City's project in the final State Budget approved by the Legislature.

- **Federal Earmark Opportunities:** To maximize federal funding, TPA will work with the City to identify projects and other funding priorities that may be suitable for funding through the Federal Earmark process. TPA will coordinate with the City to develop supporting materials for the earmark request, as well as submit the request. TPA will also work with members of the City's federal legislative delegation to gain support for the inclusion of the City's project.

- **Provide Progress Reports:** TPA will confer regularly with the City on our activities and provide timely electronic reports on the status of all legislative activity, such as bill language, amendments, and committee analyses. In addition to written reports, TPA will be available to the City for conference calls, in-person briefings, and meetings.

- **Prepare and File Lobbying Disclosure Reports:** TPA will prepare and file all applicable state and federal lobbying disclosure reports on behalf of the City.

FEE SCHEDULE

ALL-INCLUSIVE RETAINER:

DESCRIPTION OF SERVICES	MONTHLY FEE
State and Federal Legislative Advocacy Services	**$3,000***
• Conduct Detailed Orientation	Included
• Develop Legislative Strategy	Included
• Implement the Legislative Strategy	Included
• Build and Strengthen Relevant Relationships	Included
• Leverage Relationships for Strategic Advocacy Plan	Included
• Coordinate Advocacy Trips	Included
• Track Legislation	Included
• Craft Testimony and Position Letters	Included
• Draft Bill Language	Included
• Engage in the Rule-Making Process	Included
• State Budget Funding Opportunities	Included
• Federal Earmark Opportunities	Included
• Provide Progress Reports	Included
• Prepare and File Lobbying Disclosure Reports	Included
**The monthly fee includes all reasonable business and travel expenses.*	

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Mathew Chidester, City Manager

FROM: Leslie Lacko, Community Development Director

TITLE: **AMENDMENT NO. 2 TO COOPERATION AND PARTICIPATION AGREEMENT WITH SAN MATEO COUNTY TO BE ELIGIBLE FOR FEDERAL HOUSING FUNDING**

RECOMMENDATION:
Continue the City's eligibility to receive federal housing funding under the federal Housing and Community Development Act of 1974, as amended, by adopting a resolution that authorizes the City Manager to execute documents necessary to effectuate Amendment No. 2 to the Cooperation Agreement with San Mateo County to award Community Development Block Grants, HOME Investment Partnership, and Emergency Solutions Grants to eligible public entities.

FISCAL IMPACT:
The agreement with San Mateo County has no detrimental fiscal impact on the City. It does, however, make the City eligible to receive certain federal housing funds.

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

BACKGROUND:
Under the Housing and Community Development Act of 1974, as amended ("the Act"), Counties in metropolitan areas can quality to directly receive Community Development Block Grant (CDBG) annual formula funding because they have populations over 200,000 or meet other requirements. Counties secure this status by filing specific documentation that qualifies them as an "Urban County." As part of this documentation, counties are required to enter into and submit cooperation and participation agreements with cities that wish to participate and are located within the county.

DISCUSSION:
San Mateo County (County) is an Urban County under the ACT that receives funding allocations for the U.S. Department of Housing and Urban Development (HUD) from Community Development Block Grants (CDBG), HOME Investment Partnership ("HOME"), and Emergency Solutions Grant (ESG).

The current Cooperation and Participation Agreement Between the County of San Mateo and the City of Half Moon Bay was executed in 2017. The County must requalify for urban county status every three years. Amendments to the City's agreement with the County were required in 2023 and now in 2026 for the following three years, due to new federal requirements (Exhibit A to the Resolution).

ATTACHMENT:
Resolution

RESOLUTION NO. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NUMBER TWO TO THE COOPERATION AGREEMENT WITH SAN MATEO COUNTY FOR PARTICIPATION IN THE COUNTY'S HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

WHEREAS, San Mateo County (County) is an Urban County under the Housing and Community Development Act of 1974, as amended ("the ACT") that receives funding allocations for the U.S. Department of Housing and Urban Development (HUD) from Community Development Block Grants (CDBG), HOME Investment Partnership ("HOME"), and Emergency Solutions Grant (ESG); and

WHEREAS, to maintain Urban County status, the County must solicit the cooperation and co-participation of public entities such as the City in its application for federal assistance under the Act for the Federal Fiscal Years 2027, 2028 and 2029 and subsequent three-year periods thereafter; and

WHEREAS, the City is not considered an eligible public agency but can cooperate and participate with an eligible public entity such as an urban county to become eligible and has participated with the County under the current agreement since 2017; and

WHEREAS, a Cooperation Agreement by and between the City and County establishes the formal relationship to cooperate and co-participate and is specifically authorized under the provisions of Government Code Section 6502 and 226227; and

WHEREAS, the City has previously expressed its intent and desire to cooperate and participate with the County in its plan application and to engage in housing and community development activities within its incorporated limits thereunder; and

WHEREAS, the City understands that in continuing to be part of the Urban County, the City automatically participates in the CDBG, HOME and ESG programs, which provide eligible local jurisdictions with federal funds for affordable housing activities.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes an Amendment and Extension to the Cooperation Agreement (Exhibit A) with San Mateo County to award Community Development Block Grants, HOME Investment Partnership, and Emergency Solutions Grants to eligible public entities; and

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute documents necessary to effectuate the Cooperation Agreement with San Mateo County.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____

Maggie Rodriguez, City Clerk

APPROVED:

_____

Debbie Ruddock, Mayor

Cooperation Agreement dated September 20, 2017 **Amendment Number**: 2 (Second)
Cooperation Agreement Amendment #1 dated July 2023

Agreement between the COUNTY OF SAN MATEO and the CITY OF Choose an item.

THE AGREEMENT IS CHANGED AS FOLLOWS

I. Witnesseth Section is hereby ☐ added ☒ amended as follows:

Adds the following emboldened, italicized phrase:

WHEREAS, the County of San Mateo has heretofore qualified as an urban county under the Act, the County again solicits the cooperation and co-participation of public entities such as the City in its application for federal assistance under the Act for ***Federal Fiscal Years 2027, 2028 and 2029 and one subsequent three-year period thereafter***; and

II. Witnesseth Section is hereby ☐ added ☒ amended as follows:

Adds the following as a new Whereas provision:

WHEREAS, the City Executive of the City is authorized to execute this Amendment on the City's behalf, and the County Executive is authorized to execute this Amendment on the County's behalf.

III. Section 1 (Purpose) is hereby ☐ added ☒ amended as follows:

Replaces the first sentence with the following emboldened, italicized phrase:

"***The County and City agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities in and for the benefit of the City, as approved or authorized between the parties in the CDBG Agreements, including the Consolidated Plan.*** This Agreement includes..."

IV. Section 2 (Term), 1 is hereby ☐ added ☒ amended as follows:

Amends and restates the first paragraph in its entirety as follows:

"This Agreement shall remain in effect for the three-year program period of Federal Fiscal Years 2027, 2028 and 2029, and until funds granted and program income received during the three-year program period are expended and the funded activities completed. Neither the County nor the Municipality may terminate, withdraw, or be removed from the program during the three-year program period. The Agreement will renew automatically for participation in one successive three-year Urban County qualification period (Federal Fiscal Years 2030, 2031, and 2032), unless the Municipality or the County provide written notice to the other party that it elects not to participate in a new qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified on the HUD Exchange Urban Counties website. The County will notify the Municipality in writing of the Municipality's right to make this election. A copy of the County's notification must be sent to the HUD field office by the date specified on the HUD Exchange Urban Counties website."

V. Section 3 (County's Responsibilities as Applicant) is hereby ☐ added ☒ amended as follows:

Amends and restates Paragraphs 4 and 5 of Subsection a. in their entirety as follows:

"Therefore, the County and City agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities in and for the benefit of the City, as approved or authorized between the parties in the CDBG Agreements, including the Consolidated Plan. The County and City will also strictly adhere to the Consolidated Plan as approved and to all assurances and certifications provided to HUD, including taking all actions necessary to comply with the Urban County's certifications under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with:

- Title VI of the Civil Rights Act of 1964, implementing regulations at 24 CFR Part 1; and
- the Fair Housing Act, and implementing regulations at 24 CFR Part 100 and will comply with the obligation to affirmatively further fair housing; and
- Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates: Section 504 of the Rehabilitation Act of 1973, and the
- implementing regulations at 24 CFR Part 8; and
- Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35; and
- the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146; and
- Section 3 of the Housing and Urban Development Act of 1968; and
- Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24; and
- Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 42; and
- all other applicable laws and regulations.

The Parties acknowledge that the Urban County is a plaintiff in King County et al. v. Turner et al., 2:25-cv-00814-BJR (W.D. Wash.) and through this litigation has obtained a Preliminary Injunction against HUD. To the extent that this Agreement purports to impose terms or conditions that are enjoined pursuant to that Preliminary Injunction, the Urban County is not bound to those enjoined terms or conditions.

The Parties agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the County's actions to comply with the County's fair housing certification and duty to affirmatively further fair housing. This provision is required because noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e. the Urban County) that can, in turn, provide cause for funding sanctions or other remedial actions by the Department."

VI. Section 3 (County's Responsibilities as Applicant), is hereby ☐ added ☒ amended as follows:

Amends and restates Subsection c. in its entirety as follows:

"Parties to this Agreement understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG funds to a Metropolitan City, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended."

VII. Section 5 is hereby ☐ added ☒ amended as follows:

Adds the following italicized and underlined language:

The City and County has each adopted and is enforcing:

a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations;

b. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.

VIII. Section 8 (County's Responsibility to City), is hereby ☒ added ☐ amended as follows:

Adds the following new Subsection d.:

"d. The Urban County agrees that the CDBG funds that the Municipality is entitled to will be utilized to benefit the Municipality."

IX. Section 10 (Program Income) is hereby ☐ added ☒ amended as follows:

Amends and restates Subsection e. in its entirety as follows:

"e. The County and Municipality shall not terminate or withdraw from the Agreement while it remains in effect. The County may transfer the program income to the Metropolitan City, upon its termination of Urban County participation, provided that the Municipality begins participating as an independent CDBG Entitlement grantee and agrees to use the program income in its own CDBG Entitlement program."

X. Section 13 (Minor Amendments to the Agreement) is hereby ☐ added ☒ amended as follows

Amends and restates Section 13 in its entirety as follows:

13. Amendments to the Agreement.

"The Parties agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s), when applicable. Failure by either Party to adopt any such amendment, and to submit such amendment to HUD, will void the Agreement for such qualification period."

Other changes: None

I hereby certify that the requested changes are required per the United States Department of Housing and Urban Development.

_____	June 4, 2026	Karen Coppock
Requestor Signature	**Date**	**Requestor Name (please print)**
County of San Mateo		County of San Mateo

HCD Supervisor

Requestor Title (please print)

This change is effective as of: July 1, 2027

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT REMAIN UNCHANGED.

In witness of and in agreement with this Amendment's terms, the Parties, by their duly authorized representatives, affix their respective signatures:

For City:

_____	_____	_____
Signature (City Manager)	**Date**	**Name (please print)**

For County:

_____	_____	_____
Signature (County Executive)	**Date**	**Name (please print)**

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **July 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 JUNE 2026**

RECOMMENDATION:
Accept the warrants list for the month of June 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
June 04	478,729
June 11	130,296
June 18	690,472
June 25	244,743
Total	**1,544,240**

The City processed payments related to 5 capital improvement projects, in total amount of $426,363. Carter Park, Eastside Parallel Trail Expansion, Pilarcitos Creek Restoration, Wavecrest Water Main Project, and Safe Streets For All.

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
June 2026

Payee	General Fund	Other Funds	Description
BOUCHER LAW, PC	45,852	-	APR'26 LEGAL SERVICES
BURKE WILLIAMS & SORENSEN LLP	81,352	-	JAN'26 LEGAL SERVICES
HMB COASTSIDE CHAMBER	53,900	-	MAR-APR'26 BID AND BID OOC
M-GROUP	47,938	-	APR-MAY'26 STAFFING PLANNING, GIS MAPPING SERVICES
PETERSON TRACTOR CO.	80,514	-	ONE NEW CATERPILLAR MODEL 24903
SEWER AUTHORITY MID-COASTSIDE	-	518,572	JUNE '26 SEWER OPERATIONS AND MAINTENANCE
WICKMAN DEVELOPMENT AND CONSTRUCTION	-	368,035	CARTER PARK IMPROVEMENTS PROJECT

ATTACHMENTS:
Attachment 1 - Check Disbursement List by Check Date

Report Criteria:
Report type: GL detail

123-AWARDS.COM				
58126	123-AWARDS.COM	06/25/2026	OUTDOOR PLAQUE BRONZE	1,093.26
Total 123-AWARDS.COM:				1,093.26
4LEAF INC.				
58127	4LEAF INC.	06/25/2026	FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	7,920.00
58127	4LEAF INC.	06/25/2026	FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	2,353.03
Total 4LEAF INC.:				10,273.03
AAAA GENERATOR SERVICES INC				
58019	AAAA GENERATOR SERVICES INC	06/04/2026	CONTRACT FOR GENERATOR MAINTENANCE	7,375.00
58062	AAAA GENERATOR SERVICES INC	06/11/2026	CONTRACT FOR GENERATOR MAINTENANCE	6,325.00
58096	AAAA GENERATOR SERVICES INC	06/18/2026	CONTRACT FOR GENERATOR MAINTENANCE	2,895.00
Total AAAA GENERATOR SERVICES INC:				16,595.00
ABAG POWER PURCHASING POOL				
58098	ASSOCIATION OF BAY AREA GOVERNMENTS	06/18/2026	FY 26 LEVELIZED CHARGE-NAT GAS	630.00
58098	ASSOCIATION OF BAY AREA GOVERNMENTS	06/18/2026	WORKING CAPITAL DEPOSIT	22.78
58098	ASSOCIATION OF BAY AREA GOVERNMENTS	06/18/2026	FY23-24 ADJUSTMENT ALLOCATION	24.49-
58098	ASSOCIATION OF BAY AREA GOVERNMENTS	06/18/2026	FY'24-25 TRUE-UP ALLOCATION	155.83-
Total ABAG POWER PURCHASING POOL:				472.46
ABIGALE BARRAGAN				
58020	ABIGALE BARRAGAN	06/04/2026	2026 CITY OF HMB STUDENT LEADERSHIP AWARD	100.00
Total ABIGALE BARRAGAN:				100.00
ABUNDANT GRACE COASTSIDE WORKER				
58128	ABUNDANT GRACE COASTSIDE WORKER	06/25/2026	PROVIDE HOMELESS ENCAMPMENT CLEAN-UP SERVICES	6,300.00
Total ABUNDANT GRACE COASTSIDE WORKER:				6,300.00
ALEXANDRA MAGANA				
58021	ALEXANDRA MAGANA	06/04/2026	DEPOSIT REFUND-GRAND OAK 08/08/26-08/09/26-CANCELLED	500.00

Total ALEXANDRA MAGANA:				500.00
ALICIA VILLA-SARABIA				
58022	ALICIA VILLA-SARABIA	06/04/2026	DEPOSIT REFUND -TRAIN DEPOT 05/23/26	500.00
Total ALICIA VILLA-SARABIA:				500.00
ALMA SANCHEZ				
58063	ALMA SANCHEZ	06/11/2026	CANCEL EVENT OAK ROOM 10/03	300.00
Total ALMA SANCHEZ:				300.00
AMAZON CAPITAL SERVICES INC.				
58023	AMAZON CAPITAL SERVICES	06/04/2026	EQUIPMENT SUPPLIES	292.22
58023	AMAZON CAPITAL SERVICES	06/04/2026	COMPUTER SUPPLIES	458.38
58129	AMAZON CAPITAL SERVICES	06/25/2026	EQUIPMENT SUPPLIES	304.96
Total AMAZON CAPITAL SERVICES INC.:				1,055.56
AMERICAN DEBRIS BOX SERVICE INC.				
58097	AMERICAN PORTABLES	06/18/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES-POPLAR BEACH	4,362.00
58097	AMERICAN PORTABLES	06/18/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES-SMITH FIELD	2,800.00
58097	AMERICAN PORTABLES	06/18/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES-OCEAN COLONY	1,305.00
58097	AMERICAN PORTABLES	06/18/2026	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES-20 KELLY AVE	200.00
Total AMERICAN DEBRIS BOX SERVICE INC.:				8,667.00
AUTOMATIC DOOR SYSTEMS INC.				
58064	AUTOMATIC DOOR SYSTEMS INC.	06/11/2026	05/20/26 LIBRARY DOOR SERVICE	427.50
Total AUTOMATIC DOOR SYSTEMS INC.:				427.50
BAY AREA GEOTECHNICAL GROUP INC				
58024	BAY AREA GEOTECHNICAL GROUP INC	06/04/2026	GEOTECHNICAL REVIEW	900.00
Total BAY AREA GEOTECHNICAL GROUP INC:				900.00
BGT LAND SURVEYING				
58025	BGT LAND SURVEYING	06/04/2026	PLAT & LEGAL DESCRIP. FOR SAM EASEMENTS	3,750.00
Total BGT LAND SURVEYING:				3,750.00

BIG CREEK LUMBER				
58026	BIG CREEK LUMBER	06/04/2026	FIR CONSTRUCTION STAKE	21.91
58026	BIG CREEK LUMBER	06/04/2026	DOUGLAS FIR PT & RL REDWOOD CONSTRUCTION HEART	809.28
Total BIG CREEK LUMBER:				831.19
BOUCHER LAW PC				
58131	BOUCHER LAW, PC	06/25/2026	APR '26-LABOR & EMPLOYMENT LAW MATTERS	4,752.00
58131	BOUCHER LAW, PC	06/25/2026	APR '26-LABOR & EMPLOYMENT LAW MATTERS	10,529.00
58131	BOUCHER LAW, PC	06/25/2026	APR '26-LABOR & EMPLOYMENT LAW MATTERS	5,229.00
58131	BOUCHER LAW, PC	06/25/2026	APR '26-LABOR & EMPLOYMENT LAW MATTERS	25,342.05
Total BOUCHER LAW PC:				45,852.05
BURKE WILLIAMS & SORENSEN LLP				
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	JAN '26-PROFESSIONAL SERVICES FILE# 09446-0003	627.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0001	21,638.50
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0001.001	4,503.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0002	969.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0003	855.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0005	8,474.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0007	420.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0008.001	735.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0008.001	495.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0010.001	1,225.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0010.001	39,800.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0012	70.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0013	70.00
58065	BURKE WILLIAMS & SORENSEN LLP	06/11/2026	APR '26-PROFESSIONAL SERVICES FILE# 09446-0014	1,470.00
Total BURKE WILLIAMS & SORENSEN LLP:				81,351.50
C.C.O.I. GATE & FENCE				
58100	C.C.O.I. GATE & FENCE	06/18/2026	MAY'26 MAINT SERVICE & PARTS	193.12
Total C.C.O.I. GATE & FENCE:				193.12
CA DEPT OF JUSTICE				
58066	CA DEPT OF JUSTICE	06/11/2026	FINGERPRINT APPS	64.00
Total CA DEPT OF JUSTICE:				64.00

CA STATE CONTROLLER'S OFFICE				
58101	CA STATE CONTROLLER'S OFFICE	06/18/2026	FY24/25 ANNUAL STREET REPORT	3,800.00
Total CA STATE CONTROLLER'S OFFICE:				3,800.00
CALNET3				
58067	CALNET3	06/11/2026	MAY '26 PHONE SERVICE	901.17
58067	CALNET3	06/11/2026	MAY '26 PHONE SERVICE	63.91
58099	AT&T MOBILITY	06/18/2026	JUNE '26 PHONE SERVICE	431.00
Total CALNET3:				1,396.08
CAPITAL ONE TRADE CREDIT				
58027	CAPITAL ONE TRADE CREDIT	06/04/2026	MAINT SUPPLIES MAY '26	2,096.98
Total CAPITAL ONE TRADE CREDIT:				2,096.98
CATALINA MAYAM				
58132	CATALINA MAYAM	06/25/2026	DEPOSIT REFUND - GRAND OAK ROOM 06/13	200.00
58132	CATALINA MAYAM	06/25/2026	DEPOSIT REFUND - KITCHEN	100.00
Total CATALINA MAYAM:				300.00
CHALLENGER SPORTS CORP.				
58133	CHALLENGER SPORTS CORP	06/25/2026	INSTRUCTOR PAYMENT, SOCCER CAMP HALF DAY	2,075.50
Total CHALLENGER SPORTS CORP.:				2,075.50
CHRISTINA KEAS				
58068	CHRISTINA KEAS	06/11/2026	INSTRUCTOR-KIDS IN THE KITCHEN CLASS	577.50
Total CHRISTINA KEAS:				577.50
CITY OF BELMONT				
58069	CITY OF BELMONT	06/11/2026	COUNCIL OF CITIES DINNER-RUDDOCK	65.00
Total CITY OF BELMONT:				65.00
COAST RIDGE ECOLOGY				
58028	COAST RIDGE ECOLOGY	06/04/2026	APR '26- REPORTING-165 & FIELD SURVEYS-165	990.00
58028	COAST RIDGE ECOLOGY	06/04/2026	APR '26- REPORTING-165 & FIELD SURVEYS-165	990.00
58028	COAST RIDGE ECOLOGY	06/04/2026	APR '26-REPORTING-165 & FIELD SURVEYS-165	990.00-

Total COAST RIDGE ECOLOGY:				990.00
COASTSIDE COUNTY WATER DISTRICT				
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	555 KELLY AVE	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	CITY OF HMB/COAST.COMM.SENIOR CNTR.	48.45
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	201 WAVECREAST RD	3,784.58
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	10 STONE PINE RD # IRRIGATION	303.81
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	723 MILL ST # IRRIGATION	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	LIFT STATI FAIRWAY DR	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	1310 LORYN LN # IRRIGATION	193.51
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	HIGGINS CYN RD	155.49
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	529 RUISSEAU FRANCAIS AVE # IRRIGATION	474.90
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	502 MAIN ST	212.52
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	FERNANDES PARK/MAIN ST # IRRIGATION	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	620 CORREAS/LIBRARY # DC	123.41
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	620 CORREAS/LIBRARY # IRRIGATION	108.94
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	620 CORREAS/LIBRARY	436.88
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	HYDRANT METER	150.38
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	501 MAIN ST_DC	48.45
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	880 STONE PINE RD # COMM	305.75
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	MAIN & HWY 1 # IRRIGATION	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	MEDIAN STRIP/HWY ONE # IRRIGATION	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	537 KELLY AVE	1,198.19
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	535 KELLY AVE	184.98
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	461 OAK AVE	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	503 JONHSTON ST	98.46
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	HWY 92 MEDIAN # WEST IRRIG.	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	HWY 92 MEDIAN # EAST IRRIG.	41.43
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	627 ALSACE LORAINE AVE	193.51
58102	COASTSIDE COUNTY WATER DISTRICT	06/18/2026	501 MAIN ST	98.46
Total COASTSIDE COUNTY WATER DISTRICT:				8,493.54
COASTSIDE JEWISH COMMUNITY				
58070	COASTSIDE JEWISH COMMUNITY	06/11/2026	DEPOSIT REFUND TRAIN DEPOT 05/31/26	100.00
Total COASTSIDE JEWISH COMMUNITY:				100.00
COASTSIDE PRINTERS				
58029	COASTSIDE PRINTERS	06/04/2026	NO PARKING SIGNS	753.78

Total COASTSIDE PRINTERS:				753.78
COLANTUONO HIGHSMITH WHATLEY PC				
58071	COLANTUONO HIGHSMITH WHATLEY PC	06/11/2026	MAY '26 LEGAL SERVICES-SAM	71.75
Total COLANTUONO HIGHSMITH WHATLEY PC:				71.75
COLORPRINT				
58105	DBA COLORPRINT	06/18/2026	CLOUD PERMIT LETTER, ENVELOPE & MAIL	683.02
Total COLORPRINT:				683.02
CORODATA RECORDS MANAGEMENT INC				
58072	CORODATA RECORDS MANAGEMENT INC	06/11/2026	MAY '26 RECORDS MANAGEMENT	458.39
Total CORODATA RECORDS MANAGEMENT INC:				458.39
COUNTY OF SAN MATEO				
58073	COUNTY OF SAN MATEO	06/11/2026	MINIMUM WAGE INVESTIGATION CONTRACT	5,833.00
58103	COUNTY OF SAN MATEO	06/18/2026	MAY '26 MICROWAVE MUX DSO	82.25
Total COUNTY OF SAN MATEO:				5,915.25
CRUZIO INTERNET				
58104	CRUZIO INTERNET	06/18/2026	INTERNET SERVICE	24.95
Total CRUZIO INTERNET:				24.95
CSWST2				
58134	CSWST2	06/25/2026	PROFESSIONAL SERVICES AGREEMENT & PURCHASE ORDER FOR PRELIMINARY ENGINEERING, ENVIRO	26,516.00
Total CSWST2:				26,516.00
DANIKA GONZALEZ JOHNSTON				
58030	DANIKA GONZALEZ JOHNSTON	06/04/2026	2026 CITY OF HMB STUDENT LEADERSHIP AWARD	1,000.00
Total DANIKA GONZALEZ JOHNSTON:				1,000.00
DKG CONSULTANTS, LLC				
58031	DKG CONSULTANTS, LLC	06/04/2026	BUDGET AND FORECAST ADVISORY SERVICES	2,306.25

Total DKG CONSULTANTS, LLC:				2,306.25
DUSTIN ROBINETTE				
58074	DUSTIN ROBINETTE	06/11/2026	DEPOSIT REFUND TRAIN DEPOT 05/30	500.00
Total DUSTIN ROBINETTE:				500.00
EWING IRRIGATION PRODUCTS				
58032	EWING IRRIGATION PRODUCTS INC.	06/04/2026	MAY '26 MAINTENANCE SUPPLIES	690.60
58135	EWING IRRIGATION PRODUCTS INC.	06/25/2026	JUNE '26 MAINTENANCE SUPPLIES	184.03
Total EWING IRRIGATION PRODUCTS:				874.63
FLYERS ENERGY LLC				
58075	FLYERS ENERGY, LLC	06/11/2026	MAY '26 FUEL	2,812.92
Total FLYERS ENERGY LLC:				2,812.92
FREDDY MAYA				
58076	FREDDY MAYA	06/11/2026	DEPOSIT REFUND 05/30/26 GRAND OAK ROOM	300.00
Total FREDDY MAYA:				300.00
FREYER & LAURETA INC.				
58106	FREYER & LAURETA INC.	06/18/2026	PROFESSIONAL SERVICES TO ASSIST IN REVIEW OF MAPS & EASEMENTS FY '24/25	920.50
58136	FREYER & LAURETA INC.	06/25/2026	WAVECREST WATER MAIN PROJECT	647.50
58136	FREYER & LAURETA INC.	06/25/2026	CO 1, FINAL DESIGN & CONSTRUCTION SUPPORT SERVICES FOR THE WAVECREST ROAD WATER MAIN	5,105.00
Total FREYER & LAURETA INC.:				6,673.00
GANEY SCIENCE LLC				
58137	GANEY SCIENCE LLC	06/25/2026	1049 RAILROAD AVENUE-PDP-24-013, IS/MND PREPARATION	3,110.00
58137	GANEY SCIENCE LLC	06/25/2026	1049 RAILROAD AVENUE-PDP-24-013, IS/MND PREPARATION	3,110.00
58137	GANEY SCIENCE LLC	06/25/2026	1049 RAILROAD AVENUE-PDP-24-013, IS/MND PREPARATION	3,110.00-
Total GANEY SCIENCE LLC:				3,110.00
GEORGINA MORA				
58138	GEORGINA MORA	06/25/2026	DEPOSIT REFUND-TRAIN DEPOT 06/13/26	500.00
Total GEORGINA MORA:				500.00

GOOD CITY COMPANY				
58107	GOOD CITY COMPANY	06/18/2026	FY 25/26 ASSISTANT PLANNER SERVICES AS NEEDED	1,523.75
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-003	77.50
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-003	77.50
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-003	77.50-
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-25-059	155.00
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-25-059	155.00
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-25-059	155.00-
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-024	503.75
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-024	503.75
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-024	503.75-
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-019	38.75
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-019	38.75
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-019	38.75-
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-016	38.75
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-016	38.75
58107	GOOD CITY COMPANY	06/18/2026	CONTRACT PLANNING SERVICES: PDP-26-016	38.75-
Total GOOD CITY COMPANY:				2,337.50
GOVERNMENT REVENUE SOLUTIONS HOLDINGS i				
58130	AVENU INSIGHTS & ANALYTICS LLC	06/25/2026	SUTA CA - Q4, 2025	2,047.05
Total GOVERNMENT REVENUE SOLUTIONS HOLDINGS i:				2,047.05
GUSTAVO GARCIA				
58077	GUSTAVO GARCIA	06/11/2026	2026 CITY OF HMB STUDENT LEADERSHIP AWARDS	100.00
Total GUSTAVO GARCIA:				100.00
HALF MOON BAY BUILDING & GARDEN				
58033	HALF MOON BAY BUILDING & GARDEN	06/04/2026	50LBS FAST SET CONCRETE	12.02
58033	HALF MOON BAY BUILDING & GARDEN	06/04/2026	60 LBS. BS QUIK MIX & STEEL STAKE	32.23
58033	HALF MOON BAY BUILDING & GARDEN	06/04/2026	60 LBS. BS QUIK MIX	7.10
Total HALF MOON BAY BUILDING & GARDEN:				51.35
HALF MOON BAY GRADING & PAVING INC.				
58108	HALF MOON BAY GRADING & PAVING INC.	06/18/2026	AGGREGATE BASE CLASS 2 BASE ROCK DELIVERY	2,321.29
Total HALF MOON BAY GRADING & PAVING INC.:				2,321.29

HDL SOFTWARE LLC				
58034	HDL SOFTWARE LLC	06/04/2026	FY 25/26 HDL TOT AND BL ADMINISTRATION	3,379.61
Total HDL SOFTWARE LLC:				3,379.61
HMB COASTSIDE CHAMBER OF COMMERCE				
58139	HMB COASTSIDE CHAMBER	06/25/2026	MAR '26 BID	21,630.00
58139	HMB COASTSIDE CHAMBER	06/25/2026	MAR '26 BID OOC	5,544.00
58139	HMB COASTSIDE CHAMBER	06/25/2026	APR '26 BID	21,312.00
58139	HMB COASTSIDE CHAMBER	06/25/2026	APR '26 BID OOC	5,414.00
Total HMB COASTSIDE CHAMBER OF COMMERCE:				53,900.00
HUE & CRY SECURITY SYSTEMS INC.				
58078	HUE & CRY SECURITY SYSTEMS INC.	06/11/2026	JULY '26 SECURITY SERVICE	197.77
58078	HUE & CRY SECURITY SYSTEMS INC.	06/11/2026	JULY '26 SECURITY SERVICE	80.00
58078	HUE & CRY SECURITY SYSTEMS INC.	06/11/2026	JULY '26 SECURITY SERVICE	415.71
Total HUE & CRY SECURITY SYSTEMS INC.:				693.48
INFINITY TECHNOLOGIES				
58079	INFINITY TECHNOLOGIES	06/11/2026	AGREEMENT WITH INFINITY TECHNOLOGIES FOR INFORNATION TECHNOLOGY SERVICES	16,054.00
58079	INFINITY TECHNOLOGIES	06/11/2026	AGREEMENT WITH INFINITY TECHNOLOGIES FOR INFORNATION TECHNOLOGY SERVICES	231.75
58079	INFINITY TECHNOLOGIES	06/11/2026	PROVIDE AS-NEEDED HELP AUTOMATE PROCESSES	240.00
Total INFINITY TECHNOLOGIES:				16,525.75
INTERSTATE TRAFFIC CNTL PROD (BURL)				
58109	INTERSTATE TRAFFIC CNTL PROD (BURL)	06/18/2026	BARRICADE TYPE 1 WOOD & 2" CLAMP-ON U BRACKET	1,706.25
Total INTERSTATE TRAFFIC CNTL PROD (BURL):				1,706.25
JAEANN DUENAS				
58140	JAEANN DUENAS	06/25/2026	DEPOSIT REFUND - LIBRARY COMMUNITY ROOMS A&B 06/12/26	500.00
Total JAEANN DUENAS:				500.00
JAMES J HENDERSON				
58042	NEIGHBORHOOD RADIO	06/04/2026	ADVERTISING SERVICE-MAY 2026	140.00
Total JAMES J HENDERSON:				140.00

JEANETTE HYER				
57082	JEANETTE HYER	06/25/2026	REFUND DEPOSIT-COMMUNITY ROOM B 9/27/25	100.00-
57082	JEANETTE HYER	06/25/2026	EXTRA HOUR NEEDED FOR SETUP	20.00
58141	JEANETTE HYER	06/25/2026	REFUND DEPOSIT-COMMUNITY ROOM B 9/27/25	100.00
58141	JEANETTE HYER	06/25/2026	EXTRA HOUR NEEDED FOR SETUP	20.00-
Total JEANETTE HYER:				.00
JENNIFER REILEY				
58036	JENNIFER REILEY	06/04/2026	INSTRUCTOR-INTRO TO K9 NOSE WORK	504.00
58036	JENNIFER REILEY	06/04/2026	INSTRUCTOR-INTRO TO ODOR	546.00
58080	JENNIFER REILEY	06/11/2026	INSTRUCTOR-INTRO TO K9 NOSE WORK 06/04	504.00
Total JENNIFER REILEY:				1,554.00
JOINT VENTURE: SILICON VALLEY NETWORK				
58142	JOINT VENTURE SILICON VALLEY	06/25/2026	FY 26-27 MEMBERSHIP DUES	3,000.00
Total JOINT VENTURE: SILICON VALLEY NETWORK:				3,000.00
JULIEN KOVAN				
58037	JULIEN KOVAN	06/04/2026	STUDENT AWARD - SUSTAINABILITY 2026	500.00
Total JULIEN KOVAN:				500.00
JUNIOR RUIZ				
58110	JUNIOR RUIZ	06/18/2026	DEPOSIT REFUND-GRAND OAK 06/06	500.00
58110	JUNIOR RUIZ	06/18/2026	DEPOSIT REFUND-KITCHEN 06/06	100.00
Total JUNIOR RUIZ:				600.00
KARLAS JANITORIAL & SUPPLIERS, LLC				
58111	KARLAS JANITORIAL & SUPPLIERS, LLC	06/18/2026	FY 25/26 JANITORIAL SERVICES	16,533.50
Total KARLAS JANITORIAL & SUPPLIERS, LLC:				16,533.50
KATHY OLER				
58143	KATHY OLER	06/25/2026	FY 25/26 MILL STREET PARKING LOT-FEB TEMP PARKING LOT RENT	2,433.14
58143	KATHY OLER	06/25/2026	FY 25/26 MILL STREET PARKING LOT-MAR TEMP PARKING LOT RENT	2,433.14
58143	KATHY OLER	06/25/2026	FY 25/26 MILL STREET PARKING LOT-APRIL TEMP PARKING LOT RENT	2,433.14
58143	KATHY OLER	06/25/2026	FY 25/26 MILL STREET PARKING LOT-MAY TEMP PAKING LOT RENT	2,433.14
58143	KATHY OLER	06/25/2026	FY 25/26 MILL STREET PARKING LOT-JUNE TEMP PARKING LOT RENT	2,433.14
58143	KATHY OLER	06/25/2026	FY 25/26 MILL STREET PARKING LOT-JULY TEMP PARKING LOT RENT	2,433.14

Total KATHY OLER:				14,598.84
KIS				
58018		06/11/2026	ACCESS CONTROL CARDS	629.43-
58018		06/04/2026	ACCESS CONTROL CARDS	629.43
58081	KIS	06/11/2026	ACCESS CONTROL CARDS	629.43
Total KIS:				629.43
KITTELSON & ASSOCIATES INC				
58038	KITTELSON & ASSOCIATES INC	06/04/2026	PSA FOR THE PREPARATION OF A SAFE STREETS FOR ALL ROAD SAFETY ACTION PLAN	6,407.49
Total KITTELSON & ASSOCIATES INC:				6,407.49
KRISCH & COMPANY				
58082	KRISCH & COMPANY	06/11/2026	MAY '26-AD-HOC ACCOUNTING & ADVISORY SERVICES	980.00
Total KRISCH & COMPANY:				980.00
LAURA CAMODECA				
58083	LAURA CAMODECA	06/11/2026	INSTRUCTOR - CONTINUING ODOR ADVANCED	252.00
58083	LAURA CAMODECA	06/11/2026	INSTRUCTOR - CONTINUING ODOR	504.00
Total LAURA CAMODECA:				756.00
LAURA L. BECKER				
58039	LAURA L. BECKER	06/04/2026	INSTRUCTOR PAYMENT- ZUMBA 5 PUNCH PASS MAY '26	129.50
58039	LAURA L. BECKER	06/04/2026	INSTRUCTOR PAYMENT- ZUMBA 10 PUNCH PASS MAY '26	840.00
58039	LAURA L. BECKER	06/04/2026	PAID DIRECTLY TO INSTRUCTOR	24.00-
Total LAURA L. BECKER:				945.50
LORAL LANDSCAPING INC.				
58112	LORAL LANDSCAPING INC.	06/18/2026	FY 25/26 MEDIAN MAINTENANCE	4,297.00
Total LORAL LANDSCAPING INC.:				4,297.00
MALCOLM C SMITH				
58144	MALCOLM C SMITH	06/25/2026	COMMUNICATIONS CONSULTANT SERVICE	357.50
Total MALCOLM C SMITH:				357.50

MARIAN ELIZABETH POTT				
58113	MARIAN ELIZABETH POTT	06/18/2026	INSTRUCTOR-12 TO 12 PUPPIES AND BEYOND	1,417.50
58113	MARIAN ELIZABETH POTT	06/18/2026	INSTRUCTOR-BEG. BASIC DOG TRAINING	1,286.25
58113	MARIAN ELIZABETH POTT	06/18/2026	INSTRUCTOR-CANINE LIFE SKILLS	1,102.50
Total MARIAN ELIZABETH POTT:				3,806.25
MARK HOFMANN				
58040	MARK HOFMANN	06/04/2026	INSTRUCTOR-PICKLEBALL-PRIVATE LESSONS 05/29	112.00
58084	MARK HOFMANN	06/11/2026	INSTRUCTOR-PICKLEBALL-PRIVATE LESSONS 05/28	112.00
58084	MARK HOFMANN	06/11/2026	INSTRUCTOR-PICKLEBALL-5/29 INTERMEDIATE MINI	42.00
Total MARK HOFMANN:				266.00
MAZE & ASSOCIATES				
58145	MAZE & ASSOCIATES	06/25/2026	FY 24/25 AUDIT & ACFR	750.00
Total MAZE & ASSOCIATES:				750.00
METROPOLITAN PLANNING GROUP				
58041	M-GROUP	06/04/2026	FY 25/26 STAFFING PLANNING, AND GIS MAPPING SERVICES	1,449.00
58041	M-GROUP	06/04/2026	FY 25/26 STAFFING PLANNING, AND GIS MAPPING SERVICES	15,214.50
58114	M-GROUP	06/18/2026	FY 25/26 STAFFING PLANNING, AND GIS MAPPING SERVICES	13,524.00
58146	M-GROUP	06/25/2026	FY 25/26 STAFFING PLANNING, AND GIS MAPPING SERVICES	17,750.50
Total METROPOLITAN PLANNING GROUP:				47,938.00
MILLER PLANNING ASSOCIATES, LLC				
58115	MILLER PLANNING ASSOCIATES, LLC	06/18/2026	IMPLEMENTATION PLAN UPDATE	13,835.68
Total MILLER PLANNING ASSOCIATES, LLC:				13,835.68
NAPA AUTO PARTS				
58116	NAPA AUTO PARTS	06/18/2026	EXTND LIFE ANTIFREEZE	21.86
58116	NAPA AUTO PARTS	06/18/2026	AMORALL TIRE SHINE & ATM FMX FUSE KIT	41.48
Total NAPA AUTO PARTS:				63.34
NICOLAS LASZKIEWICZ				
58043	NICHOLAS TRANSLATIONS & INTERPRETATIONS	06/04/2026	MAY '26 TRANSLATION SERVICES	380.00
Total NICOLAS LASZKIEWICZ:				380.00

OFFICE DEPOT				
58044	ODP BUSINESS SOLUTIONS, LLC	06/04/2026	METAL SIGNS	75.78
58044	ODP BUSINESS SOLUTIONS, LLC	06/04/2026	METAL SIGNS	50.52
58044	ODP BUSINESS SOLUTIONS, LLC	06/04/2026	PRINTER PAPER	176.18
Total OFFICE DEPOT:				302.48
OMAR REYES				
58117	OMAR REYES	06/18/2026	DEPOSIT REFUND-TRAIN DEPOT 06/06	500.00
Total OMAR REYES:				500.00
PACIFIC COAST SALES & SERVICE INC				
58118	PACIFIC COAST TRANE	06/18/2026	WINDOWS IN CHILDREN AREA - LIBRARY	1,990.00
Total PACIFIC COAST SALES & SERVICE INC:				1,990.00
PACIFIC GAS & ELECTRIC				
58147	PACIFIC GAS & ELECTRIC	06/25/2026	CITY OF HMB 501 MAIN ST A	8.11
58147	PACIFIC GAS & ELECTRIC	06/25/2026	OCEAN COLONY PARTNERS/OCP LIFT STATION	1,032.23
58147	PACIFIC GAS & ELECTRIC	06/25/2026	COMMUNITY CENTER	1,532.77
58147	PACIFIC GAS & ELECTRIC	06/25/2026	MAINTENANCE YARD OFFICE - ELECTRIC	119.37
58147	PACIFIC GAS & ELECTRIC	06/25/2026	555 KELLY ST	33.51
58147	PACIFIC GAS & ELECTRIC	06/25/2026	BELL MOON LIFT STATION	32.16
58147	PACIFIC GAS & ELECTRIC	06/25/2026	TRAIN DEPOT RSTMS	160.26
58147	PACIFIC GAS & ELECTRIC	06/25/2026	HWY 1 & FAIRWAY LIGHTING	37.10
58147	PACIFIC GAS & ELECTRIC	06/25/2026	HWY 1 & FAIRWAY LIGHTING	86.56
58147	PACIFIC GAS & ELECTRIC	06/25/2026	SMITH FIELD/WAVECREST RD	26.95
58147	PACIFIC GAS & ELECTRIC	06/25/2026	SHERIFF SUB-STATION	2,375.70
58147	PACIFIC GAS & ELECTRIC	06/25/2026	SMITH FIELD SNACK BAR	318.06
58147	PACIFIC GAS & ELECTRIC	06/25/2026	CITY OF HMB / STREET LIGHTS	2,135.98
58147	PACIFIC GAS & ELECTRIC	06/25/2026	NW HWY 1 & MAIN ST	122.81
58147	PACIFIC GAS & ELECTRIC	06/25/2026	DUTRA PARK / KELLY AVE & MAIN ST	108.09
58147	PACIFIC GAS & ELECTRIC	06/25/2026	DOWNTOWN ST TREE LIGHTS NORTH HOOK-UP @700 MILL ST	1,122.68
58147	PACIFIC GAS & ELECTRIC	06/25/2026	HWY 1 & MIRAMONTES TRAFFIC SIGNAL	72.13
58147	PACIFIC GAS & ELECTRIC	06/25/2026	DOWNTOWN ST TREE LIGHTS SOUTH HOOK-UP@650 MIRAMONTES	1,007.03
58147	PACIFIC GAS & ELECTRIC	06/25/2026	PELICAN POINT LIFT STATION	244.44
58147	PACIFIC GAS & ELECTRIC	06/25/2026	PACIFIC RIDGE LIGHT POLES	42.70
58147	PACIFIC GAS & ELECTRIC	06/25/2026	LIBRARY ELECTRICITY ONLY /620 CORREAS ST	330.20
58147	PACIFIC GAS & ELECTRIC	06/25/2026	HWY 1 & MIRRAMONTES LIGHTING	36.79
58147	PACIFIC GAS & ELECTRIC	06/25/2026	HWY 1 & MIRAMONTES LIGHTING	85.83
58147	PACIFIC GAS & ELECTRIC	06/25/2026	CITY HALL BUILDING/501 MAIN ST	1,098.44
58147	PACIFIC GAS & ELECTRIC	06/25/2026	PILARCITOS CREEK BRIDGE	99.43

58147	PACIFIC GAS & ELECTRIC	06/25/2026	PILARCITOS CREEK UNDERPASS	30.43
58147	PACIFIC GAS & ELECTRIC	06/25/2026	MOON SCULPTURE SPOTLIGHTS	10.48
58147	PACIFIC GAS & ELECTRIC	06/25/2026	MOON SCULPTURE SPOTLIGHTS	24.45
58147	PACIFIC GAS & ELECTRIC	06/25/2026	OCEAN VIEW PARK	19.98
58147	PACIFIC GAS & ELECTRIC	06/25/2026	401 SEYMOUR ST	47.98
58147	PACIFIC GAS & ELECTRIC	06/25/2026	401 SEYMOUR ST	111.94
58147	PACIFIC GAS & ELECTRIC	06/25/2026	650 CORREAS ST EV CHARGERS	1,148.22
58147	PACIFIC GAS & ELECTRIC	06/25/2026	10 STONE PINE RD - CARTER PARK	141.02
58147	PACIFIC GAS & ELECTRIC	06/25/2026	STREETLIGHT PROJECT	482.61
Total PACIFIC GAS & ELECTRIC:				14,286.44
PACIFICA COMMUNITY TELEVISION				
58085	PACIFICA COMMUNITY TELEVISION	06/11/2026	INSTRUCTOR PAYMENT 06/03/26 POSCASTING 101	21.00
Total PACIFICA COMMUNITY TELEVISION:				21.00
PETERSON TRACTOR CO.				
58119	PETERSON TRACTOR CO.	06/18/2026	ONE NEW CATERPILLAR MODEL 24903, STOCK# PM5191, SERIAL# 0WKD02363	80,513.63
Total PETERSON TRACTOR CO.:				80,513.63
PHILS TIRE & AUTO CARE INC				
58120	PHILS TIRE & AUTO CARE INC	06/18/2026	2016 FORD F-150 VEH SERVICE	297.67
Total PHILS TIRE & AUTO CARE INC:				297.67
PLAN JPA				
58086	PLAN JPA	06/11/2026	MAY '26 GENERAL LIABILITY CLAIMS	342.25
Total PLAN JPA:				342.25
QUADIENT FINANCE USA, INC				
58046	QUADIENT FINANCE USA, INC	06/04/2026	FY 25/26 QUADIENT LEASE & POSTAGE	1,439.00
Total QUADIENT FINANCE USA, INC:				1,439.00
REGIONAL GOVERNMENT SERVICES AUTHORITY				
58047	REGIONAL GOVERNMENT SERVICES AUTHORITY	06/04/2026	APR '26-CLASS & COMP SERVICES	4,260.80
58047	REGIONAL GOVERNMENT SERVICES AUTHORITY	06/04/2026	MAR '26-CLASS & COMP SERVICES	3,475.10
58148	REGIONAL GOVERNMENT SERVICES AUTHORITY	06/25/2026	MAY '26-CLASS & COMP SERVICES	273.70

Total REGIONAL GOVERNMENT SERVICES AUTHORITY:				8,009.60
RENTOKIL NORTH AMERICA INC				
58058	WESTERN EXTERMINATOR COMPANY	06/04/2026	FY 25/26 EXTERMINATOR SERVICES	1,929.49
Total RENTOKIL NORTH AMERICA INC:				1,929.49
RICE TRUCKING-SOIL FARM LLC				
58087	RICE TRUCKING-SOIL FARM INC.	06/11/2026	1 YRD SOIL MIX	114.27
Total RICE TRUCKING-SOIL FARM LLC:				114.27
RICHARD HORNY				
58121	RICHARD HORNY	06/18/2026	PLANNING PLAN REVIEW REFUND-B2026-00152 & PDP-25-027	76.00
Total RICHARD HORNY:				76.00
ROBERT HALF				
58048	ROBERT HALF	06/04/2026	MURRY, JOANNE 05/29/26	1,433.76
58048	ROBERT HALF	06/04/2026	COLLETT,DIANNA 05/22/26	659.64
58048	ROBERT HALF	06/04/2026	COLLETT,DIANNA 05/22/26	659.64
58048	ROBERT HALF	06/04/2026	MURRY, JOANNE 05/22/26	1,941.56
58048	ROBERT HALF	06/04/2026	GIJON, LYNN 05/22/26	1,751.45
58088	ROBERT HALF	06/11/2026	COLLETT,DIANNA 05/29/26	329.82
58088	ROBERT HALF	06/11/2026	COLLETT,DIANNA 05/29/26	329.82
58088	ROBERT HALF	06/11/2026	GIJON, LYNN 05/29/26	1,303.20
58122	ROBERT HALF	06/18/2026	COLLETT,DIANNA 06/05/26	659.64
58122	ROBERT HALF	06/18/2026	COLLETT,DIANNA 06/05/26	659.64
58149	ROBERT HALF	06/25/2026	GIJON, LYNN 06/05/26	1,710.45
58149	ROBERT HALF	06/25/2026	GIJON, LYNN 05/15/26	1,737.60
58149	ROBERT HALF	06/25/2026	COLLETT, DIANNA 05/15/26	494.73
58149	ROBERT HALF	06/25/2026	COLLETT,DIANNA 05/15/26	494.73
58149	ROBERT HALF	06/25/2026	MURRY, JOANNE 06/19/26	1,911.68
58149	ROBERT HALF	06/25/2026	MURRY, JOANNE 06/05/26	1,911.68
58149	ROBERT HALF	06/25/2026	MURRY, JOANNE 06/12/26	1,934.08
Total ROBERT HALF:				19,923.12
RUDOLF A. HAAS				
58049	RUDOLF A. HAAS	06/04/2026	INSTRUCTOR PAYMENT-TAI CHI MAY 26'	441.00

Total RUDOLF A. HAAS:				441.00
SANDRA GARCIA PALMA				
58050	SANDRA GARCIA PALMA	06/04/2026	2026 CITY OF HMB STUDENT LEADERSHIP AWARD	200.00
Total SANDRA GARCIA PALMA:				200.00
SEWER AUTHORITY MID-COASTSIDE				
58123	SEWER AUTHORITY MID-COASTSIDE	06/18/2026	GENERAL OPERATIONS AND MAINTENANCE BUDGET FOR FY 25/26 ($5,989,200), PLUS AN ADDITIONA	499,100.00
58123	SEWER AUTHORITY MID-COASTSIDE	06/18/2026	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				
58051	SHARP ELECTRONICS CORPORATION	06/04/2026	PRINTER LEASE- 48 MONTHS	1,080.87
58150	SHARP ELECTRONICS CORPORATION	06/25/2026	PRINTER LEASE- 48 MONTHS	791.73
Total SHARP ELECTRONICS CORPORATION:				1,872.60
SHUTE MIHALY & WEINBERGER LLP				
58089	SHUTE MIHALY & WEINBERGER, LLP	06/11/2026	LEGAL EXPENSES APRIL '26	1,115.34
58089	SHUTE MIHALY & WEINBERGER, LLP	06/11/2026	LEGAL EXPENSES APRIL '26	252.00
58089	SHUTE MIHALY & WEINBERGER, LLP	06/11/2026	LEGAL EXPENSES APRIL '26	786.09
Total SHUTE MIHALY & WEINBERGER LLP:				2,153.43
SLOAN SAKAI YEUNG & WONG LLP				
58052	SLOAN SAKAI YEUNG & WONG LLP	06/04/2026	OCT '25 DESK AUDIT OF REC LEADER POSITION	153.00
58052	SLOAN SAKAI YEUNG & WONG LLP	06/04/2026	NOV '25 DESK AUDIT OF REC LEADER POSITION	549.00
58052	SLOAN SAKAI YEUNG & WONG LLP	06/04/2026	JAN '26 DESK AUDIT OF REC LEADER POSITION	2,653.50
Total SLOAN SAKAI YEUNG & WONG LLP:				3,355.50
SOL ECOLOGY INC				
58053	SOL ECOLOGY INC	06/04/2026	PDP-24-060 PRINCIPAL BIOLOGIST/ECOLOGIST	781.25
58053	SOL ECOLOGY INC	06/04/2026	PDP-24-060 PRINCIPAL BIOLOGIST/ECOLOGIST	781.25
58053	SOL ECOLOGY INC	06/04/2026	PDP-24-060 PRINCIPAL BIOLOGIST/ECOLOGIST	781.25-
Total SOL ECOLOGY INC:				781.25
STAR ELEVATOR INC				
58090	STAR ELEVATOR INC	06/11/2026	JUNE '26-ELEVATOR MAINTENANCE-2 SITES	520.00

Total STAR ELEVATOR INC:				520.00
STERICYCLE SPECIALTY WASTE SOLUTIONS INC				
58091	STERICYCLE, INC.	06/11/2026	MAY '26-PAPER SHREDDING	260.08
Total STERICYCLE SPECIALTY WASTE SOLUTIONS INC:				260.08
SUBURBAN PROPANE LP				
58151	SUBURBAN PROPANE LP	06/25/2026	PROPANE TANK RENT	150.00
58151	SUBURBAN PROPANE LP	06/25/2026	PROPANE ACCT 1601-064098	1,417.23
Total SUBURBAN PROPANE LP:				1,567.23
THE GRAPHIC WORKS				
58152	THE GRAPHIC WORKS	06/25/2026	SUMMERS END POSTERS	306.26
Total THE GRAPHIC WORKS:				306.26
THE HOME DEPOT PRO				
58035	HOME DEPOT CREDIT SERVICES	06/04/2026	MAINTENANCE SUPPLIES	416.43
Total THE HOME DEPOT PRO:				416.43
T-MOBILE USA INC.				
58054	T-MOBILE	06/04/2026	ACCT 997385192 MAY '26	400.24
Total T-MOBILE USA INC.:				400.24
TONY UCCELLI				
58092	TONY UCCELLI	06/11/2026	FIRE SERVICE METER REFUND	298.00
Total TONY UCCELLI:				298.00
TOWNSEND PUBLIC AFFAIRS INC.				
58093	TOWNSEND PUBLIC AFFAIRS, INC	06/11/2026	LEGISLATIVE SERVICES FOR THE TERM 7/1/2025-6/30/2026	2,499.00
Total TOWNSEND PUBLIC AFFAIRS INC.:				2,499.00
TRICOR EMPLOYMENT SCREENING				
58055	TRICOR EMPLOYMENT SCREENING	06/04/2026	NEW EMPLOYEES RESEARCH	22.50

Total TRICOR EMPLOYMENT SCREENING:				22.50
TRISTAN KELLER				
58094	TRISTAN KELLER	06/11/2026	SKATEBOARD PRIVATE LESSONS-4 INDIVIDUAL MEMBERS	409.50
Total TRISTAN KELLER:				409.50
TURBO DATA SYSTEMS INC				
58095	TURBO DATA SYSTEMS	06/11/2026	MAY '26 CITATION PROCESSING	1,850.49
Total TURBO DATA SYSTEMS INC:				1,850.49
V. W. HOUSEN & ASSOCIATES INC.				
58153	V. W. HOUSEN & ASSOCIATES INC.	06/25/2026	RE-OPEN WASTEWATER COLLECTION	21,820.00
Total V. W. HOUSEN & ASSOCIATES INC.:				21,820.00
VAYA CONSULTING, LLC.				
58056	VAYA CONSULTING, LLC.	06/04/2026	HUMAN RESOURCES CONSULTING	2,000.00
Total VAYA CONSULTING, LLC.:				2,000.00
VESTIS GROUP INC				
58057	VESTIS	06/04/2026	MATS - CITY HALL	204.02
58057	VESTIS	06/04/2026	MATS - PUBLIC LIBRARY	130.33
58057	VESTIS	06/04/2026	MATS - CITY HALL	206.12
58057	VESTIS	06/04/2026	MATS - PUBLIC LIBRARY	131.49
58124	VESTIS	06/18/2026	MATS - CITY HALL	206.12
58124	VESTIS	06/18/2026	MATS - PUBLIC LIBRARY	131.49
58154	VESTIS	06/25/2026	MATS - CITY HALL	206.12
58154	VESTIS	06/25/2026	MATS - PUBLIC LIBRARY	131.49
Total VESTIS GROUP INC:				1,347.18
VICTOR HERNANDEZ				
58045	ON POINT LANGUAGE SOLUTIONS LLC	06/04/2026	MAY '26 TRANSLATION SERVICES	4,125.00
Total VICTOR HERNANDEZ:				4,125.00
WAXIE'S ENTERPRISES, LLC, A BRADYPLUS CO				
58125	WAXIE SANITARY SUPPLY	06/18/2026	SUPPLIES	1,177.59

Total WAXIE'S ENTERPRISES, LLC, A BRADYPLUS CO:				1,177.59
WELLS FARGO				
58184	WELLS FARGO	06/04/2026	STREET SIGNS	657.67
58184	WELLS FARGO	06/04/2026	LIBRARY SOLAR REPAIR	5,170.60
58184	WELLS FARGO	06/04/2026	GENERATOR FUEL POLISHING	2,203.47
58184	WELLS FARGO	06/04/2026	PW WEEK POSTER	27.00
58184	WELLS FARGO	06/04/2026	FAA DRONE TESTBOOK	49.95
58184	WELLS FARGO	06/04/2026	PLAYGROUND SAFETY TRAINING	900.00
58184	WELLS FARGO	06/04/2026	REFUND STREET SIGNS	54.93-
58184	WELLS FARGO	06/04/2026	FAA TRAINING TEXT	46.07
58184	WELLS FARGO	06/04/2026	SIGN MOUNTING HARDWARE	624.38
58184	WELLS FARGO	06/04/2026	SUSTAINABILITY BUBBLE MACHINE	46.80
58184	WELLS FARGO	06/04/2026	EV SIGNS	279.30
58184	WELLS FARGO	06/04/2026	2 HR PARKING SIGNS	351.49
58184	WELLS FARGO	06/04/2026	SOUTH CORRIDOR MAILERS	2,309.04
58184	WELLS FARGO	06/04/2026	MENTAL HEALTH FLAG	38.48
58184	WELLS FARGO	06/04/2026	ICE MACHINE CLEANER	27.44
58184	WELLS FARGO	06/04/2026	COLD PATCH/POTHOLES	1,784.37
58184	WELLS FARGO	06/04/2026	BARRICADE LIGHTS	649.50
58184	WELLS FARGO	06/04/2026	SOUTH CORRIDOR REFRESHMENTS	69.57
58184	WELLS FARGO	06/04/2026	BATTERIES & OFFICE SUPPLIES	91.97
58184	WELLS FARGO	06/04/2026	RETURN LAPTOP CASE	18.45-
58184	WELLS FARGO	06/04/2026	LAPTOP CASE	14.27
58184	WELLS FARGO	06/04/2026	ADAPTER	23.45
58184	WELLS FARGO	06/04/2026	TURBIDITY SENSOR & MECHANICAL PENCILS	803.79
58184	WELLS FARGO	06/04/2026	CONSTANT CONTACT-EMAIL MARKETING TOOL	175.00
58184	WELLS FARGO	06/04/2026	DECOR - PARADE 7/4	6.58
58184	WELLS FARGO	06/04/2026	FACEBOOD STUDENT AWARDS ADS	163.17
58184	WELLS FARGO	06/04/2026	FACEBOOK SOUTH CORRIDOR ADS	141.29
58184	WELLS FARGO	06/04/2026	FLCA SUPPLIES	35.61
58184	WELLS FARGO	06/04/2026	SANITARY HOLDER/EXT SIGN	170.19
58184	WELLS FARGO	06/04/2026	VALVA BOXES	72.50
58184	WELLS FARGO	06/04/2026	SANITARY HOLDER	32.73
58184	WELLS FARGO	06/04/2026	SHARPIE PENS	17.54
58184	WELLS FARGO	06/04/2026	TEA K-CUPS	13.99
58184	WELLS FARGO	06/04/2026	COFFEE K-CUPS	65.95
58184	WELLS FARGO	06/04/2026	ZOOM SUBCRIPTION	95.97
58184	WELLS FARGO	06/04/2026	CERTIFIED MAIL	11.06
58184	WELLS FARGO	06/04/2026	OFFICE SUPPLIES	51.84
58184	WELLS FARGO	06/04/2026	SF CHRONICLE SUBSCRIPTION	19.96
58184	WELLS FARGO	06/04/2026	MAINTENANCE SUPPLIES	16.47

58184	WELLS FARGO	06/04/2026	OFFICE SUPPLIES	30.75
58184	WELLS FARGO	06/04/2026	OFFICE SUPPLIES	48.99
58184	WELLS FARGO	06/04/2026	ALL HANDS MEETING	269.43
58184	WELLS FARGO	06/04/2026	ALL HANDS MEETING	43.11
58184	WELLS FARGO	06/04/2026	ALL HANDS MEETING	90.00
58184	WELLS FARGO	06/04/2026	CLOSED SESSION DINNER	228.13
58184	WELLS FARGO	06/04/2026	MEETING EXPENSE	24.99
58184	WELLS FARGO	06/04/2026	EMPLOYEE ENGAGEMENT	217.90
58184	WELLS FARGO	06/04/2026	EMPLOYEE ENGAGEMENT	88.17
58184	WELLS FARGO	06/04/2026	SUPPLIES	73.55
58184	WELLS FARGO	06/04/2026	COMCAST CITY HALL INTERNET	356.82
58184	WELLS FARGO	06/04/2026	TRAINING LLC - TRAINING	348.00
58184	WELLS FARGO	06/04/2026	JOB BOARD WEBSCRIBBLE - HIRING COST	250.00
58184	WELLS FARGO	06/04/2026	AFP CALIFORNIA - HIRING COST	300.00
58184	WELLS FARGO	06/04/2026	STARLINK EOC INTERNET	65.00
58184	WELLS FARGO	06/04/2026	ALTA LANGUAGE- BILINGUAL TESTING	127.00
58184	WELLS FARGO	06/04/2026	OFFICE SUPPLIES	48.99
58184	WELLS FARGO	06/04/2026	GOOGLE WORKSPACE SUBSCRIPTION	12.00
58184	WELLS FARGO	06/04/2026	SCRYPTED SUBSCRIPTION	130.00
58184	WELLS FARGO	06/04/2026	COMCAST SHERIFF INTERNET	249.43
58184	WELLS FARGO	06/04/2026	COMCAST CORP YARD INTERNET	293.26
58184	WELLS FARGO	06/04/2026	COUNCIL TIMER	2,104.11
58184	WELLS FARGO	06/04/2026	MMANC TRAINING	80.00
58184	WELLS FARGO	06/04/2026	EMPLOYEE ENGAGEMENT	125.19
58184	WELLS FARGO	06/04/2026	MEETING EXPENSE	2.00
58184	WELLS FARGO	06/04/2026	FLCA	312.38
58184	WELLS FARGO	06/04/2026	FLCA	124.09
58184	WELLS FARGO	06/04/2026	ZOOM SUBSCRIPTION	343.92
58184	WELLS FARGO	06/04/2026	FLCA	72.31
58184	WELLS FARGO	06/04/2026	FLCA	286.28
58184	WELLS FARGO	06/04/2026	FLCA	49.14
58184	WELLS FARGO	06/04/2026	FLCA	84.72
58184	WELLS FARGO	06/04/2026	COUNCIL MEETING	63.40
58184	WELLS FARGO	06/04/2026	COUNCIL MTS/FLCA	89.00
58184	WELLS FARGO	06/04/2026	FLCA	586.69
58184	WELLS FARGO	06/04/2026	INSTACART SUBSCRIPTION	99.00
58184	WELLS FARGO	06/04/2026	COUNCIL CLOSED SESSION	148.57
58184	WELLS FARGO	06/04/2026	FLCA	680.68
58184	WELLS FARGO	06/04/2026	AMAZON MEMBERSHIP	16.47
58184	WELLS FARGO	06/04/2026	SUPPLIES	14.99
58184	WELLS FARGO	06/04/2026	SUPPLIES	14.99
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	SUPPLIES	146.15

58184	WELLS FARGO	06/04/2026	CHARGEPOINT VEHICLE	4.99
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	SUPPLIES	13.11
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	APPLE SUPPLIES	.49
58184	WELLS FARGO	06/04/2026	APPLE SUPPLIES	.49
58184	WELLS FARGO	06/04/2026	SUPPLIES	121.93
58184	WELLS FARGO	06/04/2026	SUPPLIES	55.99
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	ORBIX MEMBERSHIP	9.99
58184	WELLS FARGO	06/04/2026	CHARGEPOINT VEHCILE	14.81
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	SUPPLIES	49.34
58184	WELLS FARGO	06/04/2026	EZ FACILITY MEMBERSHIP	549.00
58184	WELLS FARGO	06/04/2026	SUPPLIES	20.85
58184	WELLS FARGO	06/04/2026	SUPPLIES	41.72
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	6.18
58184	WELLS FARGO	06/04/2026	SPOTIFY MEMBERSHIP	12.99
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	FIVERR ADVERTISING	140.65
58184	WELLS FARGO	06/04/2026	FACEBOOK ADVERTISING	19.00
58184	WELLS FARGO	06/04/2026	RECONCILING ITEMS FROM PRIOR PERIOD	73.38
58184	WELLS FARGO	06/04/2026	RECONCILING CREDITS FROM NEXT STATEMENT	649.36-
Total WELLS FARGO:				26,543.23
WICKMAN DEVELOPMENT AND CONSTRUCTION				
58059	WICKMAN DEVELOPMENT AND CONSTRUCTIO	06/04/2026	CARTER PARK IMPROVEMENTS PROJECT	387,405.42
58059	WICKMAN DEVELOPMENT AND CONSTRUCTIO	06/04/2026	CARTER PARK RETENTION	19,370.27-
Total WICKMAN DEVELOPMENT AND CONSTRUCTION:				368,035.15
Grand Totals:				1,544,239.71

Report Criteria:
Report type: GL detail

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

FROM: Denise S. Bazzano, City Attorney

VIA: Matthew Chidester, City Manager

TITLE: **POTENTIAL ACQUISITION OF SAN MATEO COUNTY APN 056-126-040, HALF MOON BAY**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to execute a Purchase and Sale Agreement to acquire a parcel located in the West of Railroad area owned the Allen C. Dobovsky Trust Established September 21, 1995 (San Mateo County APN 056-126-040) for $45,000; and finding the acquisition exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to section 15301 (Existing Facilities) and section 15061(b)(3).

FISCAL IMPACT:
The City's appraisal valued the parcel identified for acquisition at $45,000. The City will use Lot Retirement Funds (traffic mitigation payments from the sponsor of the 63-unit Ailanto Pacific Ridge project) to fund the purchase. No General Fund monies will be used.

STRATEGIC ELEMENT:
This item supports *Health Communities and Public Safety* Element of the Strategic Plan.

BACKGROUND:

I. 2020 Land Use Plan Update

On October 20, 2020, the City Council approved a comprehensive update to the City's Local Coastal Land Use Plan (LUP), the culmination of a multi-year effort that commenced in 2013. The LUP Update did not make any substantive change to the policies affecting the West of Railroad Planned Development (WRR PD) area.

The WRR PD area is designated Regional Public Recreation with a PD overlay. This designation was carried forward in the updated LUP. The updated LUP allows residential development in the WRR PD area but prioritizes public acquisition. It provides:

The West of Railroad PD has long been envisioned for public land acquisition with

the intent of preserving the larger blufftop area for its significant habitat, coastal access and recreation, and scenic value. While the 1996 Land Use Plan [update of 1985 LUP] included Planned Development policies for West of Railroad, it prioritized public acquisition by the State Department of Park and Recreation to assure an adequate buffer between residential and recreational use in an area where the width of current public ownership is quite limited.... Because this area is located immediately east of the City blufftop lands, these lots should be considered for acquisition directly by the City, through the City's lot retirement program, or by land trusts. Public land acquisition would allow this land to be used for green infrastructure to address runoff and erosion concerns along this blufftop area. It would also allow space for managed retreat of the Coastal Trail as the bluffs erode to maintain public access and recreational opportunities. (2020 LUP at 2-55).

The updated LUP identifies significant site constraints affecting the WRR PD area and the adjacent Coastal Trail, including significant site erosion. The LUP explains:

Site Constraints. Concurrently with the Land Use Plan update, the City completed detailed erosion studies of the City-owned and maintained Poplar Beach Blufftop Park area immediately west of the West of Railroad PD. The analysis considered existing on-going erosion conditions as well as the effects of sea level rise. The estimated location of the bluff edge in 2050 and 2100 was mapped for a "business as usual" condition as well as a mitigated approach wherein drainage and public access improvements are implemented. In the unmitigated case, the bluff face is projected to recede as much as 200 feet by 2100 which would bring it into the West of Railroad PD. The mitigated case is about half that, or 100 feet. In either case, it should be assumed that less blufftop land will remain between the West of Railroad PD and the beach below over the course of the Land Use Plan horizon to 2040; even less blufftop will remain in one hundred years (representing the anticipated life of residential development). As these blufftops support a heavily used section of the Coastal Trail and a variety of sensitive animal and plant species, this projected loss is significant. (2020 LUP Update at 2-55).

Additional site constraints include the designation of potential ESHA in the entire WRR PD, as the area likely contributes to the overall biological productivity of the area for numerous special status and unique species including dispersal and foraging habitat.

II. City's Lot Retirement Program

The City sought to purchase and retire lots in the WRR PD area using funds paid by the developer of the Pacific Ridge subdivision. On or about October 15, 2008, the Coastal Commission approved the Coastal Development Permit (CDP) application of Ailanto Properties Inc. (Ailanto) to construct 63 housing units on land adjacent to the eastern ends of Grandview Boulevard and Terrace Avenue, north of Highway 92 and east of Highway 1 in the City (Ailanto Project). The Coastal Commission approved the CDP subject to Ailanto's payment of $45,000 per new housing unit it constructed, for a total of $2.835 million, to allow the City to purchase

and retire other property in the City to mitigate the traffic impacts of the Ailanto Project (Lot Retirement Funds).

The City's acquisition of land in the WRR PD area will both mitigate cumulative traffic impacts of the Pacific Ridge subdivision and implement coastal resource policies in the City's certified 1985 Land Use Plan, 1996 Local Coastal Program, and 2020 Land Use Plan Update. The City's 2020 Coastal Land Use Plan Update prioritizes acquisition/retirement of lots in the WRR PD area in light of its significant habitat, coastal access and recreation, fractured ownership, and scenic value. Public acquisition would also avoid hazards, including the LUP's projection that under business-as-usual conditions, the bluff face is projected to recede as much as 200 feet by the year 2100, which would bring it into the West of Railroad PD. Public acquisition would allow space for managed retreat of the Coastal Trail as the bluffs erode.

DISCUSSION:
The Property proposed for acquisition consists of San Mateo County APN 056-126-040. The Property is located in the WRR PD area, as shown in the map included in this staff report. (See Attachment 2). Acquisition of the Property will protect significant habitat and scenic values, provide an area for green infrastructure to control drainage and manage hazards/erosion, manage retreat of the Coastal Trail, mitigate cumulative traffic impacts through the City's lot retirement program, and maintain public access and recreational opportunities in the West of Railroad area, implementing the City's 2020 LUP Update.

Staff has negotiated Purchase and Sale Agreements (PSA) containing the terms and conditions of the sale. (See Attachment 3). Some key terms include the following:

- The Property is being acquired at fair market value of $45,000;
- City has 60-day due diligence period to inspect the property, perform environmental site assessments, and confirm its suitability for retirement under the City's Lot Retirement Program;
- During 60-day due diligence period, the City may terminate the agreement in its sole and absolute discretion if the City determines the Property is unsatisfactory for any reason; and
- Seller will indemnify the City for any claims arising from or related to any hazardous materials on the Property; any breach of Seller's representations and warranties; or any third-party claims affecting the Property arising from any property conditions existing prior to closing.

General Plan Consistency
The City's 2020 LUP Update, which serves as the City's Land Use Element, designated the Property as Regional Public Recreation and imposes PD land use designation policies on the area. The Property is currently vacant and undeveloped and is in a natural state. The 2020 LUP Update notes that the WRR PD, where the Property is located, has long been envisioned for public land acquisition, with the intent to preserve the larger blufftop area for its significant

habitat, coastal access and recreation, and scenic values. The WRR PD is located immediately west of the City blufftop lands, such that these lands should be considered for acquisition directly by the City through the lot retirement program.

During the 60-day due diligence period, Staff will request that the Planning Commission confirm this finding of consistency at a regular meeting prior to close of escrow pursuant to Government Code section 65402.

CEQA:
Staff has concluded that the acquisition is exempt from the requirements of the California Environmental Quality Act, Public Resources Code sections 21000 et seq. (CEQA), under CEQA Guidelines 14 CCR section 15301 (Existing Facilities) and section 15061(b)(3) (no possibility of effect on environment) because the City's acquisition of the Property will cause no change in the current physical condition of the Property as vacant land and will result in no change to the current use of the Property as vacant land.

ATTACHMENTS:
1. Resolution
2. Parcel Map
3. Purchase and Sale Agreement

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH ALLEN C. DOBOVSKY, AS TRUSTEE OF THE ALLEN C. DOBOVSKY TRUST ESTABLISHED SEPTEMBER 21, 1995, TO ACQUIRE SAN MATEO COUNTY APN 056-126-040; AND FINDING PURCHASE OF PROPERTY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15301 (EXISTING FACILITIES) AND 15061(B)(3)

WHEREAS, the City is seeking to acquire property in the West of Railroad Planned Development (WRR PD) area to protect significant habitat and scenic values, provide an area for green infrastructure to control drainage and manage hazards/erosion, manage retreat of the Coastal Trail, mitigate cumulative traffic impacts through the City's lot retirement program, and maintain public access and recreational opportunities in the West of Railroad area, implementing the City's 1985 Local Coastal Land Use Plan (LUP), 1996 Certified Local Coastal Program, and 2020 Local Coastal Land Use Plan (LCLUP); and

WHEREAS, the private parcel known as San Mateo County Assessor's Parcel Number 056-126-040 (Property) are part of the antiquated subdivision in the WRR PD area; and

WHEREAS, on October 15, 2008, the Coastal Commission approved a modified coastal development permit authorizing the construction of 63 housing units by Ailanto Properties on land adjacent to the eastern ends of Grandview Boulevard and Terrace Avenue, north of Highway 92 and east of Highway 1 in the City (Ailanto Project), subject to the project sponsor's payment of $45,000 per new housing unit constructed by the project sponsor (for a total of $2.835 million) to allow the City to purchase and retire other property in the City to mitigate the traffic impacts of the Ailanto Project (Mitigation Funds); and

WHEREAS, the City's purchase and retirement of property in the WRR PD area with potential for residential development for the Project would mitigate the traffic impacts of the Ailanto Project as well as protect coastal resources; and

WHEREAS, the City intends to use the Mitigation Funds to acquire property in the WRR PD area for the acquisition of properties in the WRR PD area to minimize the cumulative traffic impacts of the Ailanto Project; and

WHEREAS, the City has communicated its intent to acquire property in the WRR PD area to owners of property in that area and has received interest from certain owners to sell their property; and

WHEREAS, the City and Allen C. Dobovsky, as Trustee of the Allen C. Dobovsky Trust Established September 21, 1995, have negotiated a purchase and sale agreement whereby the City will acquire APN 056-126-040 for $45,000, under specific terms and conditions of the agreement; and

WHEREAS, the City's LCLUP, which serves as the City's Land Use Element, designated the Property as Regional Public Recreation and imposes PD land use designation policies on the area, prioritizing public acquisition directly by the City; and

WHEREAS, the City Manager recommends that the Council approve the City's purchase of the Property for $45,000, for retirement of lots with the potential for residential development in the West of Railroad area, thus reducing future traffic in the City; and

WHEREAS, the Property is currently vacant and undeveloped and is in a natural state. The 2020 LCLUP Update notes that the WRR PD, where the Property is located, has long been envisioned for public land acquisition, with the intent to preserve the larger blufftop area for its significant habitat, coastal access and recreation, and scenic values. The WRR PD is located immediately west of the City blufftop lands, such that these lands should be considered for acquisition directly by the City through the lot retirement program; and

WHEREAS, the Planning Commission shall confirm that the acquisition is consistent with the City's LUP.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby exercises its independent judgment and finds that the acquisition is exempt from the requirements of the California Environmental Quality Act pursuant to section 15301 (Existing Facilities) and section 15061(b)(3) (no possibility of effect on environment) because the City's acquisition of the Property will cause no change in the current physical condition of the Property as vacant land and will result in no change to the current use of the Property as vacant land.

BE IT FURTHER RESOLVED, that the City Council hereby approves the City's purchase of the Property for $45,000 and authorizes the City Manager to execute the purchase and sale agreement in a form substantially similar to the one attached hereto, with minor edits which may be approved by the City Attorney and to take all other actions reasonably necessary to effectuate the purchase of the Property.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

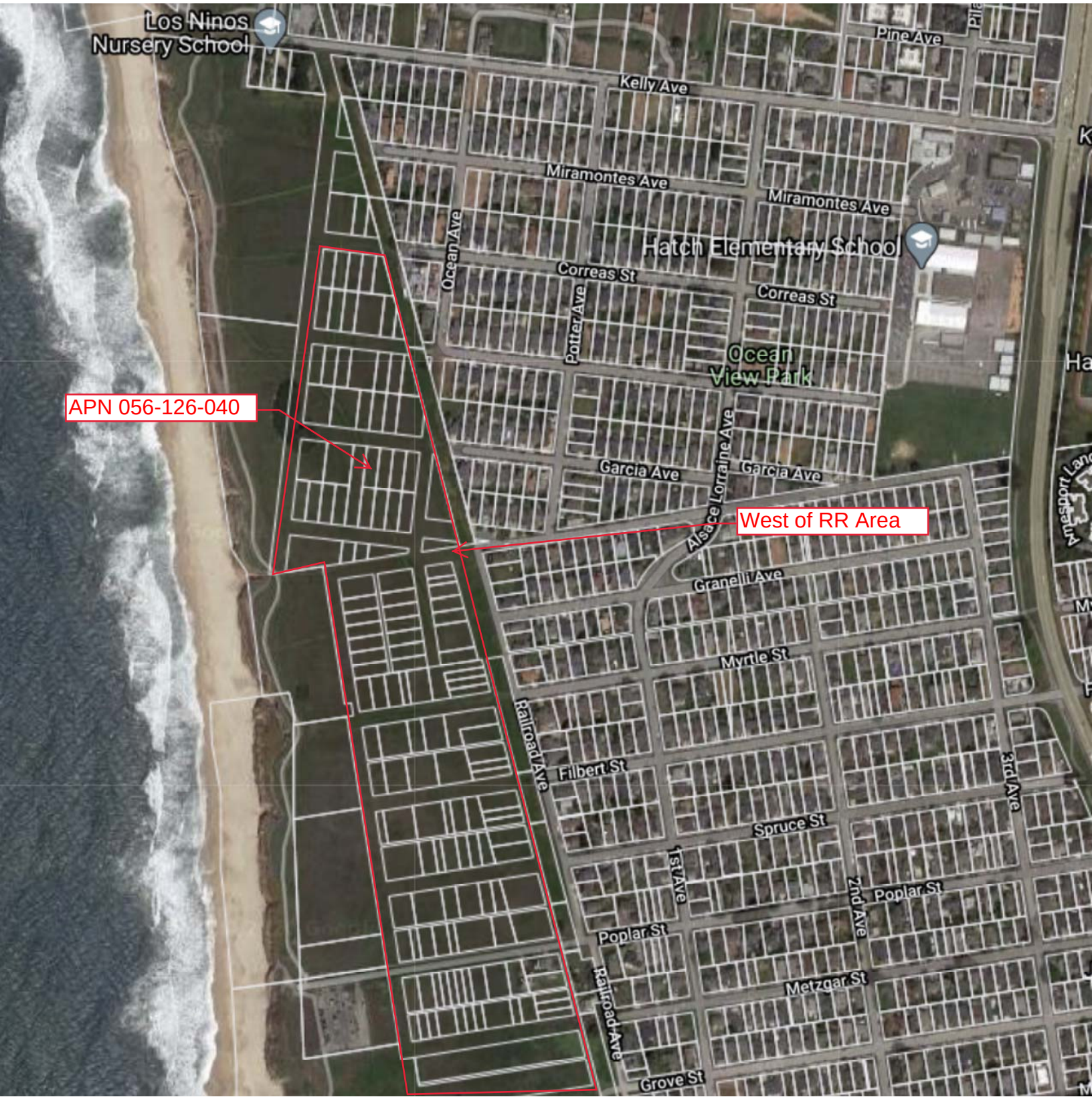
ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

West of Railroad PUD Area
With Subject Parcel



AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

by and between

ALLEN C. DOBOVSKY, TRUSTEE OF THE ALLEN C. DOBOVSKY TRUST ESTABLISHED SEPTEMBER 21. 1995

as Seller

and

CITY OF HALF MOON BAY.
as Buyer

For the purchase and sale of

APN 056-126-040

Half Moon Bay. California

_____, 2026

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

(APN: 056-126-040, HALF MOON BAY, CALIFORNIA)

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE (this **"Agreement"),** dated for reference purposes only as , 2026, is by and between ALLEN C. DOBOVSKY. TRUSTEE OF THE ALLEN C. DOBOVSKY TRUST ESTABLISHED SEPTEMBER 21. 1995 **("Seller")** and the CITY OF HALF MOON BAY, a municipal corporation formed under the laws of the State of California **("Buyer"** or **"City")**, each of which is a **"Party**" and collectively **"Parties."**

In consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. PURCHASE AND SALE

1.1 Property Included in Sale

Seller agrees to sell and convey to City, and City agrees to purchase from Seller, subject to the following terms. covenants, and conditions:

(a) the real property known as APN 056-126-040 in the City of Half Moon Bay, California, and more particularly described in Exhibit A and identified on Exhibit B, both attached hereto (the **"Land");**

(b) all improvements and fixtures located on the Land (the "**Improvements**"):

(c) any and all rights, privileges, and easements incidental or appurtenant to the Land or improvements. including, without limitation, any and all minerals, oil, gas and other hydrocarbon substances on and under the Land under ownership and control of Seller as of the Effective Date (defined below) of this Agreement, as well as any and all water rights and development rights, air rights relating to the Land, and, any and all easements. rights-of-way, or other appurtenances used in connection with the beneficial use and enjoyment of the Land or Improvements, and any and all of Seller's right, title and interest in and to all roads and alleys adjoining or servicing the Land or Improvements (collectively, the **"Appurtenances"**):

All of the items referred to in Subsections [a], [b] and [c] above are collectively referred to as the **"Property."**

Except as otherwise provided herein, Buyer agrees that Buyer shall acquire the Property in an "as-is, where-is" condition with all faults, without any express or implied representations, covenants, or warranties relating to merchantability, marketability, profitability. or fitness of the Property for any purpose whatsoever or compliance with any laws, rules, ordinances, or regulations of any applicable governmental authority or body. Notwithstanding the foregoing, nothing in this Section shall limit or release Seller from liability for (i) breach of any representation or warranty set forth in Section 7, (ii) fraud or intentional misrepresentation, (iii) claims arising from Hazardous Materials (as defined herein) introduced to, released on, or migrating from the Property prior to the Property Closing (defined below) as a result of Seller's acts or omissions, or (iv) any obligation of Seller expressly surviving the Property Closing under this Agreement.

2. CONSIDERATION

2.1 Consideration to Seller

Buyer shall pay to Seller, in cash, the amount of Forty-Five Thousand Dollars and No Cents ($45,000.00) plus or minus pro-rated property taxes paid by or owed by, Seller.

3. TITLE TO THE PROPERTY

3.1 Conveyance of Title to the Property

At the Property Closing (as defined in Section 5.3) Seller shall convey to City, or its nominee, fee simple title to the Property by duly executed and acknowledged grant deed in the form attached hereto as Exhibit C (the **"Deed"**). subject to the Accepted Conditions of Title (as defined in Section 3.2 [Title Insurance]).

3.2 Title Insurance

Delivery of title in accordance with Section 3.1 shall be evidenced by the commitment of Chicago Title Company (the **"Title Company**") to issue to City, or its nominee, a CLTA owner's policy of title insurance (or an ALTA extended coverage policy if a survey ("**Survey**") is obtained by Seller) (the **"Title Policy"**) in an amount equal to the Purchase Price insuring fee simple title to the Land, the Appurtenances and the Improvements in City, or its nominee, free of the liens of any and all deeds of trust. mortgages, assignments of rents, financing statements, creditors' claims, rights of tenants or other occupants. and all other exceptions, liens, and encumbrances except solely for the following (such exceptions approved by City are collectively referred to herein as the "**Accepted Conditions of Title**"): (i) the lien of real property taxes, not yet due or payable, provided City

shall be shown as exempt from such taxes in the Title Policy, and (ii) such other exceptions as City may approve in writing pursuant to the title review procedure set forth in Section 3.3 below.

3.3 Title Review and Objection

Within ten (10) business days of the Effective Date, Seller shall cause the Title Company to deliver to Buyer a current preliminary title report for the Property, together with legible copies of all documents referenced therein (the "**Preliminary Title Report**"). Buyer shall have twenty (20) business days following receipt of the Preliminary Title Report to review and approve or disapprove any exceptions to title shown therein. Buyer shall deliver to Seller written notice of any title objections ("**Title Objections**"). Seller shall have fifteen (15) business days following receipt of Buyer's Title Objections to cure or remove such objections to Buyer's reasonable satisfaction. If Seller is unable or unwilling to cure such Title Objections within such period, Buyer may, at its sole election, (i) waive such Title Objections and proceed to closing, in which event the waived exceptions shall become Accepted Conditions of Title, or (ii) terminate this Agreement by written notice to Seller, in which event all deposits, including the Fund Deposit, shall be promptly returned to Buyer and neither Party shall have any further obligation hereunder except for obligations that expressly survive termination.

4. CONDITIONS TO CLOSING

4.1 City's Conditions to Closing

The following are conditions precedent to City's obligation to purchase the Property (collectively, **"City's Conditions Precedent"**):

(a) Title Company shall be committed at the Property Closing to issue to City the Title Policy (or Title Policies) as provided in Section 3.2 [Title Insurance];

(b) Any Title Objections of Buyer shall have been either cured by Seller or waived by Buyer in accordance with Section 3.3 hereof and Buyer shall have accepted title subject to any Accepted Conditions of Title;

(c) Buyer shall have completed its due diligence investigations during the Due Diligence Period and shall not have elected to terminate this Agreement pursuant to Section 4.5 [Due Diligence Period].

(d) The Half Moon Bay City Council ("**City Council**") shall have approved this Agreement and the purchase of the Property by the City;

(e) Seller shall have delivered the items described in Section 5.4 below [Seller's Delivery of Documents] on or before the Property Closing;

(f) All representations and warranties of Seller contained in this Agreement shall be true, correct, and complete in all material respects as of the Property Closing Date as though made on and as of such date.

(g) Between the Effective Date and the Property Closing Date, no material adverse change shall have occurred with respect to the physical condition, environmental condition, title, or legal status of the Property.

(h) Seller shall have performed and complied with all covenants and obligations required to be performed by Seller on or before the Property Closing Date.

If any of City's Conditions Precedent are not satisfied within the time periods set forth above, then City shall have the right in its sole discretion either to (i) waive in writing the City's Condition Precedent in question and proceed with the purchase, or (ii) terminate this Agreement by written notice to Seller, in which event all deposits, including the Fund Deposit, shall be promptly returned to Buyer and neither Party shall have further obligation hereunder except for obligations that expressly survive termination.

4.2 Seller's Conditions to Closing

The following are conditions precedent to Seller's obligation to sell the Property (collectively. **"Seller's Conditions Precedent"**):

(a) City shall have delivered the items described in Section 5.5 below [City's Delivery of Documents and Funds] on or before the Property Closing.

If any of Seller's Conditions Precedent are not satisfied, Seller shall have the right in its sole discretion either to (i) waive in writing the Seller's Condition Precedent in question and proceed with the sale, or (ii) terminate this Agreement by written notice to Buyer, in which event all deposits, including the Fund Deposit, shall be promptly returned to Buyer and neither Party shall have further obligation hereunder except for obligations that expressly survive termination.

4.3 Cooperation with City

Seller shall cooperate with City and do all commercially reasonable acts as may be reasonably requested by City with regard to the fulfillment of any City's Conditions Precedent, at no cost to Seller.

4.4 Waiver

No waiver by any Party at any time of any breach of any provision of this Agreement shall be deemed a waiver or a breach of any other provision herein or a consent to any subsequent breach of the same or another provision. If any action by any Party shall require the consent or approval of another Party. such consent or approval of such action on any one occasion shall not be deemed a consent to or approval of such action on any subsequent occasion or a consent to or approval of any other action.

4.5 Due Diligence Period

(a) Buyer shall have a period of sixty (60) calendar days following the Effective Date (the "**Due Diligence Period**") to conduct, at Buyer's sole cost and expense, such investigations, inspections, studies, tests, and analyses of the Property as Buyer deems necessary or appropriate, including without limitation: (i) Phase I and, if warranted, Phase II environmental site assessments; (ii) geotechnical and soils investigations; (iii) surveys; (iv) review of all title matters, easements, covenants, conditions, and restrictions; (v) review of any and all permits, entitlements, and governmental approvals affecting the Property; (vi) investigations related to the suitability of the Property for retirement under the City's Lot Retirement Program; and (vii) any other investigations Buyer deems prudent.

(b) During the Due Diligence Period, Seller shall provide Buyer and its authorized agents, consultants, and contractors with reasonable access to the Property during normal business hours upon not less than forty-eight (48) hours' prior written or telephonic notice to conduct such investigations. Seller shall deliver to Buyer, within ten (10) business days of the Effective Date, copies of all environmental reports, surveys, soils reports, title documents, permits, notices from governmental agencies, insurance claims, and any other documents in Seller's possession or control relating to the condition, ownership, or use of the Property (collectively, "**Seller's Documents**").

(c) Buyer, in performing its investigations, inspections, tests and analyses hereunder shall not unreasonably interfere with the Seller's use of the Property, and agrees to coordinate its activities on the Property with Seller in advance to avoid any such interference. Following any such tests or inspections, Buyer agrees to promptly return any portions of the Property damaged or altered by Buyer during such tests or inspections (excluding any damage or alterations caused any pre-existing conditions discovered during such test or inspections to substantially the same condition which existed prior to such test or inspection. This obligation shall survive the termination of this Agreement.

(d) If Buyer determines, in its sole and absolute discretion, that the condition of the Property is unsatisfactory for any reason or no reason, Buyer may terminate this Agreement by delivering written notice to Seller on or before the expiration of the Due Diligence Period, in which event all deposits, including the Fund Deposit, shall be promptly returned to Buyer and neither Party shall have further obligation hereunder except for obligations that expressly survive termination.

4.6 Pre-Closing Covenants of Seller

Between the Effective Date and the Property Closing, Seller shall: (a) maintain the Property in its current condition, ordinary wear and tear excepted; (b) not create, incur, or permit any additional lien, encumbrance, easement, covenant, condition, or restriction affecting the Property without Buyer's prior written consent; (c) not enter into any new lease, license, or occupancy agreement affecting the Property without Buyer's prior written consent; (d) not remove any Improvements or fixtures from the Property; (e) maintain in force all existing insurance policies covering the Property, if any; (f) promptly notify Buyer in writing of any event, occurrence, or circumstance that would render any representation or warranty of Seller untrue or inaccurate in any material respect; (g) not take any action or omit to take any action that would cause any of City's Conditions Precedent not to be satisfied; and (h) comply with all applicable laws, ordinances, rules, and regulations affecting the Property.

5. ESCROW AND CLOSING

5.1 Opening of Escrow

On or before the Effective Date (as defined in Section 9.10). the Parties shall open escrow by depositing an executed counterpart of this Agreement with Title Company, and this Agreement shall serve as instructions to Title Company as the escrow holder for consummation of the purchase and sale contemplated hereby. Seller and City agree to execute such additional or supplementary instructions as may be appropriate to enable the escrow holder to comply with the terms of this Agreement and close the transaction: provided, however, that in the event of any conflict between the provisions of this Agreement and any additional supplementary instructions not executed by both parties, the terms of this Agreement shall control.

5.2 Deposit of Funds into Escrow

The City will deposit funds into the Escrow ("**Fund Deposit"**) in an amount as needed to comply with the provisions of Section 5.5(c) below.

5.3 Closing Dates

The consummation of the purchase and sale of the Property contemplated hereby (the **"Property Closing"**) shall be held and delivery of all items to be made

at the Property Closing under the terms of this Agreement shall be made at the offices of Title Company located at One Embarcadero Center, Suite 250, San Francisco, California 94111, on or before the fifteenth (15th) calendar day following the date of the Fund Deposit (the "**Property Closing Date"**), subject to the provisions of Section 4.1 [City's Conditions to Closing] and Section 4.2 [Seller's Conditions to Closing]. The Property Closing Date may not be extended without the prior written approval of both Seller and City, except as otherwise expressly provided in this Agreement.

5.4 Seller's Delivery of Documents

At or before the Property Closing. Seller shall deliver into escrow. the following:

(a) duly executed and acknowledged Deed;

(b) properly executed affidavit pursuant to section 1445(b)(2) of the Federal Tax Code in the form attached hereto as Exhibit D, and on which City is entitled to rely. that Seller is not a "foreign person" within the meaning of section 1445(f)(3) of the Federal Tax Code;

(c) properly executed California Franchise Tax Board Form 590 certifying that Seller is a California resident if Seller is an individual, or Seller has a permanent place of business in California or is qualified to do business in California if Seller is a corporation, or other evidence satisfactory to City that Seller is exempt from the withholding requirements of sections 18662 and 26131 of the State Tax Code;

(d) such resolutions, authorizations. or other documents or agreements relating to Seller as the Title Company may reasonably require demonstrating the authority of Seller to enter into this Agreement and consummate the transactions contemplated hereby, and such proof of the power and authority of the individuals executing any documents or other instruments on behalf of Seller to act for and bind Seller; and

(e) duly executed and acknowledged documents in a form acceptable to City and suitable for recording by the County recorder clearing all liens of any and all deeds of trust, mortgages. assignments of rents, financing statements, creditors' claims, etc. listed as title exception items in the Preliminary Title Report identified in Section 3.2;

(f) and closing statement in form and content satisfactory to City and Seller.

5.5 City's Delivery of Documents and Funds

At or before the Property Closing. City shall deliver into escrow the following:

(a) acceptance of the Deed executed by the City Council, or a designee

(b) closing statement in form and content satisfactory to City and Seller: and

(c) the Fund Deposit, including, but not limited to, a cashier's check, government warrant, or confirmed wire transfer of certified funds in the amount of the Purchase Price, plus, such additional amounts as are required from City for the Property Closing, as provided in Section 6.2 below.

6. EXPENSES AND TAXES

6.1 Apportionments

Amounts payable under any contracts assumed pursuant hereto. annual or periodic permit or inspection fees (calculated on the basis of the period covered), and liability for other normal property operation and maintenance expenses and other recurring costs shall be apportioned as of *the* Property Closing Date. All utilities shall be prorated as of the Closing Date.

6.2 Closing Costs

As the City is a public agency, no documentary transfer taxes, recording fees or building homes and jobs trust fund fee are required to record the Deed under Revenue and Taxation Code Section 11922 and Government Code Sections 27383 and 27388.1(a)(2)(D), respectively. Seller shall pay the cost of the Survey, if any; the premium for the Title Policy and the cost of the endorsements thereto. Except as otherwise specified in this Agreement, City and Seller shall equally divide all escrow fees and costs. Seller shall be responsible for all costs incurred in connection with the prepayment or satisfaction of any loan, bond, or other indebtedness secured by the Property. Seller shall also pay any costs, including recording and notary fees, associated with perfecting Seller's ownership sufficient to transfer title. Any other costs and charges of the escrow for the sale not otherwise provided for in this Section or elsewhere in this Agreement shall be apportioned in the manner customary in the County of San Mateo.

6.3 Real Estate Taxes and Special Assessments

General real estate taxes payable for the tax year prior to the year of the Property Closing and all prior years shall be paid by Seller at or before the Property Closing. General real estate taxes payable for the tax year of the

Property Closing shall be prorated through escrow between Seller and City as of the Property Closing Date. At or before the Property Closing, any special assessments against the Property shall be prorated through escrow. Seller shall be solely responsible for any unpaid delinquent taxes and/or penalties and interest thereon, and for any delinquent or non-delinquent assessments or bonds against the Property payable at or before the Property Closing.

6.4 Preliminary Closing Adjustment

The Title Company shall prepare a preliminary Property Closing adjustment on the basis of any apportionments or adjustments to be made based on payments or expenses. and shall deliver such computation to Seller and Buyer prior to the Property Closing.

6.5 Post-Closing Reconciliation

If any of the foregoing prorations cannot be calculated accurately on the Property Closing Date, then they shall be calculated as soon after the Property Closing Date as feasible. Any party owing to any other Party, a sum of money based on such subsequent prorations shall promptly pay such sum to the other Party within 10 days after receipt of an invoice and proper documentation for such proration.

6.6 Survival

The provisions of this Section 6 shall survive the Property Closing.

7. REPRESENTATIONS AND WARRANTIES

7.1 Representations and Warranties of Seller

In consideration of City entering into this Agreement and as an inducement to City to purchase the Property from Seller, Seller makes the representations and warranties set forth in this Section 7.1, each of which is material and is being relied upon by City (the continued truth and accuracy of which constitutes a condition precedent to City's obligations hereunder). In the event that City, prior to the Property Closing, becomes aware, from Seller or otherwise, of any inaccuracy or omission in the disclosures, information, or representations previously provided to City by Seller or its consultants or agents, which will have a material, adverse impact on City, the Property or the intended use of the Property, City, as its sole option and remedy, may either: (i) terminate this transaction, in which event all deposits, including the Fund Deposit, shall be promptly returned to Buyer and neither Party shall have further obligation hereunder except for obligations that expressly survive termination; or (ii) proceed with the Property Closing hereunder, thereby waiving any rights that City may have against Seller solely with respect to such inaccuracy or omission known by City. Seller represents and warrants to and covenants with City as follows:

(a) As of the Effective Date, and as of the Property Closing, Seller has received no notice, and has no actual knowledge, of any currently outstanding violations of any federal, state, county, or municipal law, ordinance, order, regulation, or requirement affecting the Property.

(b) As of the Property Closing, Seller has received no notice, and has no actual knowledge, of any condemnation, either instituted or planned to be instituted by any governmental or quasi-governmental agency other than City.

(c) To Seller's Knowledge, there are no pending or threated legal actions, claims, arbitrations, litigation or governmental investigations against Seller or affecting the Property that would materially impair the value of the Property or Seller's ability to consummate the transactions contemplated hereby.

(d) Seller has not granted any option or right of first refusal or first opportunity to any third party to acquire any interest in any of the Property.

(e) To Seller's Knowledge, no Hazardous Materials (as defined below) have been generated, stored, treated, released, or disposed of on, under, in, or about the Property. Seller has received no written notice from any governmental authority regarding any violation of any Environmental Law (as defined below) with respect to the Property. "Hazardous Materials" means any substance, material, or waste that is classified, defined, listed, or regulated as hazardous, toxic, radioactive, or dangerous under any applicable federal, state, or local law, including but not limited to the Comprehensive Environmental Response, Compensation, and Liability Act ("**CERCLA**"), the Resource Conservation and Recovery Act ("**RCRA**"), the California Hazardous Waste Control Law (Health & Safety Code §§ 25100 et seq.), and the Carpenter-Presley-Tanner Hazardous Substance Account Act (Health & Safety Code §§ 25300 et seq.). "Environmental Laws" means all applicable federal, state, and local laws, statutes, ordinances, regulations, and rules relating to pollution, contamination, cleanup, protection of the environment, or Hazardous Materials.

(f) At the time of Property Closing, to the best of Seller's Knowledge, there will be no leases or other occupancy agreements affecting any of the Property that survive the Property Closing. At the time of Property Closing, there will be no outstanding written or oral contracts made by Seller for any of the Improvements that have not been fully paid for and Seller shall cause to be discharged all mechanics' or materialmen's liens arising from any labor or materials furnished to the Property prior to the time of Property Closing.

(g) Seller is not a "foreign person" within the meaning of section 1445(f)(3) of the Federal Tax Code.

(h) Seller has the full right, power, and authority to execute, deliver, and perform this Agreement and to consummate the transactions contemplated hereby, and all requisite action has been taken to authorize the execution and delivery of this Agreement. The person(s) executing this Agreement on behalf of Seller have been duly authorized to do so.

(i) All information furnished or to be furnished by Seller to Buyer in connection with the Property or this transaction is or will be, to Seller's Knowledge, true, accurate, and complete in all material respects.

(j) To Seller's Knowledge, there are no structural defects or material deficiencies in the Improvements, if any, located on the Property.

(k) The Property is not subject to any management agreement, service contract, equipment lease, or other agreement that will survive the Property Closing, other than as disclosed in writing to Buyer during the Due Diligence Period.

As used in this Section 7, the term "to Seller's Knowledge" means the actual or constructive knowledge of Seller, after such reasonable inquiry and investigation as would be expected of a prudent property owner similarly situated. Except for the representations and warranties provided herein, and subject to Section 1.1 above, the Property shall be sold "as is" with all faults, whether known or unknown.

8. POSSESSION

8.1 Immediately following the Property Closing, possession of the Property shall be delivered to the City.

9. GENERAL PROVISIONS

9.1 Notices.

Any notice. consent. or approval required or permitted to be given under this Agreement shall be in writing and shall be addressed as follows:

CITY:

City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
Attn: City Manager
Email: MChidester@hmbcity.com

CITY ATTORNEY:	Denise S. Bazzano Burke, Williams & Sorensen, LLP 1999 Harrison Street - Suite 1650 Oakland, California 94612-3520 voice 510.273.8780 - fax 510.839.9104 DBazzano@bwslaw.com
SELLER:	Allen C. Dobovsky P.O. Box 254 Jurupa Valley, CA 91752 Phone: (714) 313-9273

or to such other address as either party may from time to time specify in writing to the other upon five (5) days' prior written notice in the manner provided above. Any notice given by personal delivery or delivery service will be deemed effective on the date of receipted delivery, upon refusal to accept delivery or when delivery is first attempted but cannot be made due to a change of address for which no notice was given. Any notice sent by facsimile shall be deemed given by the date reflected by the facsimile confirmation receipt. Any notice that may be given by any Party in connection with this Agreement may be giver, by such Party's attorney.

9.2 Brokers and Finders

City has had no contact or dealings regarding the Property, or any communication in connection with the subject matter of this transaction, through any licensed real estate broker or other person who could claim a right to a commission or finder's fee in connection with the purchase and sale contemplated herein. City is not aware that Seller has listed the Property for sale through a licensed real estate broker. Seller shall be solely responsible, out of Seller's proceeds, for compensating any licensed real estate broker or other person who could claim a right to a commission or finder's fee in connection with the purchase and sale contemplated herein.

9.3 Environmental Indemnification

Seller shall indemnify, defend (with counsel reasonably acceptable to City), and hold harmless City and its elected officials, officers, employees, agents, successors, and assigns from and against any and all claims, liabilities, losses, costs, damages, penalties, fines, and expenses (including reasonable attorneys' fees and costs of investigation and remediation) arising out of or related to: (i) the presence, release, or threatened release of any Hazardous Materials on, in, under, or migrating from the Property that occurred prior to the Property Closing; (ii) any violation of Environmental Laws with respect to the Property existing as of or prior to the Property Closing; or (iii) any breach of Seller's representations or warranties in Section 7.1[e] of this Agreement. Seller's obligations under this Section 8.3 shall survive the Property Closing for a period of three (3) years.

9.4 Seller's General Indemnification

Seller shall indemnify, defend, and hold harmless Buyer, its elected officials, officers, employees, and agents from and against any and all claims, demands, losses, liabilities, costs, damages, and expenses (including reasonable attorneys' fees) arising out of or resulting from: (i) any breach of any representation, warranty, or covenant of Seller in this Agreement; (ii) any act or omission of Seller with respect to the Property prior to the Property Closing; or (iii) any third-party claim affecting the Property arising from events, conditions, or circumstances existing prior to the Property Closing. The obligations of Seller under this Section shall survive the Property Closing for a period of three (3) years.

9.5 Condemnation and Casualty

If, prior to the Property Closing, all or any material portion of the Property is taken or threatened to be taken by eminent domain or condemnation, or is materially damaged or destroyed by fire, earthquake, landslide, or other casualty, Buyer may, at its sole election, by written notice to Seller within ten (10) business days of receiving notice of such event: (i) terminate this Agreement, in which event all deposits, including the Fund Deposit, shall be promptly returned to Buyer and neither Party shall have any further obligation hereunder except for obligations that expressly survive termination; or (ii) proceed with the purchase, in which event Seller shall assign to Buyer all of Seller's rights to condemnation awards or insurance proceeds, as applicable, and the Purchase Price shall be reduced by the amount of any applicable deductible or uninsured loss. For purposes of this Section, "material" means any taking or damage affecting more than ten percent (10%) of the area or value of the Property.

9.6 Seller's Default.

In the event Seller fails to perform any of its material obligations under this Agreement or breaches any representation, warranty, or covenant contained herein, and such failure or breach continues for ten (10) business days after written notice from Buyer specifying the nature of the default, Buyer shall be entitled, at its sole election, to: (i) terminate this Agreement by written notice to Seller, in which event all deposits, including the Fund Deposit, shall be promptly returned to Buyer, and Buyer shall be entitled to recover from Seller all out-of-pocket costs and expenses incurred by Buyer in connection with this Agreement, including due diligence costs, title and survey costs, legal fees, and other transaction costs; (ii) seek specific performance of Seller's obligations hereunder; or (iii) pursue any other remedies available at law or in equity. Buyer's remedies hereunder shall be cumulative and not exclusive.

9.7 Successors and Assigns

This Agreement shall be binding upon. and inure to the benefit of, the Parties and their respective successors. heirs. administrators and assigns.

9.8 Amendments

Except as otherwise provided herein, this Agreement may be amended or modified only by a written instrument executed by City and Seller.

9.9 Continuation and Survival of Representations and Warranties

All representations and warranties by the Parties contained herein or made in writing pursuant to this Agreement are intended to be, and shall remain, true and correct as of the Property Closing, shall be deemed to be material, and, together with all conditions, covenants and indemnities made by the respective Parties contained herein or made in writing pursuant to this Agreement (except as otherwise expressly limited or expanded by the terms of this Agreement), shall survive the execution and delivery of this Agreement and the Property Closing, or, to the extent the context requires, beyond any termination of this Agreement; provided that all representations and warranties set forth in Section 7.1 shall survive for a period of three (3) years following the Property Closing, and any claim with respect thereto must be asserted in writing prior to the expiration of said three (3) year period, except that no such time limitation shall apply to claims based on fraud or intentional misrepresentation. All statements contained in any certificate or other instrument delivered at any time by or on behalf of Seller in conjunction with the transaction contemplated hereby shall constitute representations and warranties hereunder.

9.10 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any action to enforce the terms of this Agreement shall be filed in a court of competent jurisdiction in San Mateo County, California.

9.11 Merger of Prior Agreements

The Parties intend that this Agreement (including all of the attached exhibits and schedules, which are incorporated into this Agreement by reference) shall be the final expression of their agreement with respect to the subject matter hereof and may not be contradicted by evidence of any prior or contemporaneous oral or written agreements or understandings. The Parties further intend that this Agreement shall constitute the complete and exclusive statement of its terms and that no extrinsic evidence whatsoever (including, without limitation, prior drafts or changes therefrom) may be introduced in any judicial, administrative or other legal proceeding involving this Agreement.

9.12 Non-Liability of City Officials, Employees and Agents

Notwithstanding anything to the contrary in this Agreement. no City Council member. officer. employee or agent of City or any **of** its member agencies shall be personally liable to Seller. its successors and assigns. in the event of any

default or breach by City or for any amount which may become due to Seller, its successors and assigns. or for any obligation of City under this Agreement.

9.13 Counterparts

This Agreement may be executed in two (2) or more counterparts. each of which shall be deemed an original. but all of which taken together shall constitute one and the same instrument.

9.14 Severability

If any provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way, and the invalid provision shall be reformed to the minimum extent necessary to make it valid and enforceable while preserving the Parties' original intent.

9.15 Time of the Essence

Time is of the essence of this Agreement and of each and every term, condition, obligation, and provision hereof.

9.16 Effective Date

As used herein. the term "Effective Date**"** shall mean the date this Agreement is executed by all Parties.

The Parties have duly executed this Agreement as of the respective date written below.

SELLER: **ALLEN C. DOBOVSKY TRUST,**
established September 21, 1995

_____
Allen C. Dobovsky, Trustee

Date:_____

BUYER: **CITY OF HALF MOON BAY,**
a California municipal corporation

_____
Matthew Chidester
City Manager

Date:_____

APPROVED AS TO FORM:

_____
Denise S. Bazzano
Interim City Attorney

Date:_____

Title Company agrees to act as escrow holder in accordance with the terms of this Agreement and act as the Reporting Person under section 6045(e) of the United States Internal Revenue Code of 1986 and the regulations promulgated thereunder, which require an information return to be made to the United States Internal Revenue Service, and a statement to be furnished to Seller, in connection with this transaction. Title Company's failure to execute below shall not invalidate this Agreement between City and Seller.

TITLE COMPANY: CHICAGO TITLE COMPANY

By: _____

Its:_____

Date:_____

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HALF MOON BAY, IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 6, Block 5, as designated on the map entitled "MAP OF FRANK P. BROPHY'S SUBDIVISION OF THE MIRAMONTES TRACT', which map was filed in the office of the Recorder of the County of San Mateo, State of California, on December 4, 1905 in Book "A" of Maps at Page 39, and a copy entered in Book 3 of Maps at Page 92.

APN: 056-126-040

Exhibit B

to Exhibit C- Grant Deed

West of Railroad PUD Area
With Subject Parcel

Exhibit C
GRANT DEED

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Half Moon Bay City Hall
501 Main St.
Half Moon Bay, CA 94019

City of Half Moon Bay. California only) APN 056-126-040

(Space above this line reserved for Recorder's use

No Recording Fee Per Government Code 6103

No Document Transfer Tax Per R & T Code 11922

GRANT DEED

FOR VALUABLE CONSIDERATION. receipt of which is hereby acknowledged. ALLEN C. DOBOVSKY, TRUSTEE OF THE ALLEN C. DOBOVSKY TRUST ESTABLISHED SEPTEMBER 21, 1995 ("Grantor"), hereby grants to the CITY OF HALF MOON BAY, a municipal corporation established pursuant to the laws of the State of California ("Grantee"). the real property known as APN 056-126-040, in the City of Half Moon Bay. State of California. described on Exhibit A and identified on Exhibit B, both attached hereto and made a part hereof (the "Property").

TOGETHER WITH any and all rights. privileges, and easements incidental or appurtenant to the Property, including, without limitation. any and all minerals, oil, gas and other hydrocarbon substances on and under the Property. as well as any and all development rights, air rights relating to the Property. any water, water rights. riparian rights and water stock relating to the Property and any and all easements. rights of way or other appurtenances used in connection with the beneficial use and enjoyment of the Property

and all of Grantor's right, title and interest in and to any and all roads and alleys adjoining or servicing the Property.

Executed as of this_____day of _____ 2026.

ALLEN C. DOBOVSKY,
TRUSTEE OF THE ALLEN C.
DOBOVSKY TRUST
ESTABLISHED SEPTEMBER
21, 1995

Dated: _____ _____
Signature

(MUST BE NOTARIZED)

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HALF MOON BAY, IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 6, Block 5, as designated on the map entitled "MAP OF FRANK P. BROPHY'S SUBDIVISION OF THE MIRAMONTES TRACT', which map was filed in the office of the Recorder of the County of San Mateo, State of California, on December 4, 1905 in Book "A" of Maps at Page 39, and a copy entered in Book 3 of Maps at Page 92.

APN: 056-126-040

Exhibit B

to Exhibit C- Grant Deed

West of Railroad PUD Area
With Subject Parcel

Exhibit D

CERTIFICATE OF TRANSFEROR
OTHER THAN AN INDIVIDUAL
(FIRPTA Affidavit)

Section 1445 of the Internal Revenue Code provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person. To inform the CITY OF HALF MOON BAY, a municipal corporation established pursuant to the laws of the State of California, the transferee of certain real property located in the City of Half Moon Bay, California. that withholding of tax is not required upon the disposition of such U.S. real property interest by _____ a_____ ("Transferor"), the undersigned hereby certifies the following on behalf of Transferor:

1. Transferor is not a foreign corporation. foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations):

2. Transferor's U.S. employer identification number is _____; and

3. Transferor's office address is _____.

4. Transferor understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalty of perjury. I declare that I have examined this certificate and to the best of my knowledge and belief it is true, correct and complete. and I further declare that I have authority to sign this document on behalf of Transferor.

Dated:. _____ 2026.

On behalf of:

THE ALLEN C. DOBOVSKY TRUST
ESTABLISHED SEPTEMBER 21, 1995
By:_____
_____
(Print Name)

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Dale Leda, Interim Public Works Director / City Engineer

TITLE: **APPROVAL OF WATER SERVICE AGREEMENT WITH COASTSIDE COUNTY WATER DISTRICT FOR THE WAVECREST ROAD WATER LINE PROJECT**

RECOMMENDATION:
Adopt a resolution approving a Water Service Agreement between the City of Half Moon Bay and Coastside County Water District for the Wavecrest Road Water Line Project, authorizing the City Manager to execute the agreement, and authorizing the City Manager to execute any related easement documents necessary to implement the agreement, subject to approval as to form by the City Attorney.

FISCAL IMPACT:
The Water Service Agreement requires the City to pay Coastside County Water District fees and deposits in the amount of $10,358.62, including water meter and meter installation fees and plan check/construction inspection deposits. The agreement also requires the City to construct the water main extension and provide required bonds and insurance for the work.

Funding for the Wavecrest Road Water Line Project is included in the City's adopted Capital Improvement Program budget under CIP No. 9004 – Wavecrest Road Water Main Extension. No additional appropriation is requested at this time.

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

BACKGROUND:
The City owns property located at 201 Wavecrest Road, APN 065-011-160, within the service area of Coastside County Water District. The property currently has an existing 2-inch water meter with a 2-inch service located near the intersection of Cabrillo Highway and Wavecrest Road. The existing water service is non-conforming and will be abandoned and relocated to comply with current District standards.

The City is advancing the Wavecrest Road Water Main Extension Project to provide water service to City facilities in the Wavecrest area, including Smith Field. The proposed project includes construction of an approximately 2,100-foot-long, 8-inch ductile iron water main extension, along with a 2-inch irrigation service connection, a 1.5-inch domestic service connection with a 1-inch meter, and related appurtenances. The agreement identifies the reviewed project plans prepared by Freyer & Laureta, Inc., dated April 10, 2026, as the basis for the approved Project Utility System.

Coastside County Water District prepared a Draft Water Service Agreement establishing the terms and conditions for construction, inspection, acceptance, and future District ownership of the water main extension and related appurtenances. The CCWD Board of Directors approved the Water Service Agreement at its July 14, 2026 Board meeting. With CCWD's approval complete, City Council approval is now requested to authorize the City Manager to execute the agreement on behalf of the City.

CEQA DETERMINATION:
The City completed CEQA review for the Wavecrest Road Water Line Project through adoption of a Mitigated Negative Declaration (MND) and issuance of a Coastal Development Permit (CDP), which were approved by the City's Planning Commission on September 23, 2025. The execution of the service agreement is within the scope of the previously approved project and does not involve substantial changes, new information, or changed circumstances requiring subsequent environmental review.

DISCUSSION:
The proposed Water Service Agreement establishes the terms and conditions under which the City may construct the water main extension and connect the improvements to the Coastside County Water District system.

Under the agreement, the City is responsible for constructing the Project Utility System in accordance with the approved plans, District standards, and the direction of the District Engineer. The City must also provide advance notice to the District before construction begins, allow District inspection of the work, and pay applicable District fees and inspection costs.

The agreement requires the City to commence installation within three months of the agreement date and complete installation within twelve months, subject to extensions for force majeure events. Prior to construction, the City must provide evidence that the contractor is properly licensed and qualified, and must furnish payment, performance, and maintenance bonds. The agreement also requires insurance coverage naming the District as an additional insured.

Upon completion and acceptance of the Project Utility System, ownership of the water main and related District-side appurtenances will be conveyed to Coastside County Water District. The City will remain responsible for water facilities on the City side of the meter and for any required backflow prevention devices. The agreement also requires the City to provide any easements

necessary for District access to and maintenance of the Project Utility System prior to acceptance of the improvements.

Accordingly, the proposed resolution authorizes the City Manager to execute the Water Service Agreement and any related easements, grants of easement, certificates, notices, or other documents necessary to implement the agreement, subject to approval as to form by the City Attorney.

Approval of the agreement is necessary before Coastside County Water District will provide final approvals and ultimately accept the water main extension into its system. Because the agreement includes financial obligations, construction obligations, indemnity provisions, insurance requirements, conveyance of utility improvements, and potential easement obligations, staff recommends that the City Council approve the agreement and authorize the City Manager to execute the agreement and related easement documents.

ATTACHMENTS:
1. Resolution (Draft Agreement included as Exhibit A)
2. CCWD Staff Report from July 14, 2026, Board Meeting

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY APPROVING A WATER SERVICE AGREEMENT WITH COASTSIDE COUNTY WATER DISTRICT FOR THE WAVECREST ROAD WATER LINE PROJECT AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND RELATED EASEMENT DOCUMENTS

WHEREAS, the City of Half Moon Bay owns property located at 201 Wavecrest Road, APN 065-011-160; and

WHEREAS, the City is advancing the Wavecrest Road Water Line Project to extend water service to the Wavecrest area, including City facilities at Smith Field; and

WHEREAS, the project includes construction of an approximately 2,100-foot-long, 8-inch ductile iron water main extension, service connections, and related appurtenances; and

WHEREAS, the City completed CEQA review for the Wavecrest Road Water Line Project through adoption of a Mitigated Negative Declaration (MND) and issuance of a Coastal Development Permit (CDP), which were approved by the City's Planning Commission on September 23, 2025. The execution of the service agreement is within the scope of the previously approved project and does not involve substantial changes, new information, or changed circumstances requiring subsequent environmental review; and

WHEREAS, Coastside County Water District prepared a Water Service Agreement establishing the terms and conditions for construction, inspection, acceptance, and future District ownership of the water main extension and related appurtenances; and

WHEREAS, the Coastside County Water District Board of Directors approved the Water Service Agreement at its July 14, 2026, Board meeting; and

WHEREAS, the Water Service Agreement requires the City to provide any easements necessary for Coastside County Water District access to and maintenance of the Project Utility System prior to District acceptance of the improvements; and

WHEREAS, City Council approval is now requested to authorize the City Manager to execute the Water Service Agreement and any related easement documents necessary to implement the agreement; and

WHEREAS, sufficient funding for the project is included in the City's adopted Capital Improvement Program budget for CIP No. 9004, Wavecrest Road Water Main Extension.

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

1. Approves the Water Service Agreement between Coastside County Water District and the City of Half Moon Bay for the Wavecrest Road Water Line Project, substantially in the form attached as Exhibit A; and

2. Authorizes the City Manager to execute the Water Service Agreement on behalf of the City, subject to any minor, clarifying, or conforming changes approved by the City Attorney; and

3. Authorizes the City Manager to execute any easements, grants of easement, certificates, notices, or other documents necessary to implement the Water Service Agreement and allow Coastside County Water District access to and maintenance of the Project Utility System, subject to approval as to form by the City Attorney; and

4. Authorizes the City Manager, or designee, to take all actions reasonably necessary to implement the agreement, complete the related easement process, and complete the project, consistent with the adopted project budget and applicable City policies.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

WATER SERVICE AGREEMENT

201 WAVECREST ROAD / CITY OF HALF MOON BAY PIPELINE EXTENSION PROJECT

THIS AGREEMENT is made as of this _____day of _____, 2026, between COASTSIDE COUNTY WATER DISTRICT ("District"), and The City of Half Moon Bay (collectively, the “Applicant”).

THE PARTIES AGREE AS FOLLOWS:

1. RECITALS

This Agreement is entered into with regard to the following facts and circumstances.

A. District is a public corporation organized under the provisions of the California Water Code and is engaged in the storage, transmission and sale of water for domestic purposes within San Mateo County.

B. Applicant is the owner of real property located within the geographic limits of the District known as 201 Wavecrest Road, APN 065-011-160 in the City of Half Moon Bay, State of California (collectively, the "Property"), which is shown on Exhibit A.

C. Parcel 065-011-160 (201 Wavecrest Road) is developed and has an existing 2-inch water meter with a 2-inch service. The location of the meter is at the intersection of Cabrillo Highway (Highway One) and Wavecrest Road in Half Moon Bay. This main line extension is required so that the meter can be relocated to conform with current District Standards and Regulations. The existing non-conforming water service will be abandoned.

D. Applicant has purchased, and has the right to install, one one-inch (1”) priority water connection assigned to APN 065-011-160 (201 Wavecrest Road) for domestic use.

E. Applicant has requested the installation of the following: (1) an eight-inch ductile iron pipeline extension approximately two thousand one hundred (2100) feet in length; (2) one 2-inch inch irrigation service connection and a one and one-half inch domestic service connection (with a one-inch meter); and (3) all related appurtenances (collectively, the "Project Utility System").

F. Applicant represents and warrants that Applicant has obtained any and all permits and approvals necessary to construct the Project Utility System for the Property, including a Coastal Development Permit, if required.

2. APPROVAL OF PROJECT UTILITY SYSTEM

The Project Utility System, as defined below, shown on and described in the plans prepared by Freyer & Laureta, Inc., dated April 10, 2026 (collectively, the "reviewed submittal documents") are approved by Jonathan Sutter P.E. (of EKI), Consulting District Engineer. Copies of the reviewed submittal documents are incorporated herein by this reference as Exhibit B.

The Project Utility System includes the requirements specified in the District's request for a waiver for crossing beneath a storm drain pipeline from the State Water Resources Control Board Division of Drinking Water (SWRCB DDW), and the SWRCB DDW approval of the waiver, as set forth in the documents that are incorporated as Exhibit C

The Project Utility System (as defined above) includes the water mains, service lines, fittings, valves and housing thereof, fire hydrant, manholes, and all appurtenances thereto, as depicted and described in the reviewed submittal documents. The Project Utility System does not include the water mains on the Applicant side of the meter or the backflow prevention devices, all of which will be owned and maintained by Applicant.

3. INSTALLATION

A. Applicant shall commence installation of the Project Utility System no later than three (3) months, subject to extension for force majeure events (as defined below) not the fault of Applicant, after the date of this Agreement and shall complete its installation within twelve (12) months after the date of this Agreement. If installation is not commenced or completed by such dates, the District may terminate this Agreement, unless the delay is solely attributable to events, such as war, strike, fire, flood or earthquake or other natural disasters (“force majeure events”), which are beyond the control of, and not the fault of, Applicant.

B. Applicant shall install the Project Utility System in accordance with (1) the location and sizes shown on the reviewed submittal documents identified in Section 2; (2) the District's "Standard Specifications and Standard Drawings," a copy of which has previously been furnished to Applicant; and (3) the further reasonable directions of the District Engineer.

C. Applicant shall obtain an encroachment permit from the City of Half Moon Bay specific to the Project Utility System. Encroachment permit will not contain items not related to the Project Utility System.

4. SUBMITTAL OF PROPOSAL FOR REVIEW AND APPROVAL BY DISTRICT.

Applicant is responsible for obtaining a proposal for construction of the Project from a licensed, qualified contractor to construct the Project ("Proposal"). The contractor shall possess a valid California Contractor's License (Class A or C34). The contractor shall have satisfactorily completed construction of a minimum of 5 similar pipeline projects, and shall, if requested, submit a list of these projects together with the telephone number of the owner's representative who can be contacted regarding the work. Prior to commencement of construction, Applicant shall furnish a copy of the Proposal, along with evidence satisfactory to the District that the contractor possesses the necessary license and experience to construct the Project Utility System.

5. INSPECTION; CONSTRUCTION

A. Prior to commencing construction, Applicant shall furnish to the District Engineer, at Applicant's expense, a report by a competent soils engineer or soils laboratory indicating that the compaction of the fills within which said facilities are to be installed is at least equal to ninety-five percent (95%) compaction, as that phrase is defined in the latest edition of the Standard Specifications, State of California, Department of Transportation, or meets such other criteria as the District Engineer may prescribe.

B. Applicant shall notify District in writing at least ten (10) days in advance of the proposed starting date for construction and shall not commence construction unless the District Engineer or other authorized District inspector is at the site of the work when construction begins. District agrees to make the District Engineer or other authorized District inspector available to be on site, provided the ten (10) days advance notice is given by Applicant. If construction is not continuous, District shall be notified at least forty-eight (48) hours in advance of the resumption of construction. Any work performed without notice to District may be rejected by District on that ground alone. The District Engineer will observe and inspect facilities solely to protect the interests of the District and to determine whether the completed work is acceptable to District and can be incorporated into the District system. The District does not assume thereby any responsibility for the operations or safety practices of Applicant. Applicant is responsible for correct location of all facilities which it installs. The District Engineer will not inspect facilities installed "downstream" of the

individual meter boxes.

C. Applicant shall permit District's employees and authorized representatives to inspect the Project Utility System, and the plans and materials therefore, at any reasonable time before, during, or after installation.

D. Applicant shall repair at its expense (or, at the option of District, shall reimburse District for the actual cost of repairs effected by it) any damage to District property caused by Applicant, its agents, employees, or contractors in constructing the Project Utility System.

6. PAYMENT OF FEES AND CHARGES

The Applicant will pay applicable fees and charges as follows:

A. Transmission and Storage Fees. None due. Applicant has paid transmission and storage fees for one (1) one-inch (1") priority service connection.

B. Water Meter and Water Meter Installation Fees. Concurrently with the execution of this Agreement, Applicant shall pay the amount of Two thousand Three Hundred and Fifty-Eight Dollars and Sixty-Two Cents ($2358.62) towards the cost of purchasing and installing one 2-inch and one 1-inch water meter. Applicant will pay the District's actual cost of purchase and installation of the meter. (Exhibit D).

C. Initial Filing Fee. None due. The District acknowledges receipt of a non-refundable initial filing fee in the amount of $500.

D. Plan Check and Construction Inspection Fees. The Applicant is required to deposit the sum of Eight Thousand Dollars and No Cents ($8,000.00), which is the cost estimate for the District staff and Engineer's costs in preparing and reviewing final plans, inspecting the construction of the Project Utility System, modifications of water system maps, and administrative, legal, and auditing costs. A final accounting will be performed at the end of construction and prior to acceptance of the Project Utility System. Applicant shall pay additional fees if the deposit does not cover District costs for providing these services.

E. Total Payment Due with Agreement. The amount of Ten Thousand Three Hundred and Fifty-Eight Dollars and Sixty-Two Cents ($10,358.62).

7. BONDS

Prior to commencement of construction, Applicant shall furnish to District the following bonds:

A. A Payment Bond in the amount of 100% of the Proposal amount, to guarantee payment of the obligations referred to in Section 3248 of the Civil Code;

B. A Performance Bond in the amount 100% of the Proposal amount, to guarantee faithful performance of the terms of this Agreement; and

C. A Maintenance Bond in the amount of 10% of the Proposal amount, to guarantee against defective materials and faulty workmanship for a period of two (2) years from and after the acceptance of the Project Utility System by District.

The bonds shall be in a form satisfactory to District. The surety or sureties must be qualified to do business in California. If any of the sureties, in the sole opinion of District, is or becomes irresponsible, District may require other or additional sureties which Applicant shall furnish to the satisfaction of District within ten (10) days after notice from District. In default thereof, District shall be released from all obligations under this Agreement. No prepayment or delay in payment and no change, extension, addition, or alteration or any provision of this Agreement or in the approved submittal documents referred to in Section 2, above, and no forbearance or acceptance by or on the part of District shall operate to release any surety from liability on a bond.

8. INDEMNITY

A. District shall not be responsible or held liable in any manner whatsoever for any injury or damage which may be done to any person or property (or other loss or liability) arising from the performance or failure to perform the obligations set forth in this Agreement and the installation of the Project Utility System by or on behalf of Applicant.

B. Applicant, on its behalf and on behalf of its successors in interest, hereby agrees to waive any claims against District arising from or related to the events and activities described in Subsection A, above, and to indemnify, defend and hold harmless the District, its directors, officers, employees, and agents from and against any and all liability for the death of or injury to any person and for the loss of, or damage to, any property (including the loss of its use) which may arise from such events and activities. The agreements contained in this paragraph shall survive the performance of the

remainder of this Agreement and shall remain in full force and effect notwithstanding such performance for a period of 5 years after the District accepts the Project Utility System pursuant to Section 13 of this Agreement.

C. The provisions of Section 7.A and 7.B shall not be applicable to injury or damage, loss or liability caused by the District's sole, active negligence or willful misconduct.

9. INSURANCE

A. Applicant or its construction contractor shall, at its cost, maintain in full force and effect during the period beginning with commencement of construction of the Project Utility System and terminating no earlier than thirty (30) days after completion thereof and approval by District for its connection with the District's distribution system, a policy or policies of liability insurance, as follows:

1. General Liability - Commercial General Liability (CGL) - Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 00 01) including products and completed operations, property damage, bodily injury, personal and advertising injury with limit of at least five million dollars ($5,000,000) per occurrence or the full per occurrence limits of the policies available, whichever is greater. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (coverage as broad as the ISO CG 25 03, or ISO CG 25 04 endorsement provided to Coastside County Water District) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability - Insurance Services Office (ISO) Business Auto Coverage (Form CA 00 01), covering Symbol 1 (any auto) with limit of one million dollars ($1,000,000) for bodily injury and property damage each accident.

3. The General Liability and Automobile Liability policies shall insure District as an additional insured against any and all liability for the death of or injury to any person and for the loss of or damage to any property which may arise by reason of acts done or omitted to be done as a result of the installation of the Project Utility System by or on behalf of Applicant and shall further insure District against any and all costs and expenses, including attorney's fees, which District may incur in resisting any claim which may be made against District for any such injury or damage.

B. Each such policy shall:

1. be issued by an insurance company or companies qualified to do

business in California and approved in writing by District;

2. name District, its Directors, officers, agents and employees, as additional insureds;

3. specify that it acts as Primary Insurance; the insurer being liable thereunder for the full amount of any loss up to and including the total limit of liability without right of contribution from any insurance effected by District;

4. provide that the policy shall not be cancelled or altered without thirty (30) days' prior written notice to District (or Applicant shall provide this written notice to the District); and

5. Otherwise be in form reasonably satisfactory to District.

4 Workers' Compensation Insurance -. The Contractor shall provide workers' compensation coverage as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease. Waiver of Subrogation (also known as Transfer of Rights of Recovery Against Others to Us): The Contractor hereby agrees to waive rights of subrogation to obtain endorsement necessary to affect this waiver of subrogation in favor of the Coastside County Water District, its directors, officers, employees, and authorized volunteers, for losses paid under the terms of this coverage which arise from work performed by the Named Insured for the Coastside County Water District; this provision applies regardless of whether or not the Coastside County Water District has received a waiver of subrogation from the insurer. In addition, the policy shall provide that the policy shall not be cancelled or altered without thirty (30) days' prior written notice to District (or Applicant shall provide this written notice to the District).

5 Copies of all policies required above (or Certificates of Insurance satisfactory to District) shall be delivered to District at least ten (10) days prior to commencement of construction of the Project Utility System.

10. SIZING OF INTERIOR PLUMBING; WATER PRESSURE

A. Applicant acknowledge that the District's system in the area of the Property meets the District's minimum water pressure requirements but is subject to low water pressure conditions.

District recommends that Applicant consider the low water pressure conditions in designing the plumbing for the Property. It is Applicant's responsibility to ensure sufficiency of water flow and pressure at all fixture units at the Property; District shall have no responsibility to inspect the installation of plumbing fixtures or piping.

B. Applicant agree to inform the future owners and occupants of the Property o of the low water pressure conditions that exist at the Property and to advise future owners and occupants of the Property that installing additional or larger water fixtures may reduce the already low water pressure condition.

11. CONVEYANCE OF TITLE TO PROJECT UTILITY SYSTEM

Full rights, title and interest in and to all elements of the Project Utility System installed pursuant hereto will be granted to District upon written notice of acceptance thereof by District and without the necessity for any further action by Applicant. There shall be no obligation upon District to pay or reimburse to Applicant any part of the cost of Project Utility System. Applicant warrants that upon such passage of title to District, the title shall be free and clear from any and all mechanics and materialmen liens that could arise from construction of the Project Utility System, charges and encumbrances whatsoever. The water meters described in Section 2, above, are and will remain the property of District.

12. CONVEYANCE OF EASEMENTS

Applicant further agrees that it will, prior to acceptance of the Project Utility System, deliver to District easements necessary for access to and maintenance of the Project Utility System by executing, or arranging for the execution, of Grants of Easement in form and substance satisfactory to District and substantially in the form attached hereto as Exhibit E

13. ACCEPTANCE BY DISTRICT

District shall accept the Project Utility System when all of the following conditions have been met: (1) completion of the Project Utility System; (2) certification by Water Distribution Operations Manager and/or District Engineer upon completion that the Project Utility System has been constructed in accordance with this Agreement; (3) furnishing by Applicant of evidence that it has paid all costs incurred in constructing the Project Utility System; (4) performance by Applicant of all of its obligations under this Agreement which are to be completed prior to acceptance of the Project Utility System,

including payment of all sums due the District; and conveyance of all easements; and (5) furnishing by Applicant of one electronic set of drawings of the completed improvements showing "as-built" conditions.

Upon acceptance, and payment for the cost of meter installation, District shall provide water utility service to the Property.

Upon acceptance, Applicant shall be relieved of all future obligation to maintain the Project Utility System, subject to its obligation to repair defects, which obligation is secured by the maintenance bond provided for in Section 7.C., for the duration of the term of such bond (i.e., two years after acceptance).

14. EXECUTION AND PERFORMANCE OF AGREEMENT

Execution of this Agreement is a condition precedent to issuance by District of any letters, approvals, consents, or communications to any state, municipal, local or other public bodies regarding the availability of water service to the Property from the Project. Full performance of and compliance with each and every term of this Agreement by Applicant is a condition precedent to water service by District.

15. DISTRICT REGULATIONS

Applicant shall at all times abide by and faithfully observe any and all District ordinances, resolutions, rules and regulations presently in effect, including current fee schedules, or which may hereafter be enacted or amended from time to time, including but not limited to *Regulations Regarding Water Service Extensions and Water System Improvements*; *Engineering and Construction Standards*; *Approved Materials* (codified through Resolution No. 2003-11, March 2004), a copy of which has previously been furnished to Applicant.

16. ASSIGNMENT

Applicant's rights under this Agreement may be assigned only in connection with a sale or conveyance of the Property. No such assignment shall be valid or binding on the District unless the assignee executes a written instrument, in form and substance satisfactory to District, assuming all of Applicant's obligations under this Agreement, which have not been fully performed as of the date of

assignment. Such assignment shall not release Applicant from any of its obligations to District under this Agreement.

This Agreement shall be binding upon and shall inure to the benefit of the parties and their successors and permitted assigns. If the Applicant or a permitted successor or assign shall disincorporate, forfeit its articles or right of incorporation, or otherwise fully terminate without a successor or assign, District shall as of the date of disincorporation, forfeiture or termination own the Project Utility System free and clear of any obligation to any party.

17. NOTICE

Any notice required by this Agreement shall be satisfied by a notice in writing, either delivered personally or sent by regular or certified mail, postage prepaid, and addressed as follows:

District: Coastside County Water District 766
Main Street
Half Moon Bay, CA 94019
Attention: Mary Rogren, General Manager

Applicant: City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
Attention: Matt Chidester, City Manager

18. CONSTRUCTION OF AGREEMENT

Both parties have participated in preparing this Agreement. This Agreement shall be construed reasonably and not in favor of or against either party hereto on the grounds that one party prepared the Agreement.

19. ENTIRE AGREEMENT

This Agreement, including the Exhibits which are hereby incorporated by reference, contains the entire agreement between the parties hereto. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist.

20. APPLICABLE LAW

This Agreement shall be governed by and construed and enforced in accordance with and subject to the laws of the State of California. Except as expressly provided for herein, this Agreement is not intended to, and does not, modify the District's rights to exercise the legislative discretion accorded to it by the laws of California. Any lawsuit related to this Agreement shall be commenced and prosecuted in the County of San Mateo, State of California.

21. AMENDMENT

Any amendment hereof, including any oral modification allegedly supported by new consideration, shall not be effective unless reduced to a writing signed by both parties.

22. AUTHORIZED SIGNATURE

The individuals whose names are subscribed to this Agreement represent that they are authorized to act on behalf of the party for whom they sign.

23. TIME

Time is of the essence of the Agreement.

DRAFT

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

DISTRICT:
COASTSIDE COUNTY WATER DISTRICT

By:_____
President, Board of Directors

By:_____
Secretary

APPLICANT:
CITY OF HALF MOON BAY

By:_____
Matt Chidester, City Manager

DRAFT

EXHIBIT A

DRAFT

65-1

1" = 300'

N

BK.64

32

RESERVED LOT A

12

13

3

S81°W

1764.97'

12'

1959.78'

446.63'

COAST

161.0'

30' EASE.

2

395'

160'

1

36

37

38

39

40

41

OCEAN

SOUTH

827.64'

1210.53'

15

011

14

012

3

MAIN ST.

N6°W

BK.64

37

192.06'

N74°15'E

S37°45'W

250.14'

PACIFIC

S7°30'E

223.74'

1826.75'

1225.07'

239.81'

1253.55'

N22°57'W

160'

159.34'

R=60'

BORDON - HATCH MILL RD.

HIGGINS RD.

OCEAN BLVD.

BEACH AVE.

PACIFIC AVE.

FAIRVIEW AVE.

MYRTLE AVE.

BELLA VISTA AVE.

MORGAN AVE.

2

3

4

WAVE CREST AMEND.

6

613.80'

679.80'

16

D

C

B

330.33'

HWY.

307.77'

25.20'

135.39'

2

334.19'

112.80'

60'

AVE.

984.72'

984.72'

2

11

A

223.57'

N18°46'49"W

193.18'

N13°00'44"W

95.76'

R=25'

BAY ST.

PARK

613.80'

679.80'

686.40'

198.32'

38.56'

40'

COUNTY

N81°E

ROAD

40'

60'

REDONDO VIEW

8

9

21

EXHIBIT A

3 THIRD ADDITION TO ARLETA PARK RSM 6/37

2 SUB. OF JOHNSTON RANCH PTN. OF RSM 2/57

1 JOHNSTON RANCH PTN. OF RSM 2/4

117

5/2/1979

L.S.

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

EXHIBIT B

PLANS WERE NOT INCLUDED IN THIS EXHIBIT DUE TO THE LARGE FILE SIZE.
COPY OF PLANS ARE ALSO INCLUDED IN **EXHIBIT C**
WITH DEPARTMENT OF DRINKING WATER SUBMITTAL

DRAFT

EXHIBIT C

DRAFT

STAFF REPORT

To: **Coastside County Water District Board of Directors**

From: **Mary Rogren, General Manager**

Agenda: **July 14, 2026**

Report Date: **July 10, 2026**

Agenda Title: Approval of Water Service Agreement for 201 Wavecrest Road, Half Moon Bay

---

Recommendation/Motion:

Approve the attached Water Service Agreement between the Coastside County Water District and The City of Half Moon Bay for construction of a pipeline extension along Wavecrest Road in Half Moon Bay.

Background:

The attached Water Service Agreement provides for construction of a water utility system that will serve 201 Wavecrest Road in Half Moon Bay. The Project consists of approximately 2100 linear feet of 8" diameter ductile iron pipeline that will serve the existing facilities for Smith Field. This main line was required so that the project will conform with current District Standards and Regulations.

Fiscal Impact:

None. All costs for engineering review, construction inspection, meter installation, administrative support, and other District activities associated with providing water service for the subdivision are paid by the applicant.

Wavecrest Rd
Wavecrest Rd
Wavecrest Rd
Oakesley Ave
Oakesley Ave

WATER SERVICE AGREEMENT

201 WAVECREST ROAD / CITY OF HALF MOON BAY PIPELINE EXTENSION PROJECT

THIS AGREEMENT is made as of this ____day of _____, 2026, between COASTSIDE COUNTY WATER DISTRICT ("District"), and The City of Half Moon Bay (collectively, the “Applicant”).

THE PARTIES AGREE AS FOLLOWS:

1. RECITALS

This Agreement is entered into with regard to the following facts and circumstances.

A. District is a public corporation organized under the provisions of the California Water Code and is engaged in the storage, transmission and sale of water for domestic purposes within San Mateo County.

B. Applicant is the owner of real property located within the geographic limits of the District known as 201 Wavecrest Road, APN 065-011-160 in the City of Half Moon Bay, State of California (collectively, the "Property"), which is shown on Exhibit A.

C. Parcel 065-011-160 (201 Wavecrest Road) is developed and has an existing 2-inch water meter with a 2-inch service. The location of the meter is at the intersection of Cabrillo Highway (Highway One) and Wavecrest Road in Half Moon Bay. This main line extension is required so that the meter can be relocated to conform with current District Standards and Regulations. The existing non-conforming water service will be abandoned.

D. Applicant has purchased, and has the right to install, one one-inch (1”) priority water connection assigned to APN 065-011-160 (201 Wavecrest Road) for domestic use.

E. Applicant has requested the installation of the following: (1) an eight-inch ductile iron pipeline extension approximately two thousand one hundred (2100) feet in length; (2) one 2-inch inch irrigation service connection and a one and one-half inch domestic service connection (with a one-inch meter); and (3) all related appurtenances (collectively, the "Project Utility System").

F. Applicant represents and warrants that Applicant has obtained any and all permits and approvals necessary to construct the Project Utility System for the Property, including a Coastal Development Permit, if required.

2. APPROVAL OF PROJECT UTILITY SYSTEM

The Project Utility System, as defined below, shown on and described in the plans prepared by Freyer & Laureta, Inc., dated April 10, 2026 (collectively, the "reviewed submittal documents") are approved by Jonathan Sutter P.E. (of EKI), Consulting District Engineer. Copies of the reviewed submittal documents are incorporated herein by this reference as Exhibit B.

The Project Utility System includes the requirements specified in the District's request for a waiver for crossing beneath a storm drain pipeline from the State Water Resources Control Board Division of Drinking Water (SWRCB DDW), and the SWRCB DDW approval of the waiver, as set forth in the documents that are incorporated as Exhibit C

The Project Utility System (as defined above) includes the water mains, service lines, fittings, valves and housing thereof, fire hydrant, manholes, and all appurtenances thereto, as depicted and described in the reviewed submittal documents. The Project Utility System does not include the water mains on the Applicant side of the meter or the backflow prevention devices, all of which will be owned and maintained by Applicant.

3. INSTALLATION

A. Applicant shall commence installation of the Project Utility System no later than three (3) months, subject to extension for force majeure events (as defined below) not the fault of Applicant, after the date of this Agreement and shall complete its installation within twelve (12) months after the date of this Agreement. If installation is not commenced or completed by such dates, the District may terminate this Agreement, unless the delay is solely attributable to events, such as war, strike, fire, flood or earthquake or other natural disasters (“force majeure events”), which are beyond the control of, and not the fault of, Applicant.

B. Applicant shall install the Project Utility System in accordance with (1) the location and sizes shown on the reviewed submittal documents identified in Section 2; (2) the District's "Standard Specifications and Standard Drawings," a copy of which has previously been furnished to Applicant; and (3) the further reasonable directions of the District Engineer.

C. Applicant shall obtain an encroachment permit from the City of Half Moon Bay specific to the Project Utility System. Encroachment permit will not contain items not related to the Project Utility System.

4. SUBMITTAL OF PROPOSAL FOR REVIEW AND APPROVAL BY DISTRICT.

Applicant is responsible for obtaining a proposal for construction of the Project from a licensed, qualified contractor to construct the Project ("Proposal"). The contractor shall possess a valid California Contractor's License (Class A or C34). The contractor shall have satisfactorily completed construction of a minimum of 5 similar pipeline projects, and shall, if requested, submit a list of these projects together with the telephone number of the owner's representative who can be contacted regarding the work. Prior to commencement of construction, Applicant shall furnish a copy of the Proposal, along with evidence satisfactory to the District that the contractor possesses the necessary license and experience to construct the Project Utility System.

5. INSPECTION; CONSTRUCTION

A. Prior to commencing construction, Applicant shall furnish to the District Engineer, at Applicant's expense, a report by a competent soils engineer or soils laboratory indicating that the compaction of the fills within which said facilities are to be installed is at least equal to ninety-five percent (95%) compaction, as that phrase is defined in the latest edition of the Standard Specifications, State of California, Department of Transportation, or meets such other criteria as the District Engineer may prescribe.

B. Applicant shall notify District in writing at least ten (10) days in advance of the proposed starting date for construction and shall not commence construction unless the District Engineer or other authorized District inspector is at the site of the work when construction begins. District agrees to make the District Engineer or other authorized District inspector available to be on site, provided the ten (10) days advance notice is given by Applicant. If construction is not continuous, District shall be notified at least forty-eight (48) hours in advance of the resumption of construction. Any work performed without notice to District may be rejected by District on that ground alone. The District Engineer will observe and inspect facilities solely to protect the interests of the District and to determine whether the completed work is acceptable to District and can be incorporated into the District system. The District does not assume thereby any responsibility for the operations or safety practices of Applicant. Applicant is responsible for correct location of all facilities which it installs. The District Engineer will not inspect facilities installed "downstream" of the

individual meter boxes.

C. Applicant shall permit District's employees and authorized representatives to inspect the Project Utility System, and the plans and materials therefore, at any reasonable time before, during, or after installation.

D. Applicant shall repair at its expense (or, at the option of District, shall reimburse District for the actual cost of repairs effected by it) any damage to District property caused by Applicant, its agents, employees, or contractors in constructing the Project Utility System.

6. PAYMENT OF FEES AND CHARGES

The Applicant will pay applicable fees and charges as follows:

A. Transmission and Storage Fees. None due. Applicant has paid transmission and storage fees for one (1) one-inch (1") priority service connection.

B. Water Meter and Water Meter Installation Fees. Concurrently with the execution of this Agreement, Applicant shall pay the amount of Two thousand Three Hundred and Fifty-Eight Dollars and Sixty-Two Cents ($2358.62) towards the cost of purchasing and installing one 2-inch and one 1-inch water meter. Applicant will pay the District's actual cost of purchase and installation of the meter. (Exhibit D).

C. Initial Filing Fee. None due. The District acknowledges receipt of a non-refundable initial filing fee in the amount of $500.

D. Plan Check and Construction Inspection Fees. The Applicant is required to deposit the sum of Eight Thousand Dollars and No Cents ($8,000.00), which is the cost estimate for the District staff and Engineer's costs in preparing and reviewing final plans, inspecting the construction of the Project Utility System, modifications of water system maps, and administrative, legal, and auditing costs. A final accounting will be performed at the end of construction and prior to acceptance of the Project Utility System. Applicant shall pay additional fees if the deposit does not cover District costs for providing these services.

E. Total Payment Due with Agreement. The amount of Ten Thousand Three Hundred and Fifty-Eight Dollars and Sixty-Two Cents ($10,358.62).

7. BONDS

Prior to commencement of construction, Applicant shall furnish to District the following bonds:

A. A Payment Bond in the amount of 100% of the Proposal amount, to guarantee payment of the obligations referred to in Section 3248 of the Civil Code;

B. A Performance Bond in the amount 100% of the Proposal amount, to guarantee faithful performance of the terms of this Agreement; and

C. A Maintenance Bond in the amount of 10% of the Proposal amount, to guarantee against defective materials and faulty workmanship for a period of two (2) years from and after the acceptance of the Project Utility System by District.

The bonds shall be in a form satisfactory to District. The surety or sureties must be qualified to do business in California. If any of the sureties, in the sole opinion of District, is or becomes irresponsible, District may require other or additional sureties which Applicant shall furnish to the satisfaction of District within ten (10) days after notice from District. In default thereof, District shall be released from all obligations under this Agreement. No prepayment or delay in payment and no change, extension, addition, or alteration or any provision of this Agreement or in the approved submittal documents referred to in Section 2, above, and no forbearance or acceptance by or on the part of District shall operate to release any surety from liability on a bond.

8. INDEMNITY

A. District shall not be responsible or held liable in any manner whatsoever for any injury or damage which may be done to any person or property (or other loss or liability) arising from the performance or failure to perform the obligations set forth in this Agreement and the installation of the Project Utility System by or on behalf of Applicant.

B. Applicant, on its behalf and on behalf of its successors in interest, hereby agrees to waive any claims against District arising from or related to the events and activities described in Subsection A, above, and to indemnify, defend and hold harmless the District, its directors, officers, employees, and agents from and against any and all liability for the death of or injury to any person and for the loss of, or damage to, any property (including the loss of its use) which may arise from such events and activities. The agreements contained in this paragraph shall survive the performance of the

remainder of this Agreement and shall remain in full force and effect notwithstanding such performance for a period of 5 years after the District accepts the Project Utility System pursuant to Section 13 of this Agreement.

C. The provisions of Section 7.A and 7.B shall not be applicable to injury or damage, loss or liability caused by the District's sole, active negligence or willful misconduct.

9. INSURANCE

A. Applicant or its construction contractor shall, at its cost, maintain in full force and effect during the period beginning with commencement of construction of the Project Utility System and terminating no earlier than thirty (30) days after completion thereof and approval by District for its connection with the District's distribution system, a policy or policies of liability insurance, as follows:

1. General Liability - Commercial General Liability (CGL) - Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 00 01) including products and completed operations, property damage, bodily injury, personal and advertising injury with limit of at least five million dollars ($5,000,000) per occurrence or the full per occurrence limits of the policies available, whichever is greater. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (coverage as broad as the ISO CG 25 03, or ISO CG 25 04 endorsement provided to Coastside County Water District) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability - Insurance Services Office (ISO) Business Auto Coverage (Form CA 00 01), covering Symbol 1 (any auto) with limit of one million dollars ($1,000,000) for bodily injury and property damage each accident.

3. The General Liability and Automobile Liability policies shall insure District as an additional insured against any and all liability for the death of or injury to any person and for the loss of or damage to any property which may arise by reason of acts done or omitted to be done as a result of the installation of the Project Utility System by or on behalf of Applicant and shall further insure District against any and all costs and expenses, including attorney's fees, which District may incur in resisting any claim which may be made against District for any such injury or damage.

B. Each such policy shall:

1. be issued by an insurance company or companies qualified to do

business in California and approved in writing by District;

2. name District, its Directors, officers, agents and employees, as additional insureds;

3. specify that it acts as Primary Insurance; the insurer being liable thereunder for the full amount of any loss up to and including the total limit of liability without right of contribution from any insurance effected by District;

4. provide that the policy shall not be cancelled or altered without thirty (30) days' prior written notice to District (or Applicant shall provide this written notice to the District); and

5. Otherwise be in form reasonably satisfactory to District.

4 Workers' Compensation Insurance -. The Contractor shall provide workers' compensation coverage as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease. Waiver of Subrogation (also known as Transfer of Rights of Recovery Against Others to Us): The Contractor hereby agrees to waive rights of subrogation to obtain endorsement necessary to affect this waiver of subrogation in favor of the Coastside County Water District, its directors, officers, employees, and authorized volunteers, for losses paid under the terms of this coverage which arise from work performed by the Named Insured for the Coastside County Water District; this provision applies regardless of whether or not the Coastside County Water District has received a waiver of subrogation from the insurer. In addition, the policy shall provide that the policy shall not be cancelled or altered without thirty (30) days' prior written notice to District (or Applicant shall provide this written notice to the District).

5 Copies of all policies required above (or Certificates of Insurance satisfactory to District) shall be delivered to District at least ten (10) days prior to commencement of construction of the Project Utility System.

10. SIZING OF INTERIOR PLUMBING; WATER PRESSURE

A. Applicant acknowledge that the District's system in the area of the Property meets the District's minimum water pressure requirements but is subject to low water pressure conditions.

District recommends that Applicant consider the low water pressure conditions in designing the plumbing for the Property. It is Applicant's responsibility to ensure sufficiency of water flow and pressure at all fixture units at the Property; District shall have no responsibility to inspect the installation of plumbing fixtures or piping.

B. Applicant agree to inform the future owners and occupants of the Property o of the low water pressure conditions that exist at the Property and to advise future owners and occupants of the Property that installing additional or larger water fixtures may reduce the already low water pressure condition.

11. CONVEYANCE OF TITLE TO PROJECT UTILITY SYSTEM

Full rights, title and interest in and to all elements of the Project Utility System installed pursuant hereto will be granted to District upon written notice of acceptance thereof by District and without the necessity for any further action by Applicant. There shall be no obligation upon District to pay or reimburse to Applicant any part of the cost of Project Utility System. Applicant warrants that upon such passage of title to District, the title shall be free and clear from any and all mechanics and materialmen liens that could arise from construction of the Project Utility System, charges and encumbrances whatsoever. The water meters described in Section 2, above, are and will remain the property of District.

12. CONVEYANCE OF EASEMENTS

Applicant further agrees that it will, prior to acceptance of the Project Utility System, deliver to District easements necessary for access to and maintenance of the Project Utility System by executing, or arranging for the execution, of Grants of Easement in form and substance satisfactory to District and substantially in the form attached hereto as Exhibit E

13. ACCEPTANCE BY DISTRICT

District shall accept the Project Utility System when all of the following conditions have been met: (1) completion of the Project Utility System; (2) certification by Water Distribution Operations Manager and/or District Engineer upon completion that the Project Utility System has been constructed in accordance with this Agreement; (3) furnishing by Applicant of evidence that it has paid all costs incurred in constructing the Project Utility System; (4) performance by Applicant of all of its obligations under this Agreement which are to be completed prior to acceptance of the Project Utility System,

including payment of all sums due the District; and conveyance of all easements; and (5) furnishing by Applicant of one electronic set of drawings of the completed improvements showing "as-built" conditions.

Upon acceptance, and payment for the cost of meter installation, District shall provide water utility service to the Property.

Upon acceptance, Applicant shall be relieved of all future obligation to maintain the Project Utility System, subject to its obligation to repair defects, which obligation is secured by the maintenance bond provided for in Section 7.C., for the duration of the term of such bond (i.e., two years after acceptance).

14. EXECUTION AND PERFORMANCE OF AGREEMENT

Execution of this Agreement is a condition precedent to issuance by District of any letters, approvals, consents, or communications to any state, municipal, local or other public bodies regarding the availability of water service to the Property from the Project. Full performance of and compliance with each and every term of this Agreement by Applicant is a condition precedent to water service by District.

15. DISTRICT REGULATIONS

Applicant shall at all times abide by and faithfully observe any and all District ordinances, resolutions, rules and regulations presently in effect, including current fee schedules, or which may hereafter be enacted or amended from time to time, including but not limited to *Regulations Regarding Water Service Extensions and Water System Improvements*; *Engineering and Construction Standards*; *Approved Materials* (codified through Resolution No. 2003-11, March 2004), a copy of which has previously been furnished to Applicant.

16. ASSIGNMENT

Applicant's rights under this Agreement may be assigned only in connection with a sale or conveyance of the Property. No such assignment shall be valid or binding on the District unless the assignee executes a written instrument, in form and substance satisfactory to District, assuming all of Applicant's obligations under this Agreement, which have not been fully performed as of the date of

assignment. Such assignment shall not release Applicant from any of its obligations to District under this Agreement.

This Agreement shall be binding upon and shall inure to the benefit of the parties and their successors and permitted assigns. If the Applicant or a permitted successor or assign shall disincorporate, forfeit its articles or right of incorporation, or otherwise fully terminate without a successor or assign, District shall as of the date of disincorporation, forfeiture or termination own the Project Utility System free and clear of any obligation to any party.

17. NOTICE

Any notice required by this Agreement shall be satisfied by a notice in writing, either delivered personally or sent by regular or certified mail, postage prepaid, and addressed as follows:

District: Coastside County Water District 766
Main Street
Half Moon Bay, CA 94019
Attention: Mary Rogren, General Manager

Applicant: City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
Attention: Matt Chidester, City Manager

18. CONSTRUCTION OF AGREEMENT

Both parties have participated in preparing this Agreement. This Agreement shall be construed reasonably and not in favor of or against either party hereto on the grounds that one party prepared the Agreement.

19. ENTIRE AGREEMENT

This Agreement, including the Exhibits which are hereby incorporated by reference, contains the entire agreement between the parties hereto. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist.

20. APPLICABLE LAW

This Agreement shall be governed by and construed and enforced in accordance with and subject to the laws of the State of California. Except as expressly provided for herein, this Agreement is not intended to, and does not, modify the District's rights to exercise the legislative discretion accorded to it by the laws of California. Any lawsuit related to this Agreement shall be commenced and prosecuted in the County of San Mateo, State of California.

21. AMENDMENT

Any amendment hereof, including any oral modification allegedly supported by new consideration, shall not be effective unless reduced to a writing signed by both parties.

22. AUTHORIZED SIGNATURE

The individuals whose names are subscribed to this Agreement represent that they are authorized to act on behalf of the party for whom they sign.

23. TIME

Time is of the essence of the Agreement.

DRAFT

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

DISTRICT:
COASTSIDE COUNTY WATER DISTRICT

By:_____
President, Board of Directors

By:_____
Secretary

APPLICANT:
CITY OF HALF MOON BAY

By:_____
Matt Chidester, City Manager

DRAFT

EXHIBIT A

DRAFT

65-1

1" = 300'

N

BK.64

32

RESERVED LOT A

12

13

S81°W

1764.97'

1959.78'

12'

3

COAST

446.63'

161.0'

30' EASE.

2

395'

160'

1

36

37

38

39

40

41

OCEAN

SOUTH

827.64'

1210.53'

15

011

14

012

3

MAIN ST.

N6°W

BK.64

37

192.06'

N74°15'E

S37°45'W

250.14'

PACIFIC

S7°30'E

223.74'

1253.55'

N22°57'W

160'

159.34'

R=60'

BORDON - HATCH MILL RD.

1826.75'

1225.07'

239.81'

HIGGINS RD.

OCEAN BLVD.

BEACH AVE.

PACIFIC AVE.

FAIRVIEW AVE.

MYRTLE AVE.

BELLA VISTA AVE.

MORGAN AVE.

613.80'

679.80'

16

6

D

C

B

330.33'

HWY.

307.77'

25.20'

135.39'

2

334.19'

112.80'

2

WAVE CREST AMEND.

60'

AVE.

984.72'

11

A

223.57'

N18°46'49"W

193.18'

N13°00'44"W

95.78'

38.56'

R=25'

21

EXHIBIT A

BAY ST.

PARK

613.80'

679.80'

686.40'

198.32'

984.72'

40'

COUNTY

N81°E

ROAD

40'

60'

REDONDO VIEW

8

9

3 THIRD ADDITION TO ARLETA PARK RSM 6/37

2 SUB. OF JOHNSTON RANCH PTN. OF RSM 2/57

1 JOHNSTON RANCH PTN. OF RSM 2/4

L.S.

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

135

5/2/1979

EXHIBIT B

PLANS WERE NOT INCLUDED IN THIS EXHIBIT DUE TO THE LARGE FILE SIZE.
COPY OF PLANS ARE ALSO INCLUDED IN **EXHIBIT C**
WITH DEPARTMENT OF DRINKING WATER SUBMITTAL

DRAFT

EXHIBIT C

DRAFT

June 5, 2026

Ms. Van Tsang, P.E.
District Engineer
Santa Clara District
Division of Drinking Water
State Water Resources Control Board
850 Marino Bay Parkway, Bldg. P, 2nd Floor
Richmond, CA 94804-6403

Subject: Waterworks Standards Main Separation Alternative Request
Wavecrest Road Water Line Project
Coastside County Water District, Half Moon Bay, CA

Dear Ms. Tsang:

Coastside County Water District (District) is submitting this letter to the State Water Resources Control Board Division of Drinking Water (DDW) to request an alternative to the California Waterworks Standards (CWS) water main separation criteria (California Code of Regulations [CCR] Title 22, Chapter 16, Section 64572) for the Wavecrest Road Water Line Project (Project).

PROJECT BACKGROUND

The Project consists of approximately 2,100 linear feet of new 8-inch ductile iron pipe (DIP) potable water mains, new service connections for 201 Wavecrest Road, reconnection of the existing service lateral for 480 Wavecrest Road to the new water main, two new fire hydrant assemblies, and abandonment of the existing 2" water main and service connection.

Wherever possible, the design of the new water main conforms to the water main separation requirements established in the CCR, Title 22, Chapter 16, Section 64572, as listed below:

- The new water main shall be installed at least 10 feet horizontally from and one foot vertically above any parallel pipeline that conveys sewage.
- The new water main shall be installed at least 4 feet horizontally from and one foot vertically above any parallel pipeline that conveys storm water.
- When crossing an existing pipe, the new water main shall do so at a minimum of 45 degrees with a full length of pipe centered on the existing pipe being crossed, providing 8 feet of separation from the existing pipe before installing joint fittings.

While most of the Project adheres to the requirements listed above, existing site conditions do not allow for small portions of the pipelines to meet the requirements. Due to the shallow depth of the existing storm drain pipeline, the proposed water pipeline will be required to cross beneath the storm drain at four locations.

MAIN SEPARATION ALTERNATIVE REQUESTS

Table 1 provides a summary of the four locations where the water main crosses under storm drains with a minimum 1-foot of vertical clearance. Crossing above the storm drain is not feasible due to the limited cover.

Table 1. Water Main Crossings Below Sanitary and Storm Drains

Plan Sheet #	Location	Street Name	Pipe Crossing Type	Water Main Crossing Vertical Clearance	Relevant Attachments
10	STA. 17+60	Wavecrest Road	18" SD (CMP)	2.7' below SD	B.1 and D.1
10	STA. 17+94	Wavecrest Road	12" SD (CMP)	1.3' below SD	B.2 and D.2
12	STA. 22+98	Wavecrest Road	10" SD (CMP)	1.4' below SD	B.3 and D.3
12	STA. 23+07	Wavecrest Road	10" SD (CMP)	1.3' below SD	B.4 and D.4

It is the District's belief that the Project's design, as described in the attachments, will provide equal protection to the public.

The District is requesting DDW accept the alternative water main separation as requested, herein. This cover letter is accompanied by Attachments A, B, D, and E and the design drawings for the Project with the locations where alternative separation criteria are requested highlighted.

Please contact Jonathan Sutter at (650) 292-9099 with any questions.

Very truly yours,

Mary Rogren
General Manager

cc: Gina Brazil, Coastside County Water District
Jonathon Sutter, P.E., EKI Environment & Water, Inc.
Dale Leda, P.E,. City of Half Moon Bay

Attachments

Attachment A – Standard Pipe Material and Construction Details: DIP
Attachment B.1 – Existing Pipeline Material: 18-inch Storm Drain
Attachment B.2 – Existing Pipeline Material: 12-inch Storm Drain
Attachment B.3 – Existing Pipeline Material: 10-inch Storm Drain

Attachment B.4 – Existing Pipeline Material: 10-inch Storm Drain

Attachment D.1 – Proposed Crossing Pipeline Material and Construction Information: 18-inch Storm Drain
Attachment D.2 – Proposed Crossing Pipeline Material and Construction Information: 12-inch Storm Drain
Attachment D.3 – Proposed Crossing Pipeline Material and Construction Information: 10-inch Storm Drain
Attachment D.4 – Proposed Crossing Pipeline Material and Construction Information: 10-inch Storm Drain

Attachment E – Certification

Exhibit 1 – Design Drawings: Wavecrest Road Water Line Project

STATE WATER RESOURCES CONTROL BOARD
Division of Drinking Water
Waterworks Standards Main Separation Alternative
Request Checklist

Water System Name/Number: Coastside County Water District #CA4110011

Name of Applicant: Mary Rogren

Phone Number and Email Address: (650) 726-4405; mrogren@coastsidewater.org

Project Name and Location: Wavecrest Road Water Line Project / 501 Main Street Half Moon Bay, CA 94019

Attach plans or field drawings to show the standard installation and the proposed installation for which the alternative is being requested. (e.g. vertical profile and horizontal alignment, specifications, and other exhibits, as appropriate).

The Waterworks Standards in the California Code of Regulations (CCR) Title 22, Chapter 16, Section 64572 provide separation criteria for new construction. When buried water mains are in close proximity to non-potable pipelines, the water mains are vulnerable to contamination that can pose a risk of waterborne disease outbreaks.

Per CCR Title 22, Chapter 16, Section 64551.100, a water system that proposes to use an alternative to a requirement in Chapter 16 shall: 1) demonstrate to the State Board that the proposed alternative would provide at least the same level of protection to public health; and 2) obtain written approval from the State Board prior to implementation of the alternative. Requests for alternatives to the Waterworks Standards must consist of information outlined in at least four of the attachments below. Information contained in Attachments A, B and E will be required for all alternative requests. Information contained in Attachments C and/or D will also be needed depending on your particular situation. Please review all the attachments and submit the information for your specific project. The information must be submitted to your local Division of Drinking Water District Office for review and approval prior to construction.

Attachment A represents the standard pipe material and construction that would be used if the standard separation criteria can be met by the utility.

Attachment B represents information on the current pipe in the ground that is being crossed by a new pipeline or being paralleled by a new pipeline.

Attachments C and **D** represent information on the new pipeline being installed. Attachment C is for parallel construction and Attachment D is for crossings.

Attachment E is certification language that is needed to consider the Waterworks Standard alternative application.

Please Note: The information may be submitted using this checklist or another format, but all relevant information must be provided to the Division of Drinking Water District Office for consideration. If multiple crossings or parallel pipelines in multiple locations are part of the application, please indicate in the comments field of the applicable attachment or submittal. Alternatively, the applicant can provide an attachment or separate submittal for each location.

ATTACHMENT A

Water System's Standard Pipe Material and Construction Details: DIP

Attachment A

Water System's Standard Pipe Material and Construction Details

Attach the water system's standard pipe specification and construction details to this as Exhibit 1 and describe below.

Liquid Conveyed By New Pipeline:

☒ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☐ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 8 inches

Operating Pressure: 60 psi or ☐ Gravity flow/atmospheric

Pipe Material: ☒ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☐ Other describe Click here to enter text.

AWWA Material Designation Code: AWWA 150/151

Pressure Class/Thickness/Coating CLASS 52

Joint Type Construction: ☒ Push On ☒ Restrained ☐ Welded Joints ☐ Fused

☐ Other describe Click here to enter text.

Depth of Cover: VARIES (3' to 5.5')

ATTACHMENT B.1

Existing Material: 18-inch Storm Drain

Location:

STA. 17+60 (see ATTACHMENT D.1)

Attachment B.1

Existing Pipeline Material – Paralleling or Crossing the Proposed Pipe

List the condition of the existing pipeline being paralleled or crossed.

Liquid Conveyed By Existing Pipeline:

☐ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☒ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 18 inches

Operating Pressure: Click here to enter text. psi or ☒ Gravity flow/atmospheric

Pipe Material: ☐ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☒ Other (describe) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused

☒ Other: Corrugated band coupling

Length of Project: UNKNOWN

Age/Condition: UNKNOWN

Depth of Cover: 1’

Separation from proposed pipeline

Note: all distances are measured from the outside walls of both pipelines.

Vertical: 2.7’

Horizontal: NA

Have there been many repairs on the existing pipeline in this area? ☐Yes ☐ No

If yes, explain: UNKNOWN

ATTACHMENT B.2

Existing Material: 12-inch Storm Drain

Location:

STA. 17+94 (see ATTACHMENT D.2)

Attachment B.2

Existing Pipeline Material – Paralleling or Crossing the Proposed Pipe

List the condition of the existing pipeline being paralleled or crossed.

Liquid Conveyed By Existing Pipeline:

☐ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☒ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 12 inches

Operating Pressure: Click here to enter text. psi or ☒ Gravity flow/atmospheric

Pipe Material: ☐ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☒ Other (describe) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused

☒ Other: Corrugated band coupling

Length of Project: UNKNOWN

Age/Condition: UNKNOWN

Depth of Cover: 2’ 9”

Separation from proposed pipeline

Note: all distances are measured from the outside walls of both pipelines.

Vertical: 1.3’

Horizontal: NA

Have there been many repairs on the existing pipeline in this area? ☐Yes ☐ No

If yes, explain: UNKNOWN

ATTACHMENT B.3

Existing Material: 10-inch Storm Drain

Location:

STA. 22+98 (see ATTACHMENT D.3)

Attachment B.3

Existing Pipeline Material – Paralleling or Crossing the Proposed Pipe

List the condition of the existing pipeline being paralleled or crossed.

Liquid Conveyed By Existing Pipeline:

☐ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☒ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 10 inches

Operating Pressure: Click here to enter text. psi or ☒ Gravity flow/atmospheric

Pipe Material: ☐ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☒ Other (describe) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused

☒ Other: Corrugated band coupling

Length of Project: UNKNOWN

Age/Condition: UNKNOWN

Depth of Cover: 1’ 7”

Separation from proposed pipeline

Note: all distances are measured from the outside walls of both pipelines.

Vertical: 1.4’

Horizontal: NA

Have there been many repairs on the existing pipeline in this area? ☐Yes ☐ No

If yes, explain: UNKNOWN

ATTACHMENT B.4

Existing Material: 10-inch Storm Drain

Location:

STA. 23+07 (see ATTACHMENT D.4)

Attachment B.4

Existing Pipeline Material – Paralleling or Crossing the Proposed Pipe

List the condition of the existing pipeline being paralleled or crossed.

Liquid Conveyed By Existing Pipeline:

☐ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☒ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 10 inches

Operating Pressure: Click here to enter text. psi or ☒ Gravity flow/atmospheric

Pipe Material: ☐ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☒ Other (describe) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused

☒ Other: Corrugated band coupling

Length of Project: UNKNOWN

Age/Condition: UNKNOWN

Depth of Cover: 1’ 7”

Separation from proposed pipeline

Note: all distances are measured from the outside walls of both pipelines.

Vertical: 1.3’

Horizontal: NA

Have there been many repairs on the existing pipeline in this area? ☐Yes ☐ No

If yes, explain: UNKNOWN

ATTACHMENT D.1

Proposed Crossing Pipeline Material and Construction Information:

18-inch Storm Drain

Location: STA. 17+60 (see ATTACHMENT B.1)

Attachment D.1

Proposed Pipeline Crossing Material and Construction Information

Where the Waterworks Standards cannot be met, it is the responsibility of the water system proposing an alternative to demonstrate that its proposed construction will have at least the "same level of protection to public health" as the minimum separation distances prescribed in the regulations.

Intended Use of New Pipeline: ☒ Distribution ☐ Transmission ☐ Storage

☐ Other (describe) Click here to enter text.

Liquid Conveyed:

☒ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☐ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 8-inches
Operating Pressure: 60 psi or ☐ Gravity flow/atmospheric

Pipe Material: ☒ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☐ Other describe Click here to enter text.

AWWA Material Designation Code: AWWA 150/151

Pressure Class/Thickness/Coating CLASS 52

Joint Type Construction: ☒ Push On ☒ Restrained ☐ Welded Joints ☐ Fused

☐ Other describe Click here to enter text.

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 4' 8"

Number of Crossings: 1

Angle of Crossings: 50 DEGREES

Description of crossing pipelines:
The proposed 8-inch DI water pipe crosses an 18-inch CMP storm drain one time in the proposed alignment at a 50-degree angle. At the crossing, the water pipe is proposed to be installed below the storm drain with 2.7 feet of vertical clearance.

Can the new pipeline be installed in accordance with the Waterworks Standards? If not explain below:
While the proposed pipeline will adhere to the majority of Waterworks Standards, due to the shallow installation of the storm drain pipe the proposed water pipeline will need to cross under the storm drain pipe to meet minimum cover requirements.

Proposed additional protective measures (*material construction methods, operational considerations, etc.*):
In addition to the proposed pipe being installed with 2.7’ of separation with no joints within 8’ of the storm drain pipe, the proposed pipeline will be Special Thickness Class 52 which is thicker and more robust than standard 350 pressure class ductile iron pipe. Also, corrosion protection will meet or exceed recommendations based on the Ductile Iron Pipe Research Association (DIPRA) Design Model (2018) for soil characteristics and other project considerations. These corrosion protection measures include zinc-ion coating and V-Bio polyethylene encasement. Lastly, the water main operates at a relatively high positive pressure while the storm drain is a gravity pipeline which would prevent cross-contamination under normal operating conditions.

Attach additional exhibits as necessary.

See attached plans.

ATTACHMENT D.2

Proposed Crossing Pipeline Material and Construction Information:

12-inch Storm Drain

Location: STA. 17+94 (see ATTACHMENT B.2)

Attachment D.2

Proposed Pipeline Crossing Material and Construction Information

Where the Waterworks Standards cannot be met, it is the responsibility of the water system proposing an alternative to demonstrate that its proposed construction will have at least the “same level of protection to public health” as the minimum separation distances prescribed in the regulations.

Intended Use of New Pipeline: ☒ Distribution ☐ Transmission ☐ Storage

☐ Other (describe) Click here to enter text.

Liquid Conveyed:

☒ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☐ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 8-inches
Operating Pressure: 60 psi or ☐ Gravity flow/atmospheric

Pipe Material: ☒ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☐ Other describe Click here to enter text.

AWWA Material Designation Code: AWWA 150/151

Pressure Class/Thickness/Coating CLASS 52

Joint Type Construction: ☒ Push On ☒ Restrained ☐ Welded Joints ☐ Fused

☐ Other describe Click here to enter text.

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 4’ 9”

Number of Crossings: 1

Angle of Crossings: 60 DEGREES

Description of crossing pipelines:
The proposed 8-inch DI water pipe crosses a 12-inch CMP storm drain one time in the proposed alignment at a 60-degree angle. At the crossing, the water pipe is proposed to be installed below the storm drain with 1.3 feet of vertical clearance.

Can the new pipeline be installed in accordance with the Waterworks Standards? If not explain below:
While the proposed pipeline will adhere to the majority of Waterworks Standards, due to the shallow installation of the storm drain pipe the proposed water pipeline will need to cross under the storm drain pipe to meet minimum cover requirements.

Proposed additional protective measures (*material construction methods, operational considerations, etc.*):
In addition to the proposed pipe being installed with 1.3’ of separation with no joints within 8’ of the storm drain pipe, the proposed pipeline will be Special Thickness Class 52 which is thicker and more robust than standard 350 pressure class ductile iron pipe. Also, corrosion protection will meet or exceed recommendations based on the Ductile Iron Pipe Research Association (DIPRA) Design Model (2018) for soil characteristics and other project considerations. These corrosion protection measures include zinc-ion coating and V-Bio polyethylene encasement. Lastly, the water main operates at a relatively high positive pressure while the storm drain is a gravity pipeline which would prevent cross-contamination under normal operating conditions.

Attach additional exhibits as necessary.

See attached plans.

ATTACHMENT D.3

Proposed Crossing Pipeline Material and Construction Information:

10-inch Storm Drain

Location: STA. 22+98 (see ATTACHMENT B.3)

Attachment D.3

Proposed Pipeline Crossing Material and Construction Information

Where the Waterworks Standards cannot be met, it is the responsibility of the water system proposing an alternative to demonstrate that its proposed construction will have at least the "same level of protection to public health" as the minimum separation distances prescribed in the regulations.

Intended Use of New Pipeline: ☒ Distribution ☐ Transmission ☐ Storage

☐ Other (describe) Click here to enter text.

Liquid Conveyed:

☒ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☐ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 8-inches
Operating Pressure: 60 psi or ☐ Gravity flow/atmospheric

Pipe Material: ☒ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☐ Other describe Click here to enter text.

AWWA Material Designation Code: AWWA 150/151

Pressure Class/Thickness/Coating CLASS 52

Joint Type Construction: ☒ Push On ☒ Restrained ☐ Welded Joints ☐ Fused

☐ Other describe Click here to enter text.

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 3' 10"

Number of Crossings: 1

Angle of Crossings: 45 DEGREES

Description of crossing pipelines:
The proposed 8-inch DI water pipe crosses a 10-inch CMP storm drain one time in the proposed alignment at a 45-degree angle. At the crossing, the water pipe is proposed to be installed below the storm drain with 1.4 feet of vertical clearance.

Can the new pipeline be installed in accordance with the Waterworks Standards? If not explain below:
While the proposed pipeline will adhere to the majority of Waterworks Standards, due to the shallow installation of the storm drain pipe the proposed water pipeline will need to cross under the storm drain pipe to meet minimum cover requirements.

Proposed additional protective measures (*material construction methods, operational considerations, etc.*):
In addition to the proposed pipe being installed with 1.4’ of separation with no joints within 8’ of the storm drain pipe, the proposed pipeline will be Special Thickness Class 52 which is thicker and more robust than standard 350 pressure class ductile iron pipe. Also, corrosion protection will meet or exceed recommendations based on the Ductile Iron Pipe Research Association (DIPRA) Design Model (2018) for soil characteristics and other project considerations. These corrosion protection measures include zinc-ion coating and V-Bio polyethylene encasement. Lastly, the water main operates at a relatively high positive pressure while the storm drain is a gravity pipeline which would prevent cross-contamination under normal operating conditions.

Attach additional exhibits as necessary.

See attached plans.

ATTACHMENT D.4

Proposed Crossing Pipeline Material and Construction Information:

10-inch Storm Drain

Location: STA. 23+07 (see ATTACHMENT B.4)

Attachment D.4

Proposed Pipeline Crossing Material and Construction Information

Where the Waterworks Standards cannot be met, it is the responsibility of the water system proposing an alternative to demonstrate that its proposed construction will have at least the "same level of protection to public health" as the minimum separation distances prescribed in the regulations.

Intended Use of New Pipeline: ☒ Distribution ☐ Transmission ☐ Storage

☐ Other (describe) Click here to enter text.

Liquid Conveyed:

☒ Domestic Water ☐ Raw Water ☐ Recycled Water

☐ Sewer ☐ Force Sewer ☐ Storm Drain

☐ Other (describe) Click here to enter text.

Nominal Size: 8-inches
Operating Pressure: 60 psi or ☐ Gravity flow/atmospheric

Pipe Material: ☒ Ductile Iron ☐ Cast Iron ☐ Welded Steel

☐ HDPE ☐ PVC ☐ Concrete ☐ Clay

☐ Other describe Click here to enter text.

AWWA Material Designation Code: AWWA 150/151

Pressure Class/Thickness/Coating CLASS 52

Joint Type Construction: ☒ Push On ☒ Restrained ☐ Welded Joints ☐ Fused

☐ Other describe Click here to enter text.

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 3' 9"

Number of Crossings: 1

Angle of Crossings: 45 DEGREES

Description of crossing pipelines:
The proposed 8-inch DI water pipe crosses a 10-inch CMP storm drain one time in the proposed alignment at a 45 degree angle. At the crossing, the water pipe is proposed to be

installed below the storm drain with 1.3 feet of vertical clearance. As shown in the attached plan in detail 3 on sheet 16.

Can the new pipeline be installed in accordance with the Waterworks Standards? If not explain below:

While the proposed pipeline will adhere to the majority of Waterworks Standards, due to the shallow installation of the storm drain pipe the proposed water pipeline will need to cross under the storm drain pipe to meet minimum cover requirements.

Proposed additional protective measures (*material construction methods, operational considerations, etc.*):

In addition to the proposed pipe being installed with 1.3’ of separation with no joints within 8’ of the storm drain pipe, the proposed pipeline will be Special Thickness Class 52 which is thicker and more robust than standard 350 pressure class ductile iron pipe. Also, corrosion protection will meet or exceed recommendations based on the Ductile Iron Pipe Research Association (DIPRA) Design Model (2018) for soil characteristics and other project considerations. These corrosion protection measures include zinc-ion coating and V-Bio polyethylene encasement. Lastly, the water main operates at a relatively high positive pressure while the storm drain is a gravity pipeline which would prevent cross-contamination under normal operating conditions.

Attach additional exhibits as necessary

See attached plans.

ATTACHMENT E

Certification

Attachment E
Certification

CERTIFYING SIGNATURE:

For consultants, contractors, and developers: attach written concurrence from the governing water system and pipeline owners stating that the selected project alternative is the preferred alternative.

Attached concurrence?: ☐ YES ☐ NO ☒ N/A

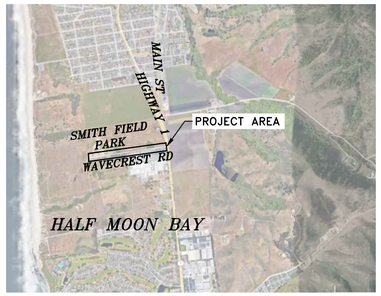
I certify that the foregoing information is true and correct to the best of my ability, and that I believe this alternative would provide at least the same level of protection to public health as the minimum separation distances prescribed in the California Waterworks Standards (CCR, Title 22, Section 64572).

Signature

Name and Title: Mary Rogren, General Manager
Date: 6/5/2026

EXHIBIT 1

Design Drawings: Wavecrest Road Water Line Project

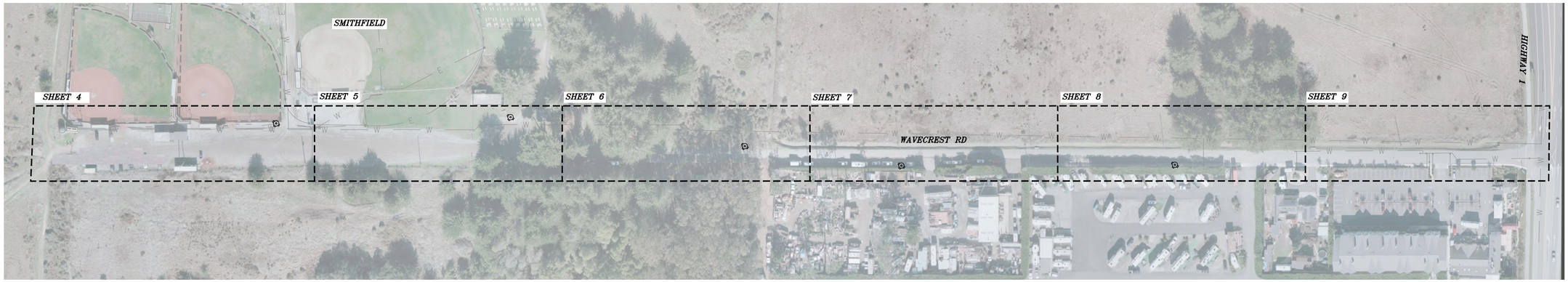


VICINITY MAP
NO SCALE

CITY OF HALF MOON BAY
SAN MATEO COUNTY, CALIFORNIA
WAVECREST ROAD WATER LINE PROJECT
CITY PROJECT NO. 9004

SHEET INDEX:

1	TITLE SHEET
2	CONDITIONS OF APPROVALS
3	CONSTRUCTION NOTES
4	ENCROACHMENT PERMIT NOTES
5	TRAFFIC CONTROL
6	EROSION AND SURVEY CONTROL
7–12	PLAN AND PROFILE
13–16	DETAILS
17	BEST MANAGEMENT PRACTICES



LOCATION MAP
NO SCALE

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, SPECIAL PROVISIONS, THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CALTRANS STANDARD PLANS AND SPECIFICATIONS DATED 2018, AND CCWD SPECIFICATIONS.

2. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND FREYER & LAURETA, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES AND TO OBTAIN ANY PERMITS REQUIRED BY THE CITY OF HALF MOON BAY AND OTHER AGENCIES IN ORDER TO DO THE WORK SHOWN ON THESE PLANS.

4. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL GIVE THE CITY OF HALF MOON BAY ENGINEERING DEPARTMENT AT LEAST THREE (3) WORKING DAYS ADVANCE NOTICE PRIOR TO BEGINNING OF ACTUAL WORK AND ALL REQUIRED INSPECTION REQUESTS, AT (650) 726–8251.

5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND TOPOGRAPHIC FEATURES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE TRUE LOCATION OF ALL EXISTING UTILITIES RELATIVE TO THE TOPOGRAPHIC FEATURES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, BUILDINGS AND WALLS. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES THAT WILL BE AFFECTED BY THE WORK TO OBTAIN ASSISTANCE IN LOCATING EXISTING MAINS AND SERVICE CONNECTIONS. A LIST OF MAJOR UTILITY COMPANIES WITH KNOWN EXISTING UNDERGROUND UTILITIES IN THE AREA IS:

UTILITY COMPANY	UTILITY	TELEPHONE NO.
PG&E	GAS	800–743–5000
PG&E	ELECTRIC	800–743–5000
AT&T	TELECOM	800–924–9420
COMCAST	TELECOM	800–391–3000
COASTSIDE COUNTY WATER DISTRICT	WATER	650–726–4405
CITY OF HALF MOON BAY	SANITARY SEWER & STORM	650–726–8270

PRIOR TO ANY DIGGING CALL U.S.A. (800) 642–2444 or 811 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND FACILITIES MARKED.

6. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OPERATION WITH ALL THE UTILITIES COMPANIES WHICH ARE TO RELOCATE OR INSTALL THEIR UTILITIES TO ACHIEVE AN EFFICIENT SCHEDULE OF OPERATIONS THAT DOES NOT DELAY CONSTRUCTION.

7. AS PART OF THEIR PRE–BID INSPECTION, BIDDERS SHALL VISIT THE SITE AND NOTE THE TYPE AND LOCATION OF OVERHEAD UTILITIES IN THE PROPOSED WORK AREA. BIDDERS PRICE SHALL INCLUDE PROVISIONS FOR WORKING IN AREAS WHERE OVERHEAD UTILITIES EXIST AT THE TIME OF BIDDING, WHETHER SHOWN ON THE PLAN OR NOT, AND NO ADDITIONAL COMPENSATION IS ALLOWED.

8. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS ASSOCIATED WITH THE PLANS, DETAILS OR CONSTRUCTION NOTES FIVE (5) DAYS PRIOR TO FINALIZATION OF BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY SURVEYING MONUMENTS FOUND WITHIN PROJECT AREA, AND FURTHER THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR RESETTING MONUMENTS DAMAGED OR DESTROYED BY THE CONSTRUCTION OPERATIONS.

10. HORIZONTAL AND VERTICAL DIMENSIONS PROVIDED ON THE DRAWINGS ARE BASED ON FIELD MEASUREMENTS. ADJUSTMENTS MAY BE MADE BY THE ENGINEER DURING CONSTRUCTION. PAYMENT WILL BE BASED ON QUANTITIES INSTALLED.

11. REFER TO SPECIFICATIONS FOR TRAFFIC CONTROL RESTRICTIONS AND HOURS OF WORK.

12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS AND FOOT TRAFFIC AT ALL TIMES EXCEPT WHEN PRECLUDED BY NECESSARY CONSTRUCTION, AS NOTED IN CALTRANS TRAFFIC MANUAL AND AS APPROVED BY THE CITY ENGINEER OR RESIDENT TO CLOSE ACCESS.

13. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMAN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE SPECIAL PROVISIONS.

14. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.

15. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED AND LEFT FREE OF CONSTRUCTION WASTE, RUBBISH AND DEBRIS OF ANY NATURE TO THE SATISFACTION OF THE CITY ENGINEER.

16. CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL MAINTAIN STAKING POINTS AT ALL TIMES DURING CONSTRUCTION.

17. NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS REFERRING TO INCIDENTAL WORK REQUIRED FOR THE ACTIVITIES SPECIFICALLY LISTED IN THE BID SCHEDULE. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR ACTIVITIES OTHER THAN THOSE LISTED IN THE BID SCHEDULE.

18. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT AND APPARATUS NOT SPECIFICALLY MENTIONED ON THE PLANS OR SPECIFICATIONS, BUT WHICH ARE NECESSARY TO COMPLETE THE CONTRACTED WORK.

19. THE CONTRACTOR SHALL SUPPLY AND MAINTAIN SANITARY FACILITIES FOR THE WORKERS AT THE CONSTRUCTION SITE.

20. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE EXISTING TOPOGRAPHY, UTILITIES, AND EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.

21. TREES AND SHRUBS WITHIN THE CITY EASEMENT AND ON PRIVATE PROPERTY ADJACENT TO THE PROJECT WORK, NOTED ON THE PLANS TO BE PROTECTED, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL DEVELOP METHODS TO WORK AROUND THE TREES.

22. CONTRACTOR TO CONTACT CITY ENGINEER, INSPECTOR, AND CITY ARBORIST TO IDENTIFY TREES TO BE PRUNED OR REMOVED FROM CITY EASEMENT AS REQUIRED FOR ACCESS TO PROJECT AREA.

23. CONTRACTOR IS RESPONSIBLE FOR SELECTING THE MEANS, METHODS, AND EQUIPMENT TO CONSTRUCT THE IMPROVEMENTS IDENTIFIED ON THE DRAWINGS.

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

TITLE SHEET
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
Kelly Hart
No. C055183
Exp. 09/31/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
(415)534-7070 • www.freyerlaureta.com

THE CITY OF HALF MOON BAY CALIFORNIA

City of
Half Moon Bay
501 Main Street
Half Moon Bay
CA 94019
p 650–726–7177
f 650–726–8261
hmbcity.com

REVISIONS	BY

DATE 04–10–2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 1 OF 17 SHEETS

Z:\Projects\276 City of Half Moon Bay\2013 Wavecrest Waterline\AAA Latest\Sheet 1.2 - Title + Notes.dwg

CONDITIONS OF APPROVAL:

THE CONDITIONS OF APPROVAL INCLUDED HEREIN ARE PER PLANNING COMMISSION RESOLUTION P-25-26, PDP-23-054

A. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ENTIRE SUBJECT SITE:

1. CONFORMANCE WITH APPROVED PLANS. DEVELOPMENT OF THE PROJECT SHALL CONFORM TO THE APPROVED PLANS ENTITLED "SMITH FIELD IMPROVEMENT PROJECT" WITH A DATE STAMP OF SEPTEMBER 16, 2025, EXCEPT FOR ANY REVISIONS REQUIRED BY THIS PERMIT. THE PROJECT MAY BE CONSTRUCTED IN PHASES AS NECESSARY. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL REVIEW AND MAY APPROVE ANY DEVIATION FROM THE APPROVED PLANS THAT IS DETERMINED MINOR IN NATURE. ANY OTHER CHANGE SHALL REQUIRE APPROVAL OF A MAJOR MODIFICATION PER TITLE 18. (PLANNING)

2. CONFORMANCE WITH CONDITIONS OF APPROVAL. THE PERMITTEE(S) SHALL CONSTRUCT AND OPERATE THIS PROJECT IN FULL CONFORMANCE WITH THESE CONDITIONS OF APPROVAL. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL REVIEW AND MAY APPROVE ANY DEVIATION FROM THE CONDITIONS OF APPROVAL THAT IS DETERMINED MINOR IN NATURE. ANY OTHER CHANGE SHALL REQUIRE APPROVAL OF A MAJOR MODIFICATION PER TITLE 18. (PLANNING)

3. CONFORMANCE WITH THE MUNICIPAL CODE. NO PART OF THIS APPROVAL SHALL BE CONSTRUED TO PERMIT A VIOLATION OF ANY PART OF THE HALF MOON BAY MUNICIPAL CODE. (PLANNING)

4. CONFORMANCE WITH THE MMRP. THE PERMITTEE(S) SHALL IMPLEMENT ALL MEASURES AS REQUIRED IN THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE SMITH FIELD PARK IMPROVEMENTS PROJECT. IF THERE ARE ANY CONDITIONS OF APPROVAL THAT ARE ON CONFLICT WITH, OR LESS STRINGENT THAN, THE MEASURES IDENTIFIED IN THE MMRP, THE MMRP MEASURES SHALL APPLY.

5. APPROVAL FOR EXISTING SMITH FIELD PARK FACILITY AND PHASE 1 PARK IMPROVEMENTS ONLY. THIS COASTAL DEVELOPMENT PERMIT, ARCHITECTURAL AND SITE DESIGN REVIEW, AND TREE REMOVAL PERMIT APPLIES TO THE EXISTING SMITH FIELD PARK FACILITY AND TO PHASE 1 OF THE PARK IMPROVEMENT PROJECT AS DEPICTED IN FIGURE 2 AND AS DESCRIBED IN THE PLANNING COMMISSION STAFF REPORT DATED SEPTEMBER 23, 2025.

B. THE FOLLOWING CONDITIONS SHALL BE IMPLEMENTED PRIOR TO AND/OR DURING CONSTRUCTION:

1. SIGNED CONDITIONS OF APPROVAL. THE CITY ENGINEER SHALL SIGN THE CONDITIONS OF APPROVAL AND ENSURE THEIR IMPLEMENTATION. (PLANNING)

2. CALTRANS COORDINATION AND PERMITTING. THE CITY SHALL COORDINATE WITH CALTRANS FOR THE REVIEW AND ISSUANCE OF ENCROACHMENT PERMIT(S), AS NEEDED, FOR ANY TEMPORARY OR PERMANENT WORK INCLUDING TRAFFIC CONTROL THAT ENCROACHES IN, UNDER, OR OVER ANY PORTION OF THE STATE HIGHWAY RIGHTS-OF-WAY (ROW). THE CITY SHALL FURTHER COORDINATE WITH CALTRANS TO REDUCE CONSTRUCTION TRAFFIC IMPACTS TO SR-1.

3. TRAFFIC CONTROL AND DETOUR PLANS. ACCESS TO AND ALONG WAVECREST ROAD SHALL BE MAINTAINED TO THE EXTENT FEASIBLE WITH TRAFFIC CONTROL PERSONNEL AND/OR DETOURS AS NEEDED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A TRAFFIC CONTROL AND DETOUR PLAN SHALL BE PROVIDED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. IN THE CASE OF MULTI-PHASED IMPLEMENTATION, CONSTRUCTION TIMING WILL BE NO MORE THAN SIX MONTHS PER PHASE. (ENGINEERING)

4. CONSTRUCTION NOTICE. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, NOTICES SHALL BE POSTED AT THE SITE AND ADVERTISED THROUGH ONLINE FORUMS TO NOTIFY THE PUBLIC OF THE ANTICIPATED TEMPORARY CONSTRUCTION IMPACTS. (ENGINEERING)

5. CONSTRUCTION STAGING AND STORAGE PLAN. CONSTRUCTION STAGING AND STORAGE SHALL OCCUR IN PREVIOUSLY DISTURBED AREAS SUCH THAT NO IMPACTS TO THE SURROUNDING HABITAT AREAS OCCUR.

6. CONSTRUCTION PARKING/EQUIPMENT STORAGE. USE OF ON-STREET PUBLIC PARKING SPACES FOR EQUIPMENT MAY BE NECESSARY FROM TIME TO TIME, BUT SHALL BE MINIMIZED TO THE EXTENT FEASIBLE DURING CONSTRUCTION. (ENGINEERING)

7. ESHA POLICY COMPLIANCE FOR ANY RELEVANT WORK DONE IN PHASE 1 AND FUTURE PROJECT PHASE 2:
   a. COMPLY WITH LCLUP POLICY 6-42, PERMITTED USES WITHIN WETLAND BUFFER ZONES. MODIFICATIONS TO EXISTING FACILITIES THAT ARE WITHIN THE 100-FOOT WETLAND BUFFER ZONES, INCLUDING THE OUTER EDGES OF FIELDS 1, 4, AND 5, OR NEAR THE NEW PARKING LOTS SHALL INCLUDE RESTORING WETLAND-ADJACENT CONDITIONS TO AT LEAST AN EQUIVALENT CONDITION AS EXISTED PRIOR TO BEGINNING CONSTRUCTION.
   b. COMPLY WITH LCLUP POLICY 6-43, STANDARDS IN WETLANDS AND WETLAND BUFFER ZONES. IMPLEMENT THE SPECIFIC CONSTRUCTION MEASURES OUTLINED IN POLICY 6-43 (ITEMS A THROUGH G).
   c. SURFACE OPTIONS FOR FIELD 3:
      i. IF SYNTHETIC TURF IS USED ON FIELD 3, THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO CAPTURE AND TREAT RUNOFF FROM A DESIGN STORM USING BIORETENTION BASINS. RUNOFF SHALL BE TRANSPORTED TO THE OPEN FIELDS TO THE NORTH OF THE PROJECT, AVOIDING DIRECT RUNOFF TO THE ADJACENT WETLAND.
      ii. IF NATURAL TURF IS SELECTED, THE PROJECT DESIGN SHALL INCLUDE LID STORMWATER CONTROL MEASURESLIMITS ON PESTICIDE USE, AND BMPS SUCH AS A BERM OR BARRIER ze
      iii. TO PREVENT DIRECT RUNOFF TO THE ADJACENT WETLAND.
   d. SURFACE OPTIONS FOR THE DOG PARK:
      i. IF SYNTHETIC TURF IS USED FOR THE DOG PARK, THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO CAPTURE AND TREAT RUNOFF.
      ii. IF NATURAL TURF (OR OTHER NATURAL SURFACE) IS USED FOR THE DOG PARK, THE PROJECT DESIGN SHALL INCLUDE BMPS TO PREVENT OR TREAT OFFSITE CONTAMINATION FROM PET WASTE. BMPS SHALL INCLUDE:
         - STRATEGICALLY INSTALLING POLES (TO ATTRACT MALE DOGS) SURROUNDED BY SAND IN AREAS AWAY FROM DITCHES, SWALES, AND OTHER CONVEYANCES TO WATERWAYS;
         - INSTALLING PET WASTE STATIONS AND PROVIDING DISPOSABLE BAGS AT INTERSECTIONS OF WALKING PATHS AND NEAR PARKING LOTS; AND
         - INSTALLING VEGETATED BUFFERS AROUND THE OUTSIDE PERIMETER OF DOG PARKS.

8. NESTING BIRD PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION TO AVOID ANY IMPACTS TO NESTING BIRDS UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
   a. TO MINIMIZE POTENTIAL DISTURBANCE TO NESTING BIRDS, PROJECT ACTIVITIES SHALL OCCUR DURING THE NON-BREEDING SEASON (SEPTEMBER 1-JANUARY 31), UNLESS IT IS NOT FEASIBLE TO DO SO, IN WHICH CASE THE MEASURES BELOW SHALL ALSO BE APPLIED.
   b. IF CONSTRUCTION ACTIVITY INCLUDING TREE REMOVAL IS SCHEDULED TO OCCUR DURING THE NESTING SEASON (FEBRUARY 1 TO SEPTEMBER 1), A QUALIFIED BIOLOGIST SHALL CONDUCT PRECONSTRUCTION SURVEYS TO IDENTIFY ACTIVE NESTS ON AND WITHIN 300 FEET OF THE PROJECT SITE THAT COULD BE AFFECTED BY PROJECT CONSTRUCTION. THE SURVEYS SHALL BE CONDUCTED WITHIN 14 DAYS BEFORE THE BEGINNING OF CONSTRUCTION. IF NO NESTS ARE FOUND, CONSTRUCTION CAN CONTINUE.
   c. IF ACTIVE NESTS ARE FOUND, IMPACTS ON NESTING BIRDS SHALL BE AVOIDED BY ESTABLISHMENT OF APPROPRIATE BUFFERS AROUND THE NESTS. NO PROJECT ACTIVITY SHALL COMMENCE WITHIN THE BUFFER AREA UNTIL A QUALIFIED BIOLOGIST CONFIRMS THAT ANY YOUNG HAVE FLEDGED OR THE NEST IS NO LONGER ACTIVE. A 300-FOOT BUFFER AROUND RAPTOR NESTS AND 50-FOOT BUFFER AROUND SONGBIRD NESTS ARE GENERALLY ADEQUATE TO PROTECT THEM FROM DISTURBANCE, BUT THE SIZE OF THE BUFFER MAY BE ADJUSTED BY A QUALIFIED BIOLOGIST IN CONSULTATION WITH CDFW DEPENDING ON SITE-SPECIFIC CONDITIONS. MONITORING OF THE NEST BY A QUALIFIED BIOLOGIST DURING AND AFTER CONSTRUCTION ACTIVITIES MAY BE REQUIRED IF THE CONSTRUCTION ACTIVITY HAS POTENTIAL TO ADVERSELY AFFECT THE NEST.

9. ROOSTING BAT PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION TO AVOID ANY IMPACTS TO ROOSTING BATS UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
   A. A BIOLOGIST SHALL CONDUCT A SURVEY TO LOOK FOR EVIDENCE OF BAT USE WITHIN TWO WEEKS PRIOR TO THE ONSET OF WORK ACTIVITIES. IF EVIDENCE OF BAT OCCUPANCY IS OBSERVED, OR IF HIGH-QUALITY ROOST SITES ARE PRESENT IN AREAS WHERE EVIDENCE OF BAT USE MIGHT NOT BE DETECTABLE (SUCH AS A TREE CAVITY), AN EVENING SURVEY AND/OR NOCTURNAL ACOUSTIC SURVEY MAY BE NECESSARY TO DETERMINE IF ROOSTING BATS ARE PRESENT AND TO IDENTIFY THE SPECIFIC LOCATION OF THE BATS. IF NO ACTIVE MATERNITY COLONY OR NON-BREEDING BAT ROOST IS LOCATED, PROJECT WORK CAN CONTINUE AS PLANNED. IF AN ACTIVE MATERNITY COLONY OR NON-BREEDING BAT ROOST IS LOCATED, THE CONSTRUCTION WORK SHALL BE REDESIGNED TO AVOID DISTURBANCE OF THE ROOSTS, IF FEASIBLE. IF AN ACTIVE MATERNITY COLONY IS LOCATED, AND THE PROJECT CANNOT BE REDESIGNED TO AVOID REMOVAL OR DISTURBANCE OF THE OCCUPIED TREE OR STRUCTURE, DISTURBANCE SHALL NOT TAKE PLACE DURING THE MATERNITY SEASON (MARCH 15 TO JULY 31), AND A DISTURBANCE-FREE BUFFER ZONE (DETERMINED BY A QUALIFIED BIOLOGIST) SHALL BE ESTABLISHED DURING THIS PERIOD. IF AN ACTIVE NON-BREEDING BAT ROOST IS LOCATED, AND THE PROJECT CANNOT BE REDESIGNED TO AVOID REMOVAL OR DISTURBANCE OF THE OCCUPIED TREE, THE INDIVIDUAL BATS SHALL BE SAFELY EVICTED BETWEEN AUGUST 1 AND OCTOBER 15 OR BETWEEN FEBRUARY 15 AND MARCH 15 (AS DETERMINED IN CONSULTATION WITH CDFW). BATS MAY BE EVICTED THROUGH EXCLUSION ONLY AFTER NOTIFYING AND OBTAINING APPROVAL FROM CDFW. TREES WITH ROOSTS THAT NEED TO BE REMOVED SHALL FIRST BE DISTURBED AT DUSK, JUST PRIOR TO REMOVAL THAT SAME EVENING, TO ALLOW BATS TO ESCAPE DURING THE DARKER HOURS. ROOSTS MAY ONLY BE REMOVED ONCE THE BATS ARE NO LONGER OCCUPYING THE ROOST, AT WHICH TIME, A PLAN APPROVED BY CDFW MAY BE IMPLEMENTED FOR REMOVAL OF THE ROOST. THE PLAN SHALL DESCRIBE APPROPRIATE METHODS FOR THE REMOVAL OF THE ROOST. AS PART OF CDFW'S APPROVAL, A NEW ROOST SITE MAY BE REQUIRED TO BE CREATED ON THE PROJECT SITE. ACTIVE DAY ROOSTS OF TREE-FOLIAGE BATS MAY BE REMOVED UPON PERMISSION OF CDFW.
   B. IF FEASIBLE, TREES PLANNED FOR PRUNING OR REMOVAL AS A PART OF THE PROJECT SHALL BE PRUNED OR REMOVED DURING THE FALL TO AVOID THE MATERNITY ROOSTING PERIOD OF RESIDENT BATS (MID-APRIL TO AUGUST SEASON). WESTERN RED BATS ARE LESS LIKELY TO BE PRESENT AND ROOSTING IN THE TREES ON AND ADJACENT TO THE PROJECT SITE DURING THE SPRING AND SUMMER, BUT OTHER BATS MAY BE ROOSTING DURING THIS PERIOD. BECAUSE BATS MAY BE PRESENT AT ANY TIME, A PRE-CONSTRUCTION SURVEY BY A QUALIFIED BIOLOGIST SHALL BE REQUIRED AS OUTLINED ABOVE REGARDLESS OF TIMING OF TREE OR STRUCTURE REMOVAL AND A SUITABLE BUFFER ZONE ESTABLISHED AROUND DETECTED ROOSTS.
   C. PRUNED LIMBS OR CUT TREES SHALL BE LEFT ON THE GROUND IN PLACE FOR AT LEAST 24 HOURS AFTER CUTTING TO ALLOW ANY BATS THAT MAY BE ROOSTING IN THE TREES TO LEAVE THE ROOSTS PRIOR TO CHIPPING THE BRANCHES OR REMOVING THE CUT MATERIAL FROM THE SITE.
   D. BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN IN THE VICINITY OF THE IDENTIFIED BAT ROOSTS ON THE PROJECT SITE, AN APPROVED BIOLOGIST SHALL CONDUCT A TRAINING SESSION FOR ALL CONSTRUCTION PERSONNEL. AT A MINIMUM, THE TRAINING SHALL INCLUDE A DESCRIPTION OF THE BATS AND THEIR HABITAT, THE SPECIFIC MEASURES THAT ARE BEING IMPLEMENTED TO CONSERVE THE BAT ROOSTS FOR THE PROJECT, AND THE BOUNDARIES WITHIN WHICH THE PROJECT MAY BE ACCOMPLISHED. BROCHURES, BOOKS, AND BRIEFINGS MAY BE USED IN THE TRAINING SESSION. A QUALIFIED BIOLOGIST SHALL CONDUCT THE TRAINING SESSION.

10. WATER QUALITY PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION TO AVOID ANY IMPACTS TO COASTAL WATER QUALITY UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
   a. ALL REFUELING, MAINTENANCE, AND STAGING OF EQUIPMENT AND VEHICLES SHALL OCCUR AT LEAST 65 FEET AWAY FROM THE FRESHWATER MARSH CHANNEL AND HABITAT. ALL WORKERS SHALL BE INFORMED OF THE IMPORTANCE OF PREVENTING SPILLS AND OF THE APPROPRIATE MEASURES TO TAKE SHOULD A SPILL OCCUR.
   b. CONDUCT ACTIVITIES OUTSIDE OF THE ROADSIDE CHANNEL WHENEVER FEASIBLE BY TIMING WORK TO THE DRY SEASON.
   c. TO CONTROL EROSION DURING AND AFTER PROJECT IMPLEMENTATION, CONSTRUCTION ACTIVITIES SHALL CONFORM WITH THE CONDITIONS AND BEST MANAGEMENT PRACTICES LISTED WITHIN THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM (SMCWPPP) FOR THE PROJECT.

11. HERITAGE TREE REMOVAL AND REPLACEMENT. TREE REMOVALS SHALL BE REDUCED BY 20% FROM THE NUMBER SHOWN ON THE APPROVED PLANS REFERENCED IN CONDITION A.1, SHOULD A 20% REDUCTION PROVE INFEASIBLE THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE A MINOR CHANGE TO THE NUMBER OF TREES TO BE REMOVED. REPLACEMENT OF EACH HERITAGE TREE PROPOSED FOR REMOVAL SHALL OCCUR AT A MINIMUM ONE-FOR-ONE RATIO, MINIMUM 24-INCH BOX SIZE, AND THE REPLACEMENT TREE SPECIES SHALL BE MONTEREY CYPRESS. THE PERMITTEE SHALL ENSURE THAT REPLACEMENT TREES BECOME ESTABLISHED AND ARE IN A HEALTHY CONDITION AFTER FIVE YEARS INDICATING THEY WILL REACH MATURITY.

12. NON-HERITAGE TREE REMOVAL AND REPLACEMENT. THE PROJECT WILL REMOVE THOSE TREES SHOWN ON SHEET L.01 OF THE PROJECT PLAN SET, WHICH IS INCLUSIVE OF THE 25 HERITAGE TREES NOTED IN THE PREVIOUS CONDITION OF APPROVAL. THE PROJECT WILL PLANT 90 MONTEREY CYPRESS (CUPRESSUS MACROCARPA), MAYTEN (MAYTENUS BOARIA), AND STRAWBERRY (ARBUTUS MARINA) TREES IN 15-GALLON, 24-INCH BOX, 36-INCH BOX, AND 72-INCH BOX SIZES. A MINIMUM OF 33 OF THE TREES PLANTED (INCLUSIVE OF THE 25 HERITAGE TREE REPLACEMENTS) WILL BE 24-INCH BOX SIZE OR LARGER.

13. TREE PROTECTION REQUIREMENTS. THE FOLLOWING TREE PROTECTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION:
   a. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION FENCING SHALL BE PLACED AROUND THE DRIP LINE OF ALL TREES PROPOSED FOR PRESERVATION, OTHER THAN WITHIN PORTIONS OF THE RIGHT-OF-WAY THAT ARE CURRENTLY PAVED AND NEEDED FOR CIRCULATION.
   b. NO GRADING OR OTHER CONSTRUCTION SHALL OCCUR WITHIN THE DRIP LINE OF ANY TREE PROPOSED FOR PRESERVATION EXCEPT IN CONFORMANCE WITH A TREE PROTECTION PLAN APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
   c. NO VEHICLE, EQUIPMENT OR MATERIALS SHALL BE PARKED OR STORED WITHIN THE DRIP LINE OF ANY TREE PROPOSED FOR PRESERVATION. (PLANNING)

14. CONSTRUCTION HOURS. CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY EXCEPT AS EXPRESSLY AUTHORIZED BY THE CITY IN CONFORMANCE WITH SECTION 14.40.020 OF THE HALF MOON BAY MUNICIPAL CODE. (ENGINEERING)

15. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, IN THE EVENT OF THE DISCOVERY OF HUMAN REMAINS DURING CONSTRUCTION, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT REMAINS. THE COUNTY CORONER SHALL BE NOTIFIED AND SHALL MAKE A DETERMINATION AS TO WHETHER THE REMAINS ARE NATIVE AMERICAN. IF THE CORONER DETERMINES THAT THE REMAINS ARE NOT SUBJECT TO HIS AUTHORITY, HE SHALL NOTIFY THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION WHO SHALL ATTEMPT TO IDENTIFY DESCENDANTS OF THE DECEASED NATIVE AMERICAN(S). IF NO SATISFACTORY AGREEMENT CAN BE REACHED AS TO THE DISPOSITION OF THE REMAINS PURSUANT TO THIS STATE LAW, THEN THE PERMITTEE SHALL RE-INTER THE HUMAN REMAINS AND ITEMS ASSOCIATED WITH NATIVE AMERICAN BURIALS ON THE PROPERTY IN A LOCATION NOT SUBJECT TO FURTHER SUBSURFACE DISTURBANCE. (PLANNING)

16. ARCHAEOLOGY-DISCOVERY OF RESOURCES. IF SUBSURFACE HISTORIC OR ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WITHIN 50 FEET OF THE FIND SHALL STOP, THE APPLICANT SHALL NOTIFY THE COMMUNITY DEVELOPMENT DIRECTOR AND RETAIN A QUALIFIED ARCHAEOLOGIST TO PERFORM AN ARCHAEOLOGICAL RECONNAISSANCE AND IDENTIFY ANY MITIGATION MEASURES REQUIRED TO PROTECT ARCHAEOLOGICAL RESOURCES. SUBSURFACE EXCAVATION SHALL NOT RESUME UNTIL EXPRESSLY AUTHORIZED BY THE DIRECTOR. (PLANNING)

17. HAZARDOUS MATERIALS. ANY MATERIALS DEEMED HAZARDOUS BY THE SAN MATEO COUNTY DEPARTMENT OF HEALTH THAT ARE UNCOVERED OR DISCOVERED DURING THE COURSE OF WORK UNDER THIS PERMIT SHALL BE DISPOSED IN ACCORDANCE WITH REGULATIONS OF THE SAN MATEO COUNTY OF HEALTH. (BUILDING)

18. AIR QUALITY BEST MANAGEMENT PRACTICES. THE PROJECT SHALL IMPLEMENT THE FOLLOWING STANDARD BAAQMD DUST CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION ON THE PROJECT SITE:
   a. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED TWICE DAILY OR MORE OFTEN IF NECESSARY. INCREASED WATERING FREQUENCY SHALL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MILES-PER-HOUR.
   b. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS AND PARKING AND STAGING AREAS AT CONSTRUCTION SITES.
   c. COVER STOCKPILES OF DEBRIS, SOIL, SAND, AND ANY OTHER MATERIALS THAT CAN BE WINDBLOWN. TRUCKS TRANSPORTING THESE MATERIALS SHALL BE COVERED.
   d. ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY OR AS OFTEN AS NECESSARY TO KEEP THEM FREE OF DUST AND DEBRIS ASSOCIATED WITH SITE CONSTRUCTION. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
   e. SUBSEQUENT TO CLEARING, GRADING, OR EXCAVATING, EXPOSED PORTIONS OF THE SITE SHALL BE WATERED, LANDSCAPED, TREATED WITH SOIL STABILIZERS, OR COVERED AS SOON AS POSSIBLE. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS AND PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE.
   f. INSTALLATION OF SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
   g. REPLANTING OF VEGETATION IN DISTURBED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF CONSTRUCTION.
   h. IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO FIVE MINUTES. CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
   i. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION. POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE CITY OF HALF MOON BAY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE BAAQMD'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. (BUILDING)

C. VALIDITY AND EXPIRATION OF PERMITS

1. EFFECTIVE DATE. THIS IS A MAJOR PUBLIC WORKS PROJECT APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION. THIS PERMIT SHALL TAKE EFFECT AFTER EXPIRATION OF THE COASTAL COMMISSION APPEAL PERIOD, OR IF THE PERMIT IS APPEALED TO THE COASTAL COMMISSION DURING THE APPEAL PERIOD, IT SHALL TAKE EFFECT AFTER FINAL COASTAL COMMISSION ACTION. (PLANNING)

2. ACCURACY OF APPLICATION MATERIALS. THE PERMITTEE(S) SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF ALL FORMS AND MATERIAL SUBMITTED FOR THIS APPLICATION. ANY ERRORS OR DISCREPANCIES FOUND THEREIN MAY BE GROUNDS FOR THE REVOCATION OR MODIFICATION OF THIS PERMIT AND/OR ANY OTHER CITY APPROVALS. (PLANNING)

3. PERMIT EXPIRATION. THE COASTAL DEVELOPMENT PERMIT (CDP) SHALL REMAIN VALID SO LONG AS THE PROJECT IS FUNDED IN THE CITY'S CAPITAL IMPROVEMENTS PROGRAM (CIP). THE CDP SHALL EXPIRE ONE YEAR FROM THE EFFECTIVE DATE OF ANY FUTURE CIP (AND CAPITAL BUDGET) THAT DOES NOT INCLUDE THE PROJECT AS A FUNDED CAPITAL PROJECT. (PLANNING)

4. PERMIT EXTENSION. THE COMMUNITY DEVELOPMENT DIRECTOR MAY, AT THE DIRECTOR'S DISCRETION, APPROVE A ONE-YEAR EXTENSION OF THIS PERMIT BASED ON A WRITTEN REQUEST AND FEE SUBMITTED TO THE DIRECTOR PRIOR TO EXPIRATION OF THE PERMIT. ANY OTHER EXTENSION SHALL REQUIRE APPROVAL OF A PERMIT AMENDMENT PRIOR TO EXPIRATION OF THE PERMIT. ANY AMENDMENT APPLICATION TO EXTEND THE PERMIT SHALL BE FILED A MINIMUM OF NINETY (90) DAYS PRIOR TO PERMIT EXPIRATION TO ENSURE ADEQUATE PROCESSING TIME. (PLANNING)

5. PERMIT RUNS WITH THE LAND. THE APPROVAL RUNS WITH THE LAND AND THE RIGHTS AND OBLIGATIONS THEREUNDER, INCLUDING THE RESPONSIBILITY TO COMPLY WITH CONDITIONS OF APPROVAL, SHALL BE BINDING UPON SUCCESSORS IN INTEREST IN THE REAL PROPERTY UNLESS OR UNTIL SUCH PERMITS ARE EXPRESSLY ABANDONED OR REVOKED. (PLANNING)

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

CONDITIONS OF APPROVAL
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RYAN J. STILSON
No. 055183
Exp. 06/30/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
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THE CITY OF HALF MOON BAY CALIFORNIA

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REVISIONS	BY

DATE 04-10-2026
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DRAWN PSS/MJR
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DWG
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CONSTRUCTION NOTES:

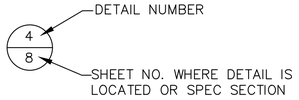
THE FOLLOWING CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL BE ADHERED TO, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY OFFICE AT (650)726-8285 FOR INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL SATISFY THEMSELF THAT ESTIMATED QUANTITIES SHOWN ARE CORRECT BEFORE BIDDING ON ANY ITEM.
3. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT AND REMOVED TO CLEAN STRAIGHT LINES. HEADER CUTS MAY BE PROVIDED ADJACENT TO SAWCUTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ANY EXCESS MATERIALS FROM THE WORK SITE.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY TO PREVENT SEDIMENT RUNOFF TO PUBLIC ROADWAY DRAINAGE FACILITIES, ADJACENT PROPERTIES AND THE SAN FRANCISCO BAY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES ON OR OFF THE PROJECT SITE AS A RESULT OF LACK OF DUST CONTROL.
7. DURING THE PROGRESS OF THE CONSTRUCTION WORK THE CONTRACTOR SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED OR AS MAY BE NECESSARY SO THAT THERE SHALL BE AT NO TIME ANY UNSIGHTLY ACCUMULATION OF RUBBISH AT THE JOB SITE.
8. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE SAN MATEO COUNTY HEALTH SERVICES AGENCY.
9. STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT WILL NOT BE ALLOWED IN OR UPON THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS INTENDED FOR USE ON ANY PROJECT SHALL BE OFF LOADED DIRECTLY FROM DELIVERY VEHICLES AND PLACED AS REQUIRED DURING THE COURSE OF CONSTRUCTION. SHOULD THE PERMIT HOLDER OR SUB- CONTRACTORS WISH TO STOCKPILE MATERIALS NEAR THE WORK SITE, THEY SHALL MAKE ARRANGEMENTS IN ADVANCE FOR STORAGE. ALL STORAGE SITES SHALL BE SECURE, INACCESSIBLE TO THE GENERAL PUBLIC AND KEPT FREE OF CONSTRUCTION SPOILS, DEBRIS AND TRASH AT ALL TIMES STORAGE SITES SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. CONTRACTOR SHALL COORDINATE WITH THE CITY TO FIND AN APPROPRIATE LOCATION FOR STOCKPILING AND PROTECTING MATERIALS DURING CONSTRUCTION.
10. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS OSHA.
11. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY & TRAFFIC CONTROL.
12. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
13. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY SOIL OR WATER CONTAMINATION NOTICED DURING CONSTRUCTION TO THE CITY OF HALF MOON BAY FIRE DEPARTMENT HAZARDOUS MATERIALS DIVISION, THE SAN MATEO COUNTY DEPARTMENT OF HEALTH, AND THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR SURROUNDING AREA DUE TO DUST OR EROSION, RESULTING FROM WORK DONE BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE A SEVEN (7) DAY PHONE NUMBER TO RECEIVE AND RESPOND TO DUST COMPLAINTS RESULTING FROM ALL CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE. ALL BUSINESSES AND RESIDENTS WITHIN 300' OF THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR BY MAIL WITH INFORMATION AND COMPLAINT LINES TO BE CALLED.
15. CONTRACTOR IS TO MAINTAIN ALL JOB SITE FACILITIES UNTIL ACCEPTED BY THE CITY.
16. ALL EXCAVATION SPOILS SHALL BE PLACED DIRECTLY INTO TRUCKS AND DISPOSED OF AT AN APPROVED DUMPSITE.
17. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 7:00AM TO 6:00PM.
18. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY DAMAGED OR DISRUPTED STRIPING IN-KIND.
19. PETROMAT MAY BE FOUND IN THE AC. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL.
20. ALL CURB AND GUTTER REPLACED SHALL HAVE A 2 FOOT SAWCUT CONFORM, UNLESS OTHERWISE NOTED ON PLANS.
21. SURVEY ELEVATIONS SHOWN ARE BASED ON ASSUMED BENCHMARKS. ELEVATIONS DO NOT RELATE TO SEA LEVEL.
22. CONTRACTOR SHALL ADJUST ALL EXISTING SURFACE UTILITY FEATURES FOR ASPHALT AND CONCRETE REPAVING. UPON COMPLETION, UTILITY FEATURES SHALL BE SET FLUSH WITH NEW SURFACE GRADE. ADJUSTMENT OF ALL EXISTING SURFACE UTILITY FEATURES SHALL BE INCLUDED IN CONTRACTORS PRICE WHETHER OR NOT SPECIFICALLY CALLED OUT ON THE PLANS.
23. CONTRACTOR SHALL ACCOUNT FOR NECESSARY GROUNDWATER CONTROL.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY SURVEYING MONUMENT OR GROUNDWATER MONUMENTS WITHIN PROJECT AREA, AND FURTHER, THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR RESETTING MONUMENTS DAMAGED OR DESTROYED BY THE CONSTRUCTION OPERATIONS INCLUDING FILING THE CORNER RECORD(S) AS REQUIRED BY LAW.
25. PAVEMENT GRINDINGS MAY CONTAIN FABRIC, ENGINEERED PAVING MAT, OR OTHER CONTAMINATED MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE AND DISPOSE OF THESE MATERIALS ALONG WITH THE GRINDING SPOILS. THERE WILL BE NO ADDITIONAL COMPENSATION ALLOWED.
26. SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. WHERE SUBGRADE CAN NOT BE COMPACTED TO 95% REMEDIAL METHODS SHOWN SHALL BE INCORPORATED IN THE WORK.
27. WHERE UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, REMEDIAL WORK TO BE DONE UNDER THE DIRECTION OF THE CITY ENGINEER, INCLUDES BUT IS NOT LIMITED TO, REMOVING UNSUITABLE MATERIAL AND PLACING A LAYER OF GEOTECHNIC FABRIC AND CLASS 2 AGGREGATE BASE COMPACTED TO 95% UNDER THE INSTALLATION.
28. ALL ASPHALT REPAIRS SHALL BE FLUSH WITH THE ADJACENT SURFACES AT CONFORMS AND EDGES. MAXIMUM ALLOWABLE TOLERANCES SHALL BE .01' LONGITUDINALLY AND .02' TRANSVERSELY.
29. LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES SHOWN ARE BASED ON AVAILABLE UTILITY COMPANY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATING.
30. PHYSICAL VERIFICATION OF UTILITY LOCATION SHALL BE PERFORMED BY POT HOLING OR HAND DIGGING AND CAREFUL SUBSURFACE PROBING IN CONFORMANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS. ANY DEVIATIONS FROM LOCATIONS SHOWN ON PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE STARTING CONSTRUCTION.
31. EXISTING UTILITIES ARE SHOWN PER AVAILABLE INFORMATION. THERE MAY BE ADDITIONAL EXISTING LINES NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE CAREFUL TO AVOID ANY DAMAGE TO THESE UTILITY SERVICES.
32. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER AND THE UTILITY OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
33. MAIN UTILITIES, OTHER THAN WATER, SANITARY SEWER, AND STORM IN CONFLICT WITH THE WORK WILL BE RELOCATED BY OTHERS. WATER MAINS, SANITARY SEWER MAINS, STORM DRAINS AND THEIR SERVICES REQUIRED TO BE TEMPORARILY OR PERMANENTLY RELOCATED FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE RELOCATED BY THE CONTRACTOR.
34. NOTIFY PG&E SEVEN CALENDAR DAYS PRIOR TO PROCEEDING WITH WORK WITHIN 5 FEET OF THEIR FACILITIES.
35. MATERIAL DIRECTLY ADJACENT TO CABRILLO HIGHWAY MAY REQUIRE SPECIAL DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND DISPOSAL OF EXCAVATED SOILS.
36. CONTRACTOR SHALL MAINTAIN GRADE IN THE NEW WATER LINE AND NOT CREATE HIGH OR LOW POINTS IN THE WATER LINE.
37. CONTRACTOR IS RESPONSIBLE FOR ALL THRUST BLOCKS.
38. CONTRACTOR SHALL POTHOLE ALL CROSSING UTILITIES TO CONFIRM THERE IS NO CONFLICT WITH PROPOSED IMPROVEMENTS BEFORE BEGINNING WORK.
39. THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS, SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS.MAS PER THE 2019 CFC, DEAD-END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATIONS. AS PER THE 2019 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-SITE PARKING IS DESIRED, AND ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.
40. THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE 304.1.2 REQUIRES THE FOLLOWING: A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD OR DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. MAINTAIN ANY TREE TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

LEGEND

- WATER TO BE INSTALLED
- W — W — W — W — W — WATER TO BE ABANDONED
- EXISTING STORM DRAIN
- SS — SS — EXISTING SANITARY SEWER
- GAS — GAS — EXISTING GAS LINE
- OH — OH — EXISTING ELECTRICAL LINE OVER HEAD
- W — W — EXISTING WATER LINE
- EXISTING CITY LIMITS LINE
- ROLLED CURB AND GUTTER
- CURB AND GUTTER
- ABANDONED WATER LINE
- PP/JP EXISTING JOINT POLE/ POWER POLE
- G EXISTING GAS VALVE
- W EXISTING WATER VALVE
- WM EXISTING WATER METER
- CO EXISTING CLEAN OUT
- EXISTING FIRE HYDRANT
- S/D EXISTING SEWER / STORM DRAIN MANHOLE
- ELEC EXISTING ELECTRICAL PULL BOX
- EXISTING CATCH BASIN
- TRAFFIC SIGN

DETAIL CALL-OUT



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
BMP'S	BEST MANAGEMENT PRACTICES
BW	BACK OF WALK
BS	BOTTOM OF STAIR
CA	CALIFORNIA
CB	CATCH BASIN
CCWD	COASTSIDE COUNTY WATER DISTRICT
CDF	CONTROLLED DENSITY FILL
CIPP	CURED-IN-PLACE PIPE
CL	CENTER LINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CS	CLASS
CULV	CULVERT
DET	DETAIL
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
E	ELECTRIC
EL	ELEVATION
EX OR (E)	EXISTING
EV	ELECTRIC VEHICLE
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISHED PAVEMENT
FTG	FOOTING
FW	FRONT OF WALK
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
IRR	IRRIGATION
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
LF	LINEAR FEET
LG	LIP OF GUTTER
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OC	ON CENTER
OPP	OPPOSITE
PERF	PERFORATED
PW	POTABLE WATER
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
STD	STANDARD
T	TELEPHONE
TC	TOP OF CURB
TL	TOP OF LIP
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TP	TELEPHONE CONDUIT ELEV.
TS	TOP OF STAIR
TYP (TYP)	TYPICAL
UNK.	UNKNOWN
VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
W	WATER

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CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
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CONSTRUCTION NOTES
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

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SHEET 3 OF 17 SHEETS

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ENCROACHMENT PERMIT

STANDARD NOTES

1. INSPECTIONS
   UPON ISSUANCE OF THE ENCROACHMENT PERMIT, THE PERMITTEE MUST NOTIFY THE PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE START OF WORK BY SCHEDULING AN INSPECTION AT THE FOLLOWING LINK: HTTPS://WWW.HALF-MOON-BAY.CA.US/182/BUILDING-INSPECTION
   BE SURE TO LEAVE YOUR NAME, CONTACT INFORMATION, PROJECT ADDRESS, PERMIT NUMBER AND ANTICIPATED START DATE. INSPECTIONS HOURS – BETWEEN 7 A.M. TO 3:30 P.M.

2. BACKFILL COMPACTION
   BACKFILL COMPACTION SHALL BE OBSERVED BY THE PUBLIC WORKS INSPECTOR OR CERTIFIED BY A GEOTECHNICAL ENGINEER.

3. CONSTRUCTION WORK HOURS
   CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M; HOWEVER, ANY NOISE GENERATING OPERATIONS SHALL NOT START UNTIL 8:00 A.M. MONDAY THROUGH FRIDAY. NO WORK SHALL OCCUR ON SATURDAYS, SUNDAYS AND CITY HOLIDAYS WITHOUT WRITTEN APPROVAL FROM CITY ENGINEER.

4. NOTIFICATION LETTERS
   CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL AFFECTED RESIDENTS AND PROPERTY OWNERS, POLICE AND FIRE, A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK.

5. MATERIAL STORAGE WITHIN THE CITY RIGHT-OF-WAY
   CONSTRUCTION MATERIAL SHALL NOT BE STORED IN THE STREET RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

6. PEDESTRIAN SAFETY
   SAFE PEDESTRIAN ACCESS SHALL ALWAYS BE MAINTAINED DURING CONSTRUCTION.
   TRENCHES IN PUBLIC TRAVELED WAYS MUST BE BACKFILLED AND CAPPED WITH TEMPORARY PAVING AT THE END OF EACH DAY'S WORK. NO OPEN TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

7. PROTECT EXISTING IMPROVEMENTS
   ALL UTILITIES, SIDEWALKS, STREET TREES, CURB AND GUTTER, OR OTHER IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO IMPROVEMENTS RESULTING FROM WORK SHALL BE REPLACED OR RESTORED IN ACCORDANCE WITH CITY STANDARDS, TO THE SATISFACTION OF THE CITY ENGINEER.

8. RESTORATION
   ALL TRENCHING, PAVEMENT, CURB AND GUTTER, DRIVEWAYS, SIDEWALKS AND OTHER PUBLIC IMPROVEMENTS IMPACTED BY WORK SHALL BE FULLY RESTORED IN ACCORDANCE WITH CITY STANDARDS. RESTORATION WORK MUST BE COMPLETED PRIOR TO CLOSE-OUT OF THE PERMIT. ALL RESTORATION WORK SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR PRIOR TO ACCEPTANCE OF IMPROVEMENTS.

   TO OBTAIN A COPY OF STANDARD DETAILS, PLEASE VISIT HTTPS://WWW.HALF-MOON-BAY.CA.US/

9. PARKING RESTRICTIONS
   TEMPORARY "NO PARKING" SIGNS SHALL BE PLACED A MINIMUM 72 HOURS PRIOR TO START OF WORK. PARKING RESTRICTIONS ARE LIMITED TO THOSE AREAS IDENTIFIED IN PLANS. ANY REVISIONS TO THE PARKING PLAN MUST BE REVIEWED AND GRANTED WRITTEN APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

10. UNDERGROUND SERVICE ALERT
    CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES. USA SHALL BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT 811, PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL USA MARKINGS UPON COMPLETION OF WORK.

11. STORM WATER PROTECTION
    CONTRACTOR SHALL INCORPORATE ALL NECESSARY EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT ILLICIT DISCHARGE OF SEDIMENT, SPOILS, OR CONSTRUCTION WASTE INTO THE CITY'S STORM DRAIN SYSTEM.

    ALL WORK SHALL ADHERE TO SAN MATEO CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS). TO OBTAIN A COPY OF THE CONSTRUCTION BMP SHEET, VISIT:
    HTTPS://FLOWSTOBAY.ORG/PREVENTING-STORMWATER-POLLUTION/WITH-NEW-REDEVELOPMENT/CONSTRUCTION-BEST-PRACTICES/

12. TRAFFIC CONTROL
    TRAFFIC CONTROL (SIGNAGE, CONE SPACING, TAPER LENGTH, LINE OF SIGHT, ETC.) SHALL CONFORM TO CALTRANS STANDARD TRAFFIC CONTROL PLANS AND CAMUTCD STANDARDS FOR TRAFFIC CONTROL IN CONSTRUCTION AND MAINTENANCE ZONES.

    TRAFFIC CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. ANY DEVIATION TO THE PLAN MUST BE APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR.

TRAFFIC CONTROL NOTES

1. THE SITE SPECIFIC PEDESTRIAN+TRAFFIC CONTROL (PTCP) SHALL CONFORM TO THE MOST CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND STATE STANDARD PLANS.

2. THE CITY, THROUGH ITS DESIGNATED EMPLOYEES, RESERVES THE RIGHT TO INITIATE FIELD CHANGES TO ASSURE PUBLIC SAFETY. THIS INCLUDES THE IMPLEMENTATION OF ADDITIONAL TRAFFIC CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS TO ADDRESS UNFORESEEN FIELD CONDITIONS.

3. MINIMUM 72-HOUR NOTICE AND CONFIRMED APPROVAL BY A PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO FIELD IMPLEMENTATION OF AN APPROVED PTCP.

4. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY WHEN NOT IN USE UNLESS OTHERWISE PERMITTED.

5. LANE CLOSURE FOR MOTOR VEHICLE, BICYCLE, AND PEDESTRIAN TRAFFIC SHALL BE LIMITED TO 9:00 A.M. TO 3:30 P.M. SET UP AND BREAKDOWN SHALL NOT OCCUR OUTSIDE OF THESE LANE CLOSURE HOURS. THESE TIMES MAY BE MORE RESTRICTED IF LOCATED IN SCHOOL ZONES.

6. TRENCHES SHALL BE BACKFILLED OR PLATED DURING NON-WORKING HOURS AND THIS INCLUDES FOR TRENCHES IN BIKE LANE AND SIDEWALK. IF TRENCH PLATES ARE USED OVER OPEN EXCAVATION, INCLUDE "STEEL PLATES AHEAD" WARNING SIGN.

7. A MINIMUM ELEVEN (11) FOOT TRAVEL LANES MUST BE MAINTAINED AT ALL TIMES.

8. PEDESTRIAN AND BICYCLE CONTROLS SHALL BE PROVIDED ON THE PTCP.

9. PEDESTRIANS AND BICYCLES SHALL HAVE A SAFE ROUTE TO WALK OR RIDE AND SHALL BE PROTECTED THROUGHOUT THE ENTIRE TRAFFIC CONTROL AREA. PEDESTRIAN ROUTES SHALL MEET ALL ADA ACCESSIBILITY REQUIREMENTS PER http://ada.gov.

10. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL PEDESTRIAN DETOURS.

11. EXISTING CONSTRUCTION SITE DRAINAGE SHALL NOT BE HINDERED DUE TO THE PROJECT.

12. CONTRACTOR IS FULLY RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF SIGNS UPON COMPLETION OF WORK.

13. TEMPORARY "NO PARKING" SIGNS SHALL BE POSTED PRIOR TO WORK COMMENCEMENT. THESE SIGNS SHALL BE POSTED NO MORE THAN 30 FEET APART.

14. CONTRACTOR SHALL CALL CONCORD POLICE DEPARTMENT (925) 671-3200 TO SCHEDULE "NO PARKING" SIGN INSPECTION. CONTRACTOR SHALL HAVE SIGNED INSPECTION PAPERWORK FROM THE POLICE OFFICER ON SITE AT ALL TIMES. FAILURE TO GET POLICE DEPARTMENT INSPECTION OF SIGNS IN ADVANCE WILL PREVENT POLICE ENFORCEMENT OF PARKED VEHICLES.

15. "NO PARKING" SIGNS ARE AVAILABLE FOR PURCHASE AT THE CITY HALL PERMIT CENTER. ONLY CITY OF CONCORD ISSUED "NO PARKING" SIGNS SHALL BE USED.

16. ACCESS TO DRIVEWAYS AND TRANSIT STOPS/TERMINALS SHALL BE MAINTAINED AT ALL TIMES, UNLESS PERMITTED OTHERWISE.

17. IF PUBLIC TRANSIT BEING IMPACTED IN ANY WAY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING TRANSIT AGENCIES AND COORDINATING WITH THEM ACCORDINGLY.

18. ANY WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL OPERATIONS, SUCH AS INTERSECTION DETECTION SHALL BE COORDINATED WITH PUBLIC WORKS FOURTEEN (14) CALENDAR DAYS PRIOR TO BEGINNING CONSTRUCTION.

19. IF THE TRAFFIC SIGNAL LOOPS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL:
    A. IMMEDIATELY NOTIFY PUBLIC WORKS INSPECTOR
    B. WITHIN 72 HOURS, REPLACE DAMAGED LOOPS PER CALTRANS SPECIFICATIONS
    C. SCHEDULE INSPECTION OF THE LOOP INSTALLATION WITH CITY TRAFFIC SIGNAL TECHNICIAN(S)
    D. ENSURE TRAFFIC SIGNAL OPERATIONS ARE FULLY RESTORED AS BEFORE AND APPROVED BY CITY WITHIN 72 HOURS.

20. THE CONTRACTOR SHALL MAKE IMMEDIATE TEMPORARY REPAIRS TO ANY STREET LIGHT AND/OR TRAFFIC SIGNAL CONDUIT(S) DAMAGED DURING CONSTRUCTION. PERMANENT REPAIRS SHALL BE MADE WITHIN FIVE (5) WORKING DAYS AND APPROVED BY CITY.

21. ANY SEGMENT OF PAVEMENT STRIPING OR LEGEND(S) REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE FULLY REMOVED AND THEN REPLACED WITH NEW, LIKE MATERIAL WITHIN 24 HOURS. NO PARTIAL OR FILL-IN STENCILING ALLOWED.

22. ANY CURB PAINTING THAT IS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAINTED FOR THE FULL SECTION OF THAT CURB PAINTING. COORDINATE WITH PUBLIC WORKS MAINTENANCE SERVICE CENTER STAFF FOR APPROPRIATE COLOR CODE.

23. ANY PERMANENT TRAFFIC SIGN THAT IS DAMAGED SHALL BE REPLACED IN KIND.

24. ANY TRAFFIC SIGN POST THAT IS DAMAGED (E.G., UNI-STRUT, GALVANIZED, WOODEN) SHALL BE REPLACED IN KIND. PROPER UNDERGROUND SERVICE ALERT MUST BE DONE BEFORE ANY NEW POLE INSTALLATION.

25. ALL CERTIFIED FLAGGERS SHALL BE EQUIPPED WITH A HARD HAT, REFLECTIVE VEST, TWO-WAY RADIOS, AND "STOP/SLOW" PADDLE.

26. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES 24 HOURS PER DAY 7 DAYS PER WEEK, UNTIL COMPLETION OF ALL WORK. ANY TRAFFIC CONTROL DEVICES USED OVERNIGHT IN THE PUBLIC RIGHT-OF-WAY MUST HAVE FLASHING LIGHTS.

27. ALL CHANNELIZING DEVICES, WARNING LIGHTS, FLAG TREES, PORTABLE BARRIERS, ETC., SHALL MEET THE CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND STATE STANDARD PLANS.

28. THE CONTRACTOR SHALL COORDINATE WORK OPERATIONS TO MINIMIZE DISRUPTION AND SHALL PROVIDE ADVANCE NOTIFICATION TO RESIDENTS. TEMPORARY TRENCH PLATING SHALL BE USE OUTSIDE ACTIVE WORK HOURS TO RESTORE TRAFFIC FLOW.

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CITY ENGINEER

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EXP. 09/30/27
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STATE OF CALIFORNIA

ENCROACHMENT PERMIT AND
TRAFFIC CONTROL NOTES

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
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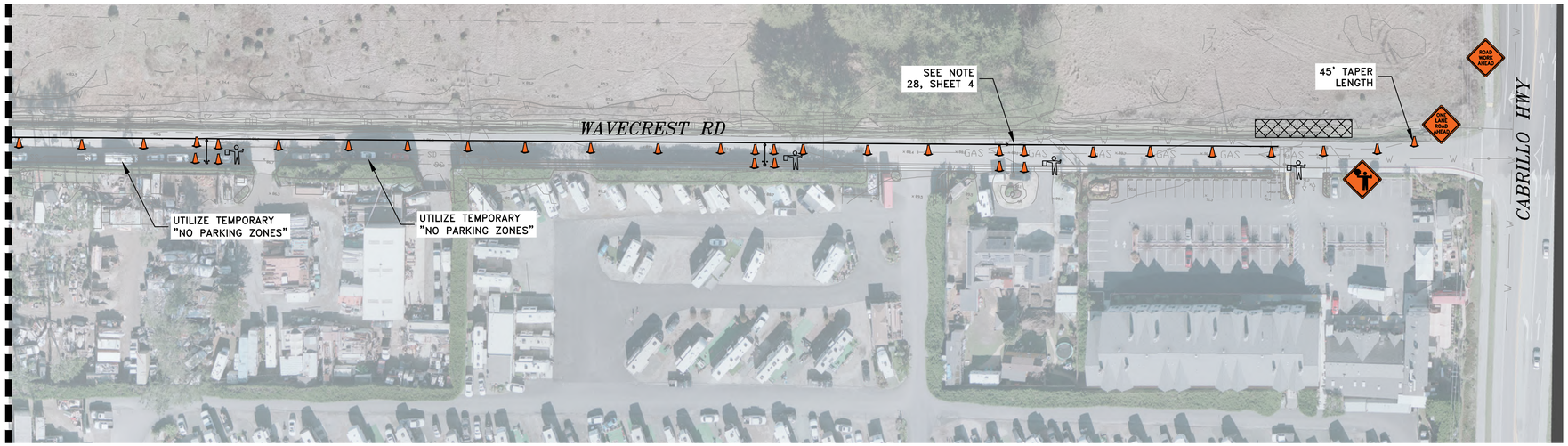

LEGEND:

- NEW WATER LINE
- POTENTIAL CONSTRUCTION AREA PARKING
- 36" TRAFFIC CONE
- 4'X4' DIAMOND SIGN W/ FLAGS (ROAD WORK AHEAD)
- 4'X4' FLAGGER SYMBOL SIGN
- 4'X4' ONE LANE ROAD SIGN (ONE LANE ROAD AHEAD)
- FLAGGER

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REGISTERED PROFESSIONAL ENGINEER
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TRAFFIC CONTROL

WAVECREST ROAD WATER LINE PROJECT

Half Moon Bay, CA

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Z:\Projects\276 City of Half Moon Bay\013 Wavecrest Waterline\444 Layout\Sheet 5 - Traffic Control Plan.dwg

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
4	1991318.927	6000067.462	79.96'	SET HUB/TAC
5	1991239.154	6000220.113	81.34'	SET HUB/TAC
6	1991102.957	6000169.922	82.03'	SET HUB/TAC
7	1991099.088	6000077.603	81.73'	SET HUB/TAC
1003	1991014.967	5999663.517	82.35'	SET FM 60D NAIL IN CLOTH TARGET
1006	1990936.306	6000982.968	88.51'	SET FM MAG NAIL IN PAINTED TARGET
1007	1990997.002	6001684.938	92.85'	SET FM MAG NAIL IN PAINTED TARGET
1010	1991316.683	6000130.457	80.55'	SET 60D NAIL

LEGEND:

= INLET PROTECTION SEE DETAIL 6/12 AND SHEET 13.

X = SILT FENCE AND FIBER ROLL SEE DETAIL 7/12 AND SHEET 13.

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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CITY ENGINEER

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EROSION AND SURVEY CONTROL

WAVECREST ROAD WATER LINE PROJECT

Half Moon Bay, CA

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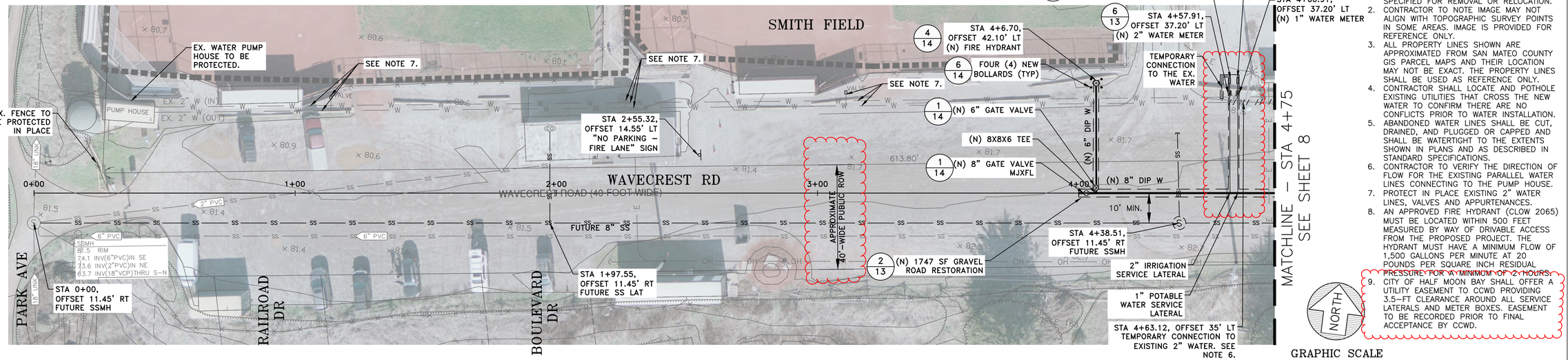


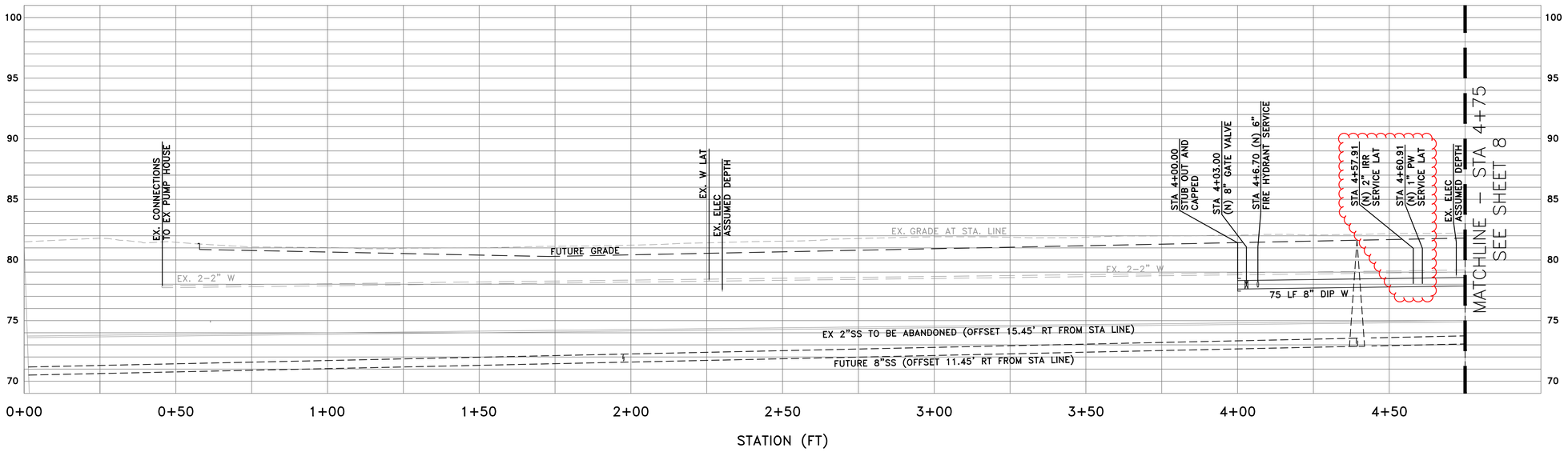
NOTES:

1. ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE SPECIFIED FOR REMOVAL OR RELOCATION.
2. CONTRACTOR TO NOTE IMAGE MAY NOT ALIGN WITH TOPOGRAPHIC SURVEY POINTS IN SOME AREAS. IMAGE IS PROVIDED FOR REFERENCE ONLY.
3. ALL PROPERTY LINES SHOWN ARE APPROXIMATED FROM SAN MATEO COUNTY GIS PARCEL MAPS AND THEIR LOCATION MAY NOT BE EXACT. THE PROPERTY LINES SHALL BE USED AS REFERENCE ONLY.
4. CONTRACTOR SHALL LOCATE AND POTHOLE EXISTING UTILITIES THAT CROSS THE NEW WATER TO CONFIRM THERE ARE NO CONFLICTS PRIOR TO WATER INSTALLATION.
5. ABANDONED WATER LINES SHALL BE CUT, DRAINED, AND PLUGGED OR CAPPED AND SHALL BE WATERTIGHT TO THE EXTENTS SHOWN IN PLANS AND AS DESCRIBED IN STANDARD SPECIFICATIONS.
6. CONTRACTOR TO VERIFY THE DIRECTION OF FLOW FOR THE EXISTING PARALLEL WATER LINES CONNECTING TO THE PUMP HOUSE.
7. PROTECT IN PLACE EXISTING 2" WATER LINES, VALVES AND APPURTENANCES.
8. AN APPROVED FIRE HYDRANT (CLOW 2065) MUST BE LOCATED WITHIN 500 FEET MEASURED BY WAY OF DRIVABLE ACCESS FROM THE PROPOSED PROJECT. THE HYDRANT MUST HAVE A MINIMUM FLOW OF 1,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR A MINIMUM OF 2 HOURS.
9. CITY OF HALF MOON BAY SHALL OFFER A UTILITY EASEMENT TO CCWD PROVIDING 3.5–FT CLEARANCE AROUND ALL SERVICE LATERALS AND METER BOXES. EASEMENT TO BE RECORDED PRIOR TO FINAL ACCEPTANCE BY CCWD.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

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CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

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Half Moon Bay

501 Main Street
Half Moon Bay
CA 94019

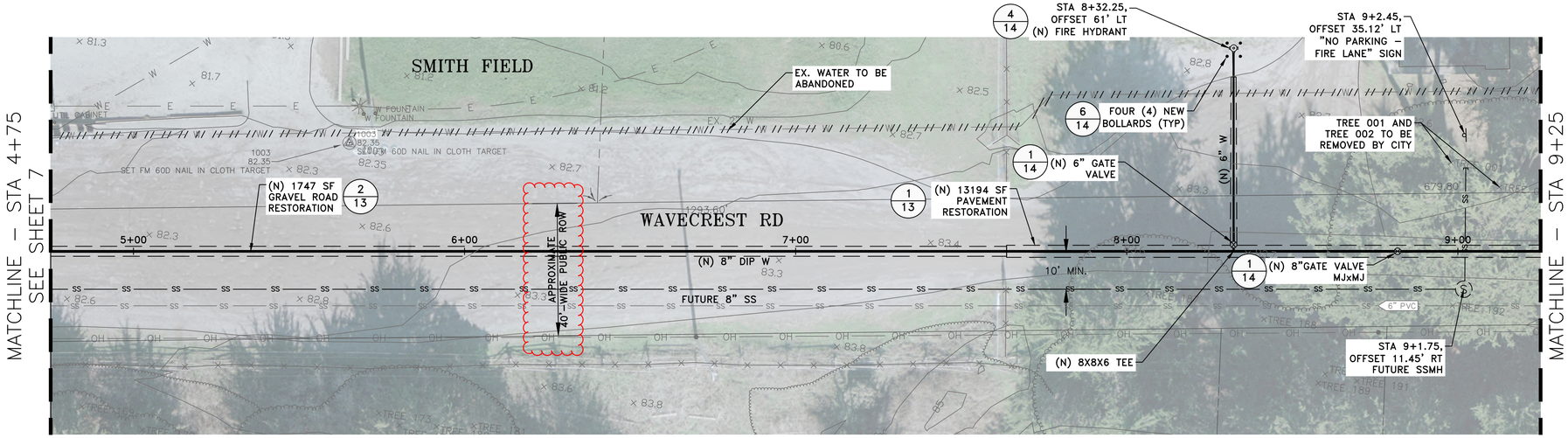
p 650–726–7177
f 650–726–8261
hmbcity.com

REVISIONS	BY

DATE 05–12–2026
SCALE AS SHOWN
DRAWN KDP/PSS/MJR
JOB NO. 276013
DWG
SHEET 7
OF 17 SHEETS

PLAN AND PROFILE
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

Z:\Projects\276 City of Half Moon Bay\013 Wavecrest Waterline\444 Latest\Sheet 7-12 - Plan and Profile.dwg



NOTES:

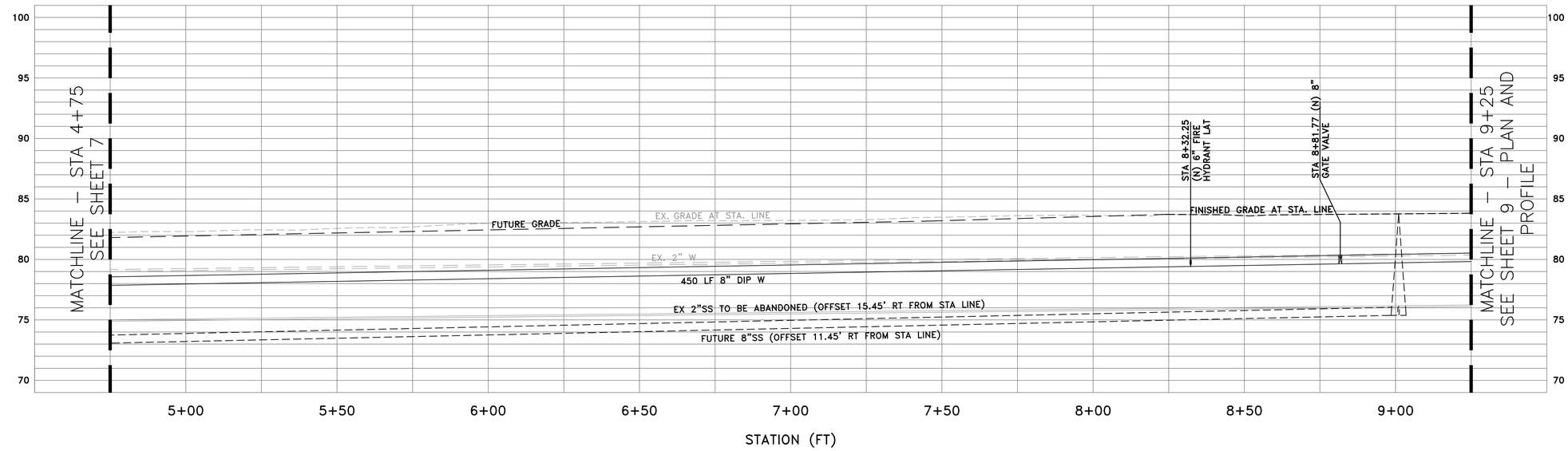
1. ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE SPECIFIED FOR REMOVAL OR RELOCATION.
2. CONTRACTOR TO NOTE IMAGE MAY NOT ALIGN WITH TOPOGRAPHIC SURVEY POINTS IN SOME AREAS. IMAGE IS PROVIDED FOR REFERENCE ONLY.
3. ALL PROPERTY LINES SHOWN ARE APPROXIMATED FROM SAN MATEO COUNTY GIS PARCEL MAPS AND THEIR LOCATION MAY NOT BE EXACT. THE PROPERTY LINES SHALL BE USED AS REFERENCE ONLY.
4. CONTRACTOR SHALL LOCATE AND POTHOLE EXISTING UTILITIES THAT CROSS THE NEW WATER TO CONFIRM THERE ARE NO CONFLICTS PRIOR TO WATER INSTALLATION.
5. ABANDONED WATER LINES SHALL BE CUT, DRAINED, AND PLUGGED OR CAPPED AND SHALL BE WATERTIGHT TO THE EXTENTS SHOWN IN PLANS AND AS DESCRIBED IN STANDARD SPECIFICATIONS.
6. CONNECT TO EXISTING 2" WATER TO PROVIDE TEMPORARY WATER SERVICE TO THE EXISTING SMITH FIELD FACILITIES.
7. AN APPROVED FIRE HYDRANT (CLOW 2065) MUST BE LOCATED WITHIN 500 FEET MEASURED BY WAY OF DRIVABLE ACCESS FROM THE PROPOSED PROJECT.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. LAURETA
No. 055183
Exp. 09/31/28
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
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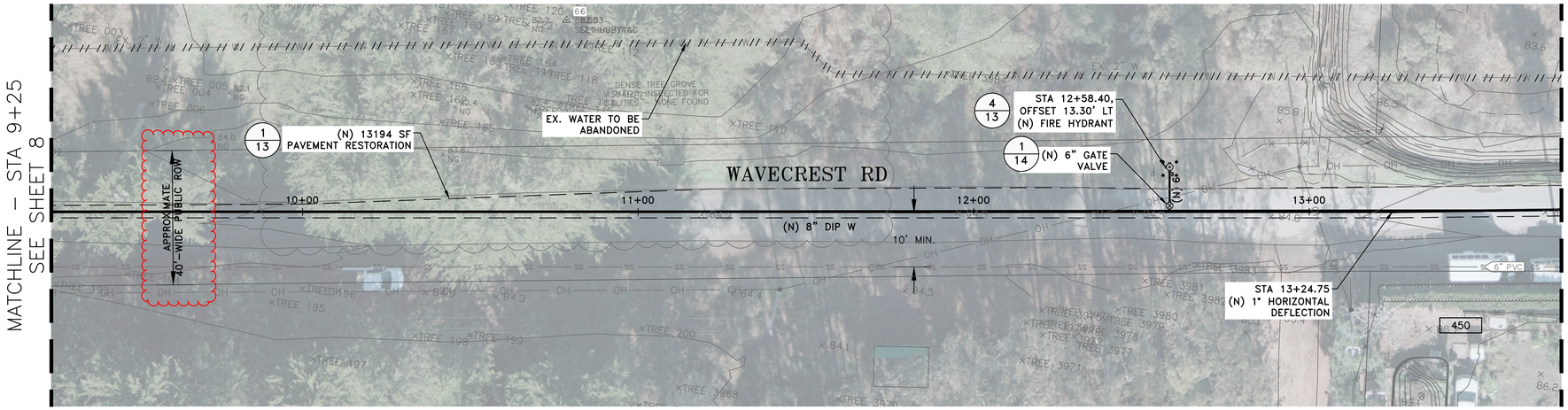

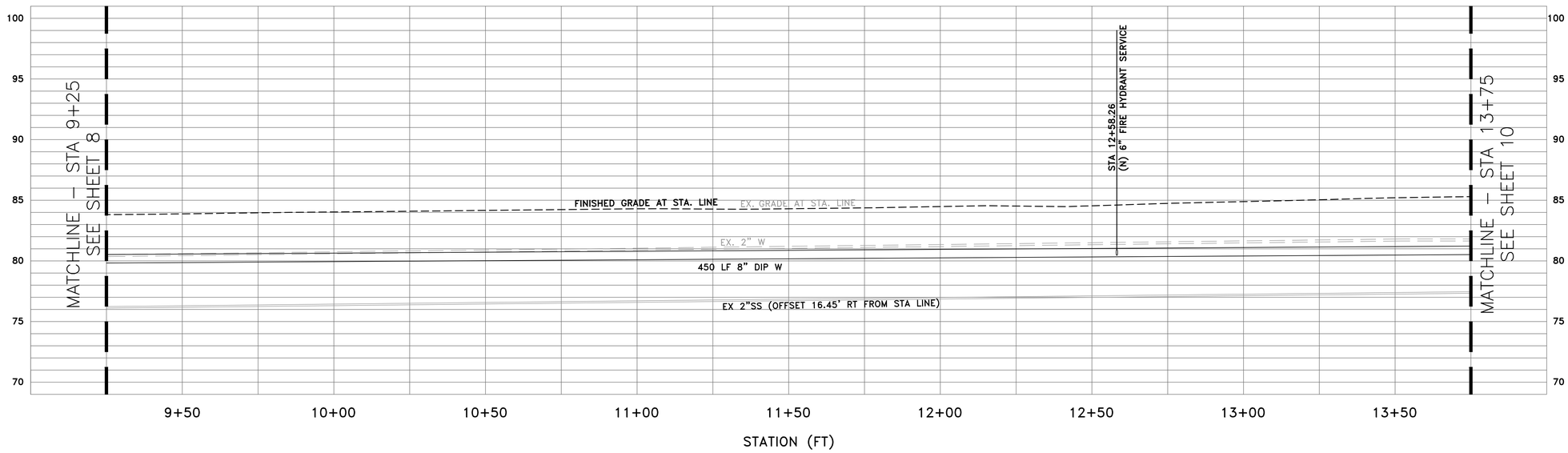

PROFILE VIEW
HORIZ: 1" = 20'
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NORTH

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. LAUREYS
No. 055183
Expires 9/1/28
CIVIL
STATE OF CALIFORNIA

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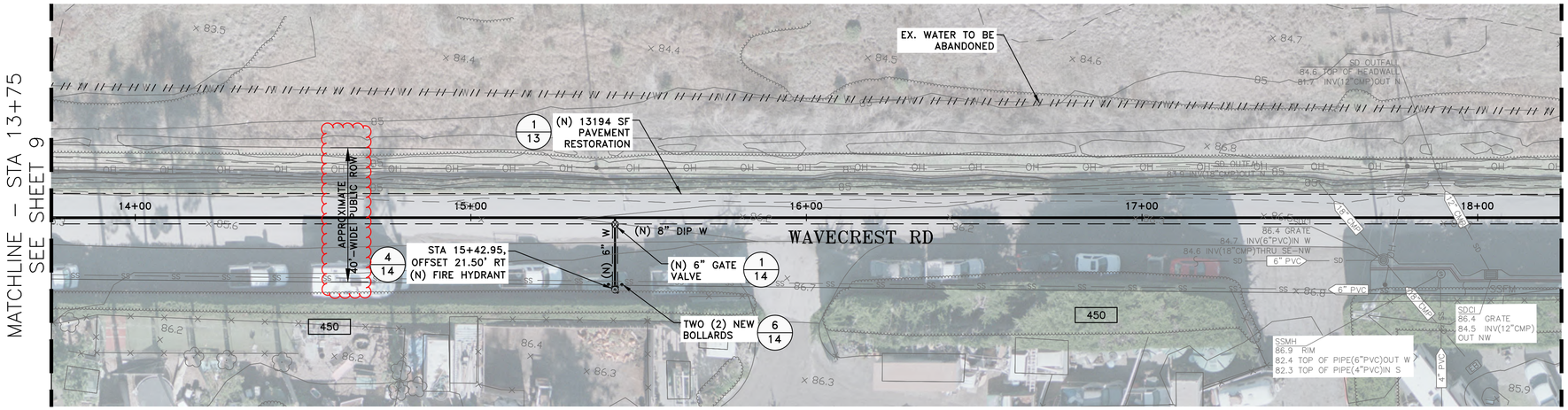

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20 0 10 20 40 60

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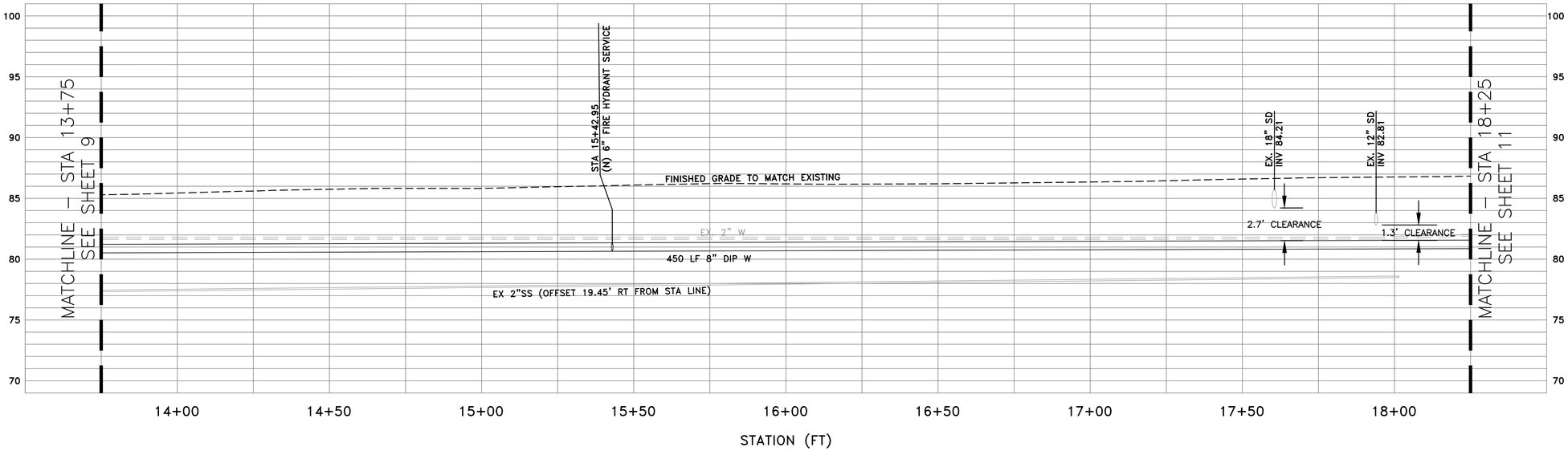

PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. LAUREETA
No. 55585
Exp. 09/30/28
CIVIL
STATE OF CALIFORNIA

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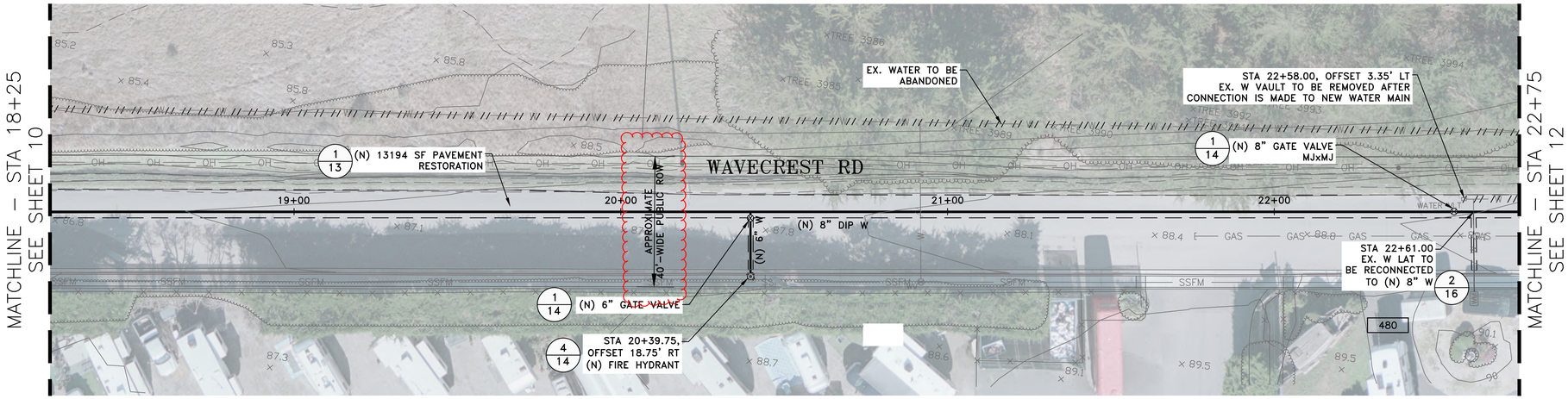

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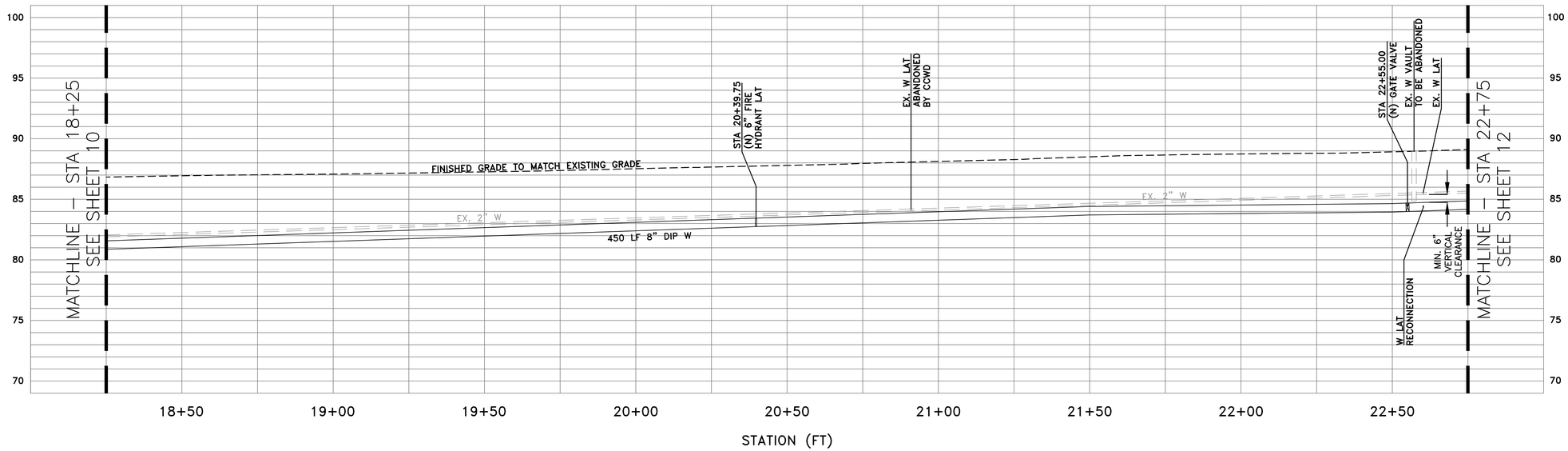

PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD S. LAUREETA
No. 055783
Expires 9/1/28
CIVIL
STATE OF CALIFORNIA

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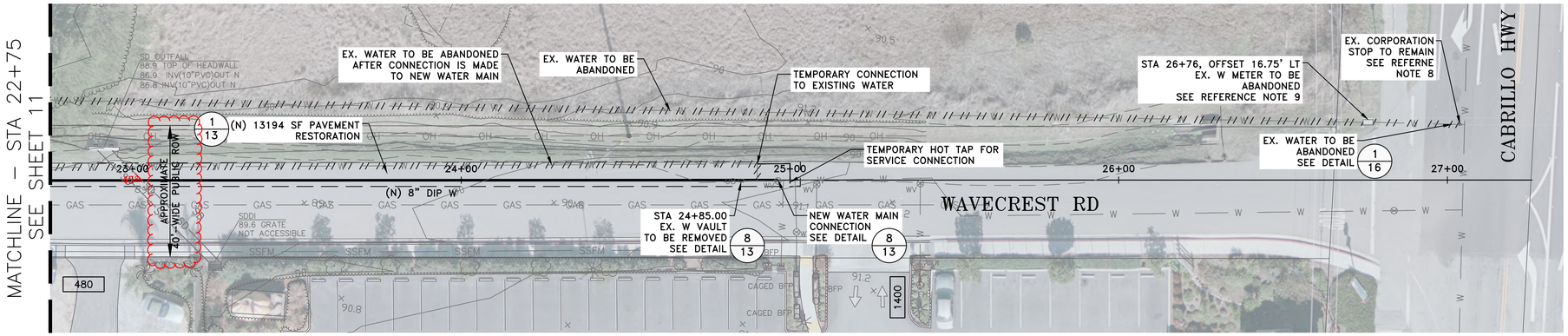

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6. CONTACT CALTRANS FOR ANY WORK WITHIN THEIR RIGHT–OF–WAY AT LEAST 7 DAYS PRIOR.
7. SERVICE LATERALS TO REMAIN ACTIVE DURING CONSTRUCTION.
8. THE EXISTING CORPORATION STOP SHALL BE CLOSED AND THE WATER SERVICE SHALL BE DESTROYED AT THE CORPORATION STOP.
9. REMOVE EXISTING METER BOX, CURB STOP, AND BACKFLOW ASSEMBLY. SALVAGE EXISTING METER AND METER BOX LID AND RETURN TO DISTRICT.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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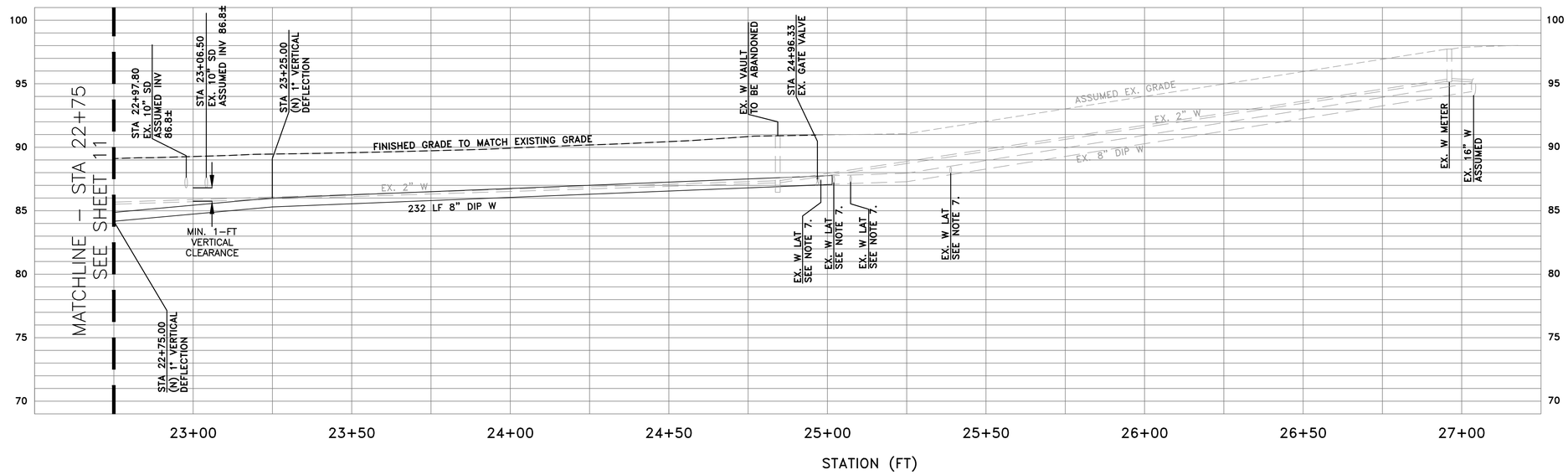

PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. LAUREYS
No. 055151
Exp. 09/31/26
CIVIL
STATE OF CALIFORNIA

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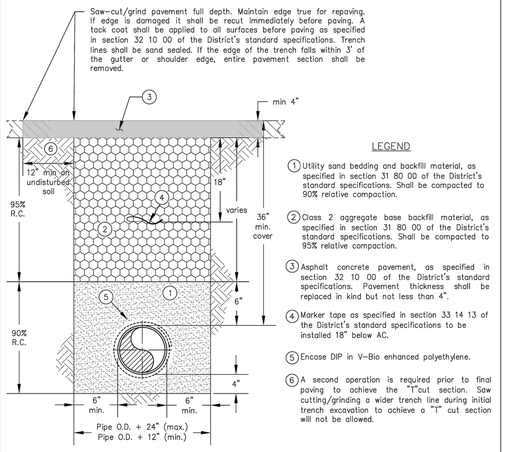


Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE A
PAVED SURFACES

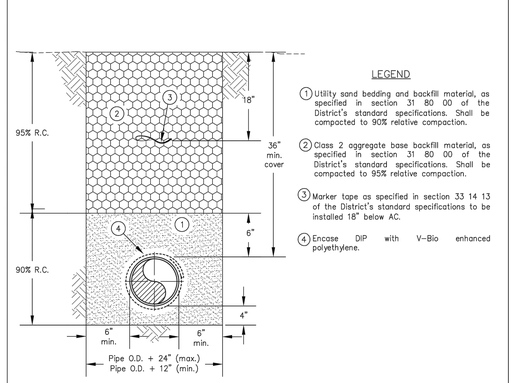
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-01

1 – TRENCH SECTION – TYPE A
SCALE: NO SCALE



Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE B
GRAVELED AREAS / ROAD SHOULDERS

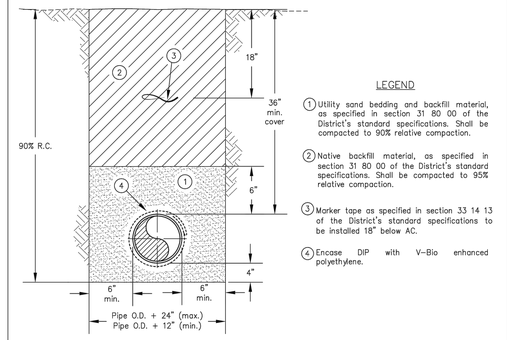
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-02

2 – TRENCH SECTION – TYPE B
SCALE: NO SCALE



Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE C
UNIMPROVED AREA

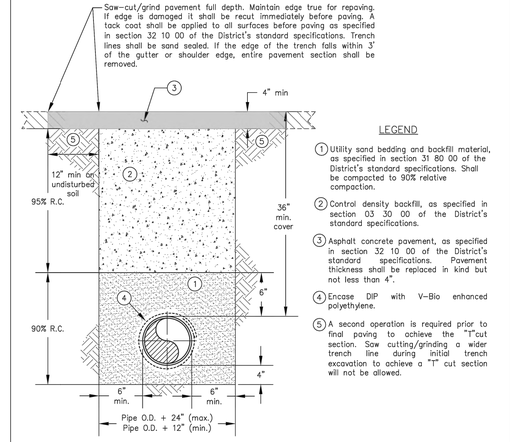
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-03

3 – TRENCH SECTION – TYPE C
SCALE: NO SCALE



Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE D
CONTROL DENSITY FILL

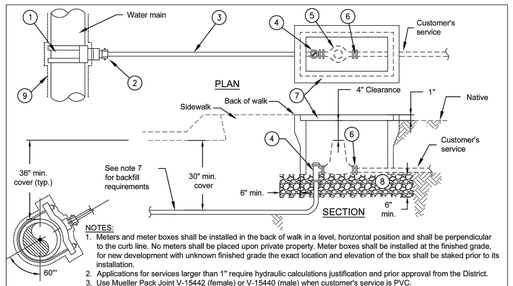
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

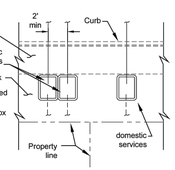
STD. NO. CC-04

4 – TRENCH SECTION – TYPE D
SCALE: NO SCALE



NOTES:
1. Meters and meter boxes shall be installed in the back of walk in a level, horizontal position and shall be perpendicular to the curb line. No meters shall be placed upon private property. Meter boxes shall be installed at the finished grade, for new development with unknown finished grade the exact location and elevation of the box shall be staked prior to its installation.
2. Applications for services larger than 1" require hydraulic calculations justification and prior approval from the District.
3. Use Mueller Pack Joint V-15442 (female) or V-15440 (male) when customer's service is PVC.
4. Service connections shall be a minimum of 2' away from a bell/joint and/or next service connection, or as directed by the District.
5. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line per Section 15100.
6. Sand shall be placed 2" below and 6" above the service line. Backfill and compact remaining section per applicable CCWD trench detail.
7. If fire service is present with a residential service, a minimum 1" fire service meter, per CC-18A detail, in addition to the domestic service meter shall be installed, as shown in diagram below.
8. Up to four (4) service connections per meter bank will be allowed upon District approval of the meter bank location and size.

LEGEND
1. Double strap bronze service saddle, Mueller BR2B "CC".
2. 1" corporation stop, Mueller B-25008N.
3. 1" dia. Type K soft copper pipe. Unions or couplings not permitted.
4. 1" compression ball angle meter valve, Mueller B-24258N.
5. ¾", 1", or 1" meter and bushing, if necessary (furnished by District).
6. Insulated meter coupling, Mueller H-10871N.
7. Meter box, Christy No. B9 for ¾" and 1" meters and No. B16 for 1", cover shall be purchased from the District. H-20 traffic rated box and H-20 cover with 1½" probe hole shall be provided in traffic areas and where directed by the District. See detail CC-08 for meter box clearances.
8. ¾" drain rock per Section 31 80 00 of the District's standard specifications, shall be mechanically compacted.
9. Encase DIP in V-Bio enhanced polyethylene.



1" SERVICE CONNECTION

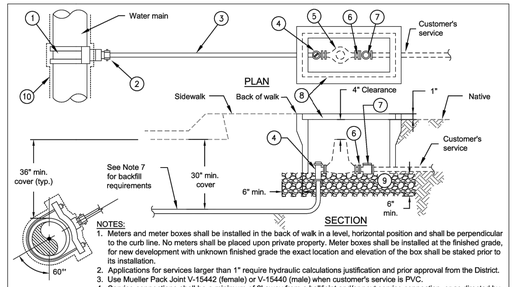
REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by: Mary Rogren
Mary Rogren, General Manager

STD. NO. CC-06

5 – 3/4" OR 1" SERVICE CONNECTION
SCALE: NO SCALE



NOTES:
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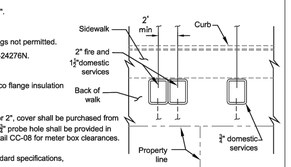
2. Applications for services larger than 1" require hydraulic calculations justification and prior approval from the District.
3. Use Mueller Pack Joint V-15442 (female) or V-15440 (male) when customer's service is PVC.
4. Service connections shall be a minimum of 2' away from a bell/joint and/or next service connection, or as directed by the District.
5. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line per Section 15100.
6. Sand shall be placed 2" below and 6" above the service line. Backfill and compact remaining section per applicable CCWD trench detail.
7. If fire service is present with a residential service, a minimum 1½" fire service meter, per CC-18 detail, in addition to 1½" or 2" domestic service meter shall be installed, as shown in diagram below.
8. Up to four (4) service connections per meter bank will be allowed upon District approval of the meter bank location and size.

LEGEND
1. Double strap bronze service saddle, Mueller BR2B "CC".
2. 1½" or 2" corporation stop Mueller B-25008N.
3. 1½" or 2" dia. Type K soft copper pipe. Unions or couplings not permitted.
4. 1½" or 2" compression ball angle meter valve, Mueller B-24276N.
5. 1½" or 2" meter (furnished by District).
6. 1½" or 2" brass meter flange and brass nipple with Calpico flange insulation gasket kits.
7. 1½" or 2" meter check valve Mueller H-14243N.
8. Meter box, Christy No. B30 for 1½" meter and No. B36 for 2", cover shall be purchased from the District. H-20 traffic rated box and H-20 cover with 1½" probe hole shall be provided in traffic areas and where directed by the District. See detail CC-08 for meter box clearances.
9. ¾" drain rock per Section 31 80 00 of the District's standard specifications, shall be mechanically compacted.
10. Encase DIP in V-Bio enhanced polyethylene.



1-1/2" OR 2" SERVICE CONNECTION

REVISED 06/2025

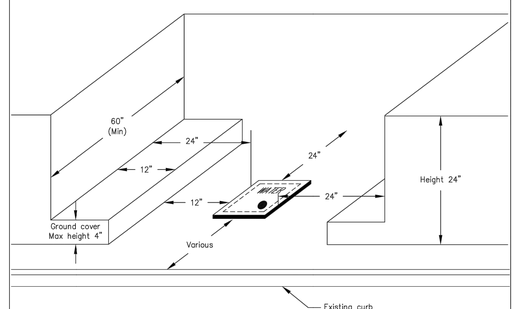
COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by: Mary Rogren
Mary Rogren, General Manager

STD. NO. CC-07

6 – 1-1/2" OR 2" SERVICE CONNECTION
SCALE: NO SCALE

NOTES
1. Minimum 24" radius clearance from the edge of a meter box to an existing hedges or fences is required.
2. Minimum 72" vertical clearance to a hanging tree branches or bushes is required.



SERVICE METER CLEARANCES

REV. 05/2018

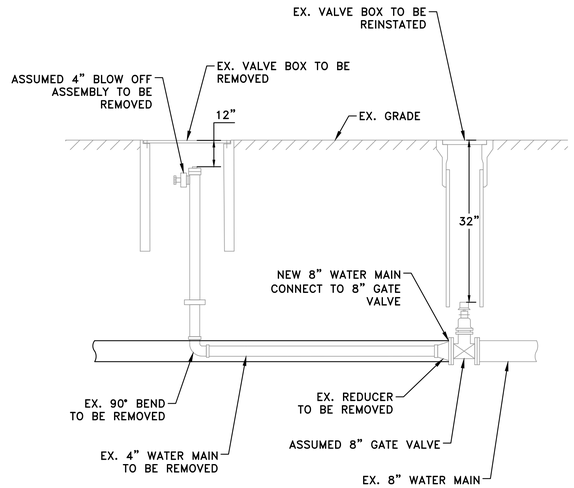
COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-08

7 – SERVICE METER CLEARANCES
SCALE: NO SCALE

NOTES:
1. PER CCWD STANDARD, THE EXISTING BLOW OFF IS ASSUMED TO BE A 4" B.O.



NEW WATER MAIN CONNECTION

8 – NEW WATER MAIN CONNECTION
SCALE: NO SCALE

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

DETAILS
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

PROFESSIONAL ENGINEER
PAUL S. SCHMUCKER
No. 055183
Exp. 09/31/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
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CA 94019
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REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 13
OF 17 SHEETS

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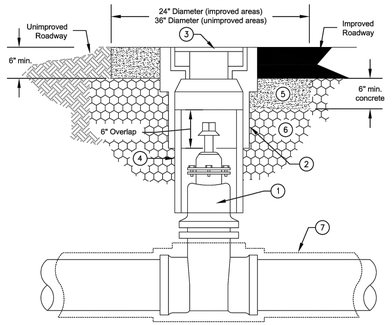


LEGEND

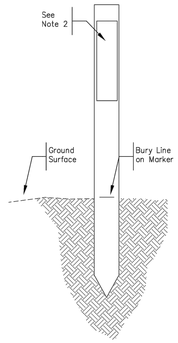
1. Gate valve, Mueller No. A-2362 with Type 316 SS bolts and nuts, and 2" square bronze operation nut. Steam seal shall be O-ring type. Valve stem shall be made of ASTM B138 manganese bronze; EPDM rubber; machined release groove below operating nut; and stuffing box aligned with the direction of the pipe. If coating on gate valve is damaged during the installation, it should be repaired using Mueller Epoxy Kit No. 280089 to the satisfaction of the District. Valve shall be set plumb.
2. Traffic valve box, Christy Concrete No. G05TBOX.
3. Cast iron traffic cover inscribed "WATER", Christy Concrete No. G05CT.
4. SDR 35 PVC pipe riser - 8" minimum diameter.
5. 2,000 psi high early strength. Asphalt shall be placed on top of concrete collar, same day.
6. Backfill material, aggregate base per road surface, see Detail CC-01.
7. Encase DIP in V-Bio enhanced polyethylene. Wrap excess film with 10-mil pipe tape.

GATE VALVE ASSEMBLY

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-09

1 – GATE VALVE ASSEMBLY
SCALE: NO SCALE



NOTES:

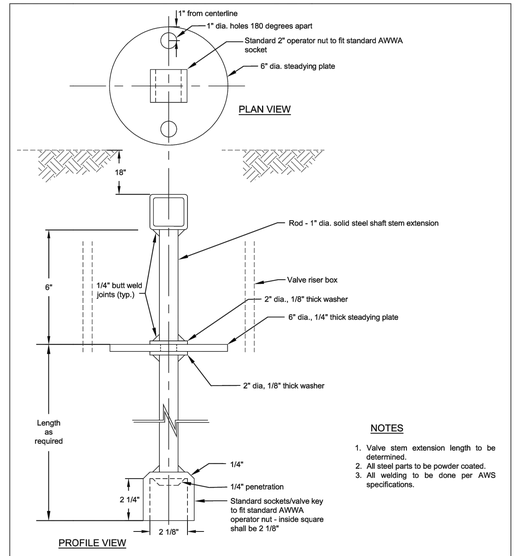
1. The marker post shall be 4" fiberglass 1-rail style, manufacturer by Rhino Marking System. The color of the post shall be blue.
2. Standard Warning Legends GD-1333K for "Water Pipeline" and GD-5226K for "Water Valve" shall be shall be used.
3. Marker post is only required for pipelines/valves in unpaved areas and shall be located in the field by the District.

WATER VALVE/WATER MAIN MARKER POST

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-10

2 – WATER VALVE/WAVER MAIN MARKER POST
SCALE: NO SCALE



NOTES

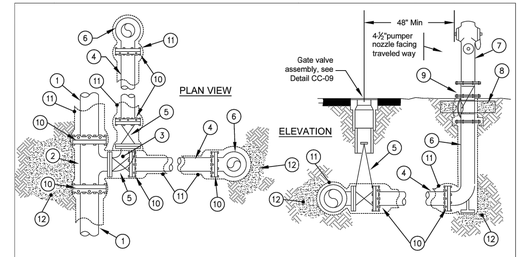
1. Valve stem extension length to be determined.
2. All steel parts to be powder coated.
3. All welding to be done per AWS specifications.

VALVE EXTENSION

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-11

3 – VALVE EXTENSION
SCALE: NO SCALE



LEGEND

1. Water main, DI pipe
2. Tee (type determined by District) or tapping sleeve, JCM 6432 all 316 hardware or as directed by the District
3. 6" 90° bend, FLG.
4. 6" DI pipe.
5. 6" gate valve, Mueller A-2362, FLG x MJ (restrained)
6. 6" bury, FLG x MJ (restrained)
7. Hydrant, Clow 2065 (wet barrel) with two 4-½" pumper and one 2-½" outlets, all NS threads.
8. 24"dia, 12" thick, 2,000 psi concrete collar.
9. Break-off check valve, Clow Valve model LP619. Install concrete collar (8) to allow removal of stainless steel bolts securing break-off riser. Native soil shall then placed on top of the collar to within 1" of the bottom of the break-off riser.
10. 6" mechanical joint restraint, EBAA Iron, "Megalug" Series 1100 for DI.
11. Encase DI fire hydrant lateral in V-Bio enhanced polyethylene film.
12. Thrust block (kicker) per CC-22

NOTES

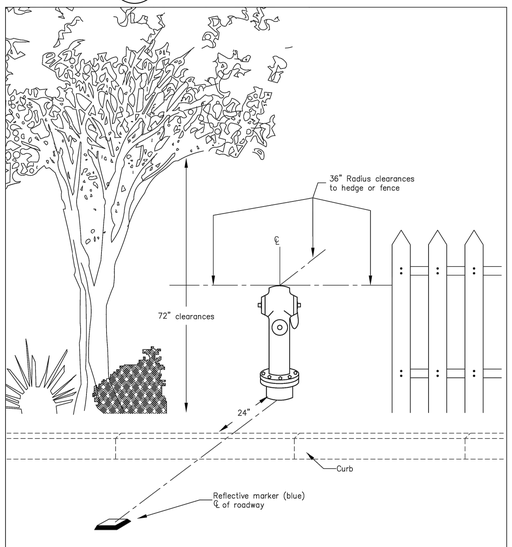
1. Contractor shall also coordinate with the local fire department for exact location of hydrants.
2. All joints used in the hydrant assembly shall be restrained and shall be of the mechanical joint "Megalug," or field locks.
3. Break-off riser shall be 1" above finish grade.
4. All bolts and nuts shall be Type 316 stainless steel excluding pre-manufactured break-off check valve. No breakaway bolts shall be allowed
5. Install a blue, two-way, reflective pavement marker at each hydrant location.
6. New fire hydrant assembly shall be pressure tested and disinfected per section 33 14 13.
7. New fire hydrant shall be factory painted "safety yellow." All metal above the concrete color shall also be factory painted "safety yellow."

FIRE HYDRANT ASSEMBLY

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-12

4 – FIRE HYDRANT ASSEMBLY
SCALE: NO SCALE

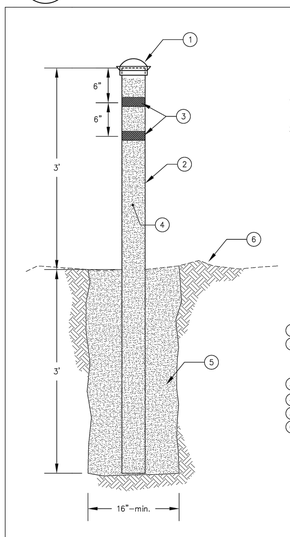


HYDRANT CLEARANCES

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-14

5 – HYDRANT CLEARANCES
SCALE: NO SCALE



NOTES

1. Bollards location to be located in the field by the District.
2. Bollards shall be permanent unless specified by the District otherwise.

LEGEND

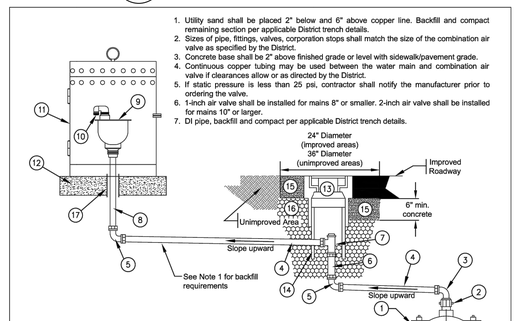
1. 4" galvanized tap on cap.
2. 4" dia. galvanized steel pipe. Pipe shall be painted with direct to metal (DTM) high performance industrial coatings system, safety yellow, (minimum two coats).
3. 2" red color, DOT-C2 reflective tape
4. Fill with class 2 concrete
5. Class 2 concrete
6. Finish grade

BOLLARD

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-15

6 – BOLLARD
SCALE: NO SCALE



1. Utility sand shall be placed 2" below and 6" above copper line. Backfill and compact remaining section per applicable District trench details.
2. Sizes of pipe, fittings, valves, corporation stops shall match the size of the combination air valve as specified by the District.
3. Concrete base shall be 2" above finished grade or level with sidewalk/pavement grade.
4. Continuous copper tubing may be used between the water main and combination air valve if clearances allow or as directed by the District.
5. If static pressure is less than 25 psi, contractor shall notify the manufacturer prior to ordering the valve.
6. 1-inch air valve shall be installed for mains 8" or smaller. 2-inch air valve shall be installed for mains 10" or larger.
7. DI pipe, backfill and compact per applicable District trench details.

LEGEND

1. Double strap bronze service saddle Mueller BR2B "CC" for DI and Mueller BR2S "CC" for C900 PVC.
2. Corporation stop, Mueller B-20045N (CC x FIP).
3. 90° MIP x Comp Mueller fitting
4. Type K copper tubing. Maintain upward slope. Unions or couplings not permitted
5. 90° Comp x Comp Mueller fitting
6. Straight copper pipe
7. Ball angle meter valve, Mueller B-24258N for 1-inch assembly, Mueller B-24276N for 2-inch assembly
8. Brass pipe (low lead)
9. Combination air valve Cla-val 36 series, (functions as both air release and air/vacuum valves).
10. Stainless steel screen.
11. Air valve above ground enclosure shall be installed level. Pipeline Products, VC-316 powder coated blue.
12. Concrete base 4"H x 24"dia w/ steel wire mesh in middle. Base shall be installed level
13. Traffic valve box, Christy Concrete No. G05 with cast iron traffic cover inscribed "WATER", Christy Concrete No G05C
14. SDR 35 PVC pipe riser - 8" minimum diameter
15. 2,000 psi concrete collar. Minimum 24 hours cure prior to placement of asphalt
16. Backfill material, aggregate base per road surface, see Detail CC-01
17. SDR 35 PVC pipe - 3" diameter.

1" OR 2" COMBINATION AIR VALVE

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-16

7 – 1" OR 2" COMBINATION AIR VALVE
SCALE: NO SCALE

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

DETAILS

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

RCE 55183
Exp 09/31/26
CIVIL
STATE OF CALIFORNIA

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THE CITY OF HALF MOON BAY CALIFORNIA

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REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 14
OF 17 SHEETS

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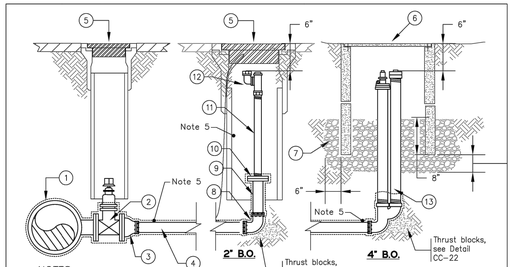


NOTES

1. 2-inch blow-off shall be installed for mains 6" or smaller.
2. 4-inch blow-off shall be installed for mains 8" or larger.
3. The top of the box shall be flush with pavement when located in traffic areas.
4. All buried nuts and bolts shall be type 316 stainless steel.
5. Encase branch tee, bends, nipples, and ductile pipe in 8 mil. linear low-density polyethylene film.

LEGEND

1. 4" tee/tapping sleeve JCM 6432 for 4" mains, or 6" branch tee/tapping sleeve JCM 6432 for 6" and bigger mains, as directed by the District.
2. Gate valve, FLxFL, Mueller No. 2362.
3. 6"x4" reducer, FLxMJ (restrained) for 6" mains and bigger.

2" BLOW-OFF

8. 4" DI 90° bend, MJxMJ (restrained).
9. 4" DI FLxPE or PVC with restrained flanged adapter.
10. 4" Companion flange with a 2" threaded IP outlet.
11. 2" Brass nipple, minimum of 8-inches in length.
12. 2" ball angle valve, Mueller B-24286N, with flange bend coupling (90°), Mueller H-14204N, and full face meter gasket EPDM/NSF61; Garlock 98206. All hardware shall be type 316 SS.

4. 4" DI/PVC.
5. Traffic valve box with cast iron cover Inscribed "WATER" per CC-09. G5 box shall be used for gate valve and G12 box with 12" PVC riser for 2" blow-off
6. Traffic box, Christy No. B1017 BOX (H-20 Loading) with B1017-S1JH steel checker plate cover and extension.
7. 3/4" drain rock, up to valve only.

4" BLOW-OFF

13. 4" Blowoff/flushing hydrant, Mainguard Model 7600 manufactured by Kupferle Foundry Co.

BLOW-OFF ASSEMBLY

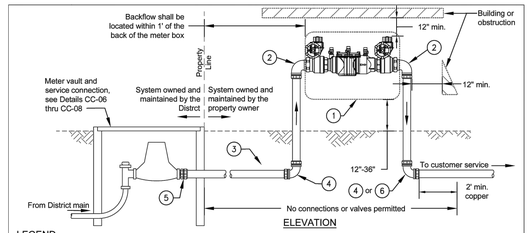
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-17

1 - BLOW-OFF ASSEMBLY
SCALE: NO SCALE



ELEVATION

LEGEND

1. U.S.C. approved double check/reduced pressure backflow assembly. Assembly shall be "Lead Free" and the entire assembly including isolation valve and test cocks shall be provided as a complete unit.
2. Brass 90° bends, Mueller H-15531N.
3. Utility sand shall be placed 2" below and 6" above copper line. Backfill and compact remaining section per applicable District details and specifications.
4. Mueller 110 compression connection H-15526N.
5. For ⅝", ¾", and 1" customer services, use Mueller 110 compression connection H-10871N. For 1½" and 2" services, use brass meter flange (low lead) with Mueller 110 compression connection H-10129N.
6. Mueller 110 compression connection H-15533N on the customer's side, if applicable.

REQUIREMENTS

1. A backflow prevention assembly must be installed on service connections that have auxilary water supply, a cross-connection, or a risk of backflow, contamination, or cross-connection. The type of backflow assembly required shall be determined by the District.
2. All backflow assemblies shall be installed on the customer's property adjacent to the meter. Pressure reducing valves on the District pipelines will not be permitted.
3. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line.
4. Installation as required by the District's backflow requirements, the California State Water Resources Control Board's Cross-Connection Control Policy Handbook, California Plumbing Code, and Title 22 of the California Code of Regulations.
5. Installation shall comply with the latest plumbing codes and applicable local agency requirements. Check with local building department if a permit is required.
6. Vertical installations are allowed with District approval prior to design and installation.
7. Backflow prevention assembly may be protected by an enclosure that provides the minimum clearance around the assembly, as directed by the District.
8. Backflow prevention assembly shall be tested and certified by a District-approved tester prior to being put in service and shall not be modified following approval.
9. Maintain a minimum side clearance of 12" on all sides of the assembly and a minimum of 24" on the side of the assembly that contains the test cocks. Assembly must be accessible for testing and maintenance. Location shall be approved by the District prior to installation.

REDUCED PRESSURE OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY (UP TO 2")

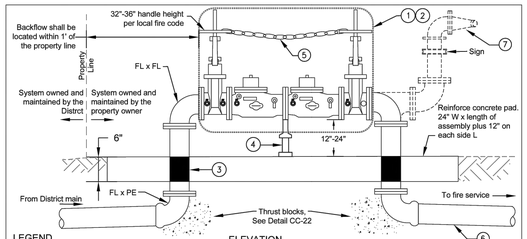
REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
Mary Rogren, General Manager

STD. NO. CC-18

2 - BACKFLOW PREVENTOR
SCALE: NO SCALE



ELEVATION

LEGEND

1. U.S.C. approved double check detector/reduced pressure backflow assembly. Assembly shall be "Lead Free" and the entire assembly including isolation valve and test cocks shall be provided as a complete unit.
2. OS&Y shutoff valves as required by the local fire department.
3. CALPICO VI-10 protective tape or equal.
4. Backflow prevention assemblies 8" and larger shall be supported by galvanized adjustable pipe support, Grinell Fig. 264, Elcen Fid 40, or approved equal. Support shall be galvanized after fabrication.
5. ½" stainless steel chain with minimum slack.
6. Pipe, backfill, and compaction per applicable District details and specifications.
7. Optional: Siamese fire department connection with individual clapper valves and brass plugs with chains.

REQUIREMENTS

1. A backflow prevention assembly must be installed on all fire service connections. The type of backflow assembly required shall be determined by the District.
2. Installation as required by the District's backflow requirements, the California State Water Resources Control Board's Cross-Connection Control Policy Handbook, and Title 22 of the California Code of Regulations.
3. Installation shall comply with the latest plumbing codes and applicable local agency requirements. Check with local building department if a permit is required.
4. Vertical installations as well as setters are allowed with District approval prior to design and installation.
5. Backflow prevention assembly may be protected by bollards/guard posts when located near traffic areas, as directed by the District.
6. Backflow prevention assembly may be protected by an enclosure that provides the minimum clearance around the assembly, as directed by the District.
7. Backflow prevention assembly shall be tested and certified by a District-approved tester prior to being put in service and shall not be modified following approval.
8. All backflow assemblies shall be installed on the customer's property. The appropriate easements must be dedicated to the District prior to plan approval.
9. Maintain a minimum side clearance of 12" on all sides of the backflow prevention assembly and a minimum of 24" on the side of the assembly that contains the test cocks. Assembly must be accessible for testing and maintenance. Location shall be approved by the District prior to installation.
10. Tying into the fire sprinkler bell shall meet local fire department requirements.

REVISED 06/2025

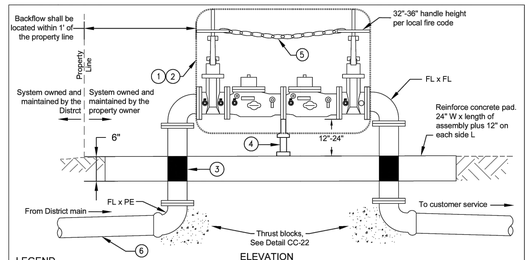
FIRE SERVICE REDUCED PRESSURE OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY (2.5" AND LARGER)

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
Mary Rogren, General Manager

STD. NO. CC-19

3 - FIRE SERVICE CONNECTION
SCALE: NO SCALE



ELEVATION

LEGEND

1. U.S.C. approved double check/reduced pressure backflow assembly. Assembly shall be "Lead Free" and the entire assembly including isolation valve and test cocks shall be provided as a complete unit.
2. OS&Y shutoff valves as required by the local fire department.
3. CALPICO VI-10 protective tape or equal.
4. Backflow prevention assemblies 8" and larger shall be supported by galvanized adjustable pipe support, Grinell Fig. 264, Elcen Fid 40, or approved equal. Support shall be galvanized after fabrication.
5. ½" stainless steel chain with minimum slack.
6. Pipe, backfill, and compaction per applicable District details and specifications.

REQUIREMENTS

1. A backflow prevention assembly must be installed on service connections that have auxilary water supply, a cross-connection, or a risk of backflow, contamination, or cross-connection. The type of backflow assembly required shall be determined by the District.
2. Installation as required by the District's backflow requirements, the California State Water Resources Control Board's Cross-Connection Control Policy Handbook, and Title 22 of the California Code of Regulations.
3. Installation shall comply with the latest plumbing codes and applicable local agency requirements. Check with local building department if a permit is required.
4. Vertical installations as well as setters are allowed with District approval prior to design and installation.
5. Backflow prevention assembly may be protected by bollards/guard posts when located near traffic areas, as directed by the District.
6. Backflow prevention assembly may be protected by an enclosure that provides the minimum clearance around the assembly, as directed by the District.
7. Backflow prevention assembly shall be tested and certified by a District-approved tester prior to being put in service and shall not be modified following approval.
8. All backflow assemblies shall be installed on the customer's property. The appropriate easements must be dedicated to the District prior to plan approval.
9. Maintain a minimum side clearance of 12" on all sides of the backflow prevention assembly and a minimum of 24" on the side of the assembly that contains the test cocks. Assembly must be accessible for testing and maintenance. Location shall be approved by the District prior to installation.

REDUCED PRESSURE OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY (2.5" AND LARGER)

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

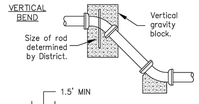
Approved by:
Mary Rogren, General Manager

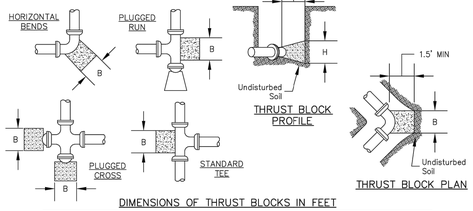
STD. NO. CC-20

4 - DOUBLE CHECK BACKFLOW ASSEMBLY
SCALE: NO SCALE

VOLUME OF GRAVITY BLOCK IN CUBIC YARDS

VERTICAL FITTING	DIAMETER OF PIPE					
	6"	8"	10"	12"	14"	16"
90°	1.0	2.0	3.0	4.0	5.0	6.0
45°	0.5	1.0	1.5	2.0	2.5	3.0
22.5°	0.25	0.5	1.0	1.5	2.0	2.5
11.25°	0.25	0.25	0.5	0.5	1.0	1.5





DIMENSIONS OF THRUST BLOCKS IN FEET

HORIZONTAL FITTING	DIAMETER OF PIPE											
	6"		8"		10"		12"		14"		16"	
	B	H	B	H	B	H	B	H	B	H	B	H
90°	1'-9"	1'-9"	2'-3"	2'-3"	2'-9"	2'-9"	3'-3"	3'-3"	3'-9"	3'-9"	4'-3"	4'-3"
45°	1'-0"	1'-0"	1'-6"	1'-6"	2'-0"	2'-0"	2'-6"	2'-6"	3'-0"	3'-0"	3'-6"	3'-6"
22.5°	1'-0"	0'-6"	1'-0"	0'-8"	1'-6"	0'-8"	1'-6"	1'-0"	1'-6"	1'-6"	2'-0"	1'-6"
11.25°	1'-0"	0'-6"	1'-0"	0'-6"	1'-0"	0'-6"	1'-0"	0'-8"	1'-8"	0'-8"	1'-5"	1'-0"
PLUG/TEE	1'-3"	1'-3"	1'-9"	1'-9"	2'-3"	2'-3"	2'-9"	2'-9"	3'-3"	3'-3"	3'-9"	3'-9"

NOTES:

1. Use 2,000 psi high early strength concrete.
2. All thrust blocks and gravity blocks shall bear against undisturbed earth.
3. Encased DI pipe in 8 mil. linear low-density polyethylene film.
4. Maintain a minimum clearance of 2" between the thrust block reinforcing steel and pipe.
5. Concrete not to extend beyond the face of the bell.
6. Thrust block shall encompass at least one-half of the outside diameter of the pipe.
7. Flanges, bolts, and nuts shall be kept clear of concrete.
8. Dimensions above include use of mechanical restraints on pipe.
9. If groundwater is presented, thrust block dimensions shall be determined by the District.
10. Thrust block dimensions shall be doubled if used on non-restrained connections.

THRUST RESTRAINT - THRUST BLOCK DETAILS

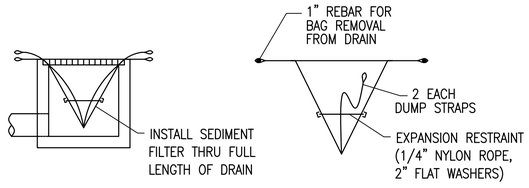
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-22

5 - THRUST BLOCK
SCALE: NO SCALE



INSTALLATION DETAIL BAG DETAIL

NOTES:

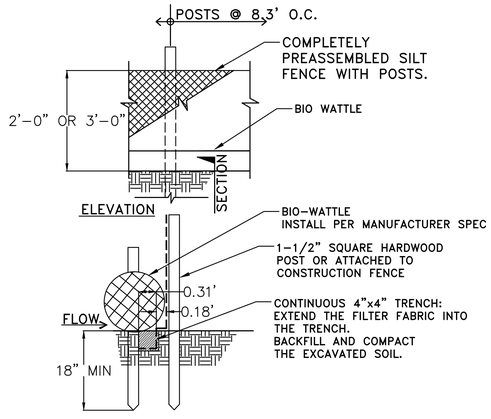
1. SEDIMENT FILTERS SHALL BE INSPECTED REGULARLY THROUGHOUT THE COURSE OF CONSTRUCTION TO INSURE PROPER PLACEMENT AND CONDITION OF FILTER.

2. DAMAGED OR PUNCTURED SEDIMENT FILTERS SHALL BE REPLACED IMMEDIATELY AND ALL CAPTURED SEDIMENT/DEBRIS SHALL BE PROPERLY DISPOSED OF.

3. TYPE OF SEDIMENT BAG TO BE DETERMINED IN THE FIELD BY THE CITY'S REPRESENTATIVE.

4. EXACT LOCATION OF INLET CAPTURE BAG INSTALLATION FOR EACH SITE SHALL BE DETERMINED IN THE FIELD BY THE CITY'S REPRESENTATIVE.

6 - INLET PROTECTION
SCALE: NO SCALE



NOTE:
USE MIRIFI PREFABRICATED SILT FENCE BY MIRIFI INC. OR EQUAL COMPLETELY PREASSEMBLED SILT FENCE WITH POSTS.

7 - SILT FENCE AND FIBER ROLL
SCALE: NO SCALE

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

DETAILS

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. MAGNUSON
No. 055183
Exp. 09/27/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
(415)534-7070 • www.freyerlaureta.com

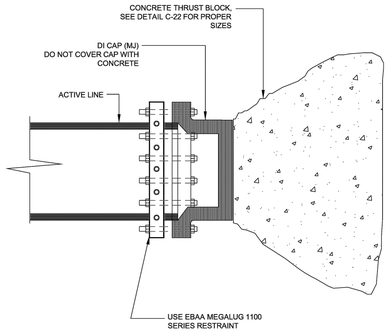
THE CITY OF HALF MOON BAY CALIFORNIA

City of
Half Moon Bay
501 Main Street
Half Moon Bay
CA 94019
p 650-726-7177
f 650-726-8261
hmbcity.com

REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 15 OF 17 SHEETS

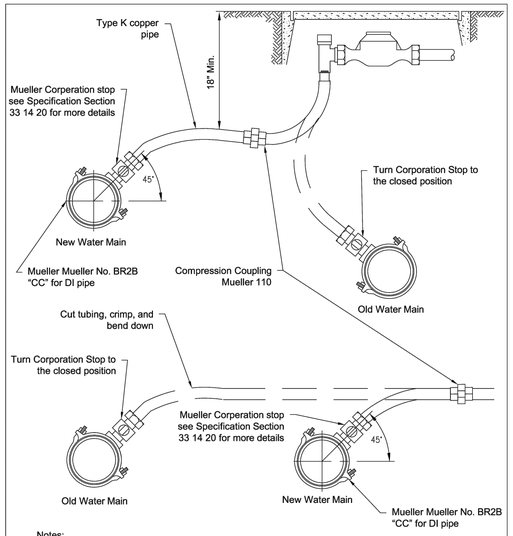
Z:\Projects\276 City of Half Moon Bay\2013 Wavecrest Waterline\AAA Latest\Sheet 15-21 - Details.dwg



CAPPING ACTIVE LINE

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO.	CC-25

1 – CAPPING ACTIVE LINE
SCALE: NO SCALE

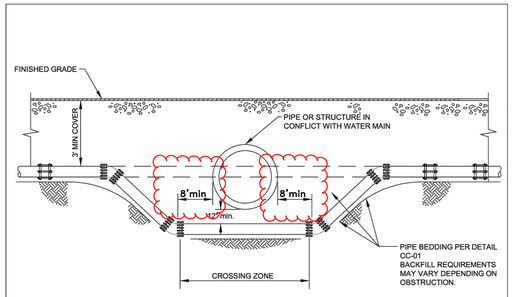


Notes:
1. Salvage exposed copper piping, crimp, and abandon remaining pipe in place.

SERVICE RECONNECTION

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO.	CC-28

2 – SERVICE RECONNECTION
SCALE: NO SCALE

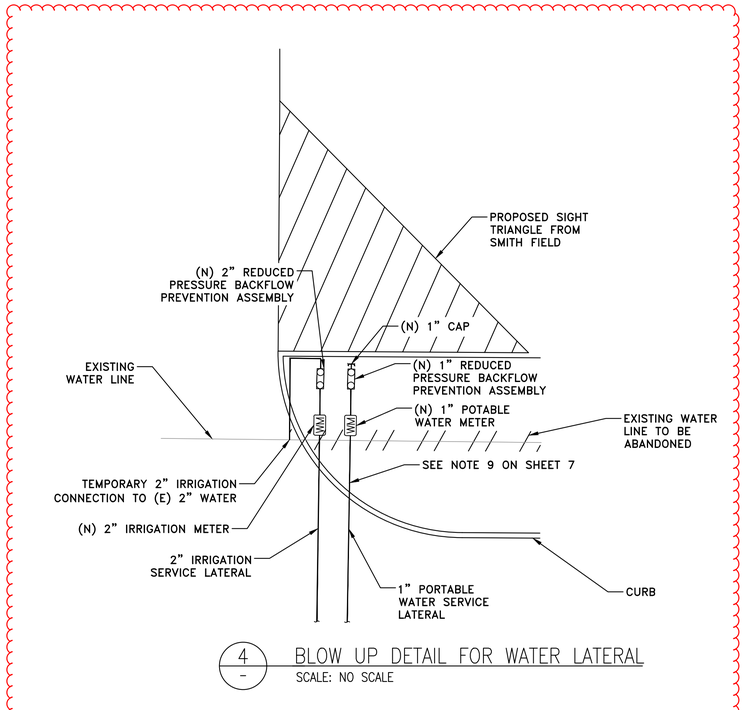


NOTES:
1. ALL BENDS SHALL BE 45° OR 22-1/2° FITTINGS, AS REQUIRED FOR PROPER HORIZONTAL SEPARATION.
2. ALL MECHANICAL JOINTS SHALL BE PROVIDED WITH APPROVED JOINT RESTRAINT DEVICES, "MEGALUGS" BY EBBA, OR EQUAL.
3. THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES AND VALVES IN ACCORDANCE WITH STANDARD DETAIL CC-22
4. NEW WATER MAINS SHALL NOT BE INSTALLED IN THE SAME TRENCH AS, AND SHALL BE AT LEAST 10 FT. HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL SANITARY SEWER LINE. WATER MAIN SHALL BE ENCAPSOLATED WITH CONCRETE OR CDF IF CROSSING UNDER SANITARY SEWER LINE.
5. NEW WATER MAINS SHALL BE INSTALLED AT LEAST 4 FEET HORIZONTALLY FROM, AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL STORM DRAINAGE PIPELINE. WATER MAIN SHALL BE ENCAPSOLATED WITH CONCRETE OR CDF IF CROSSING UNDER STORM DRAINAGE PIPELINE.
6. IF CROSSING A SANITARY OR STORM DRAINAGE PIPELINE, A NEW WATER MAIN SHALL BE CONSTRUCTED NO LESS THAN 45 DEGREES TO AND AT LEAST ONE FOOT ABOVE THAT PIPELINE. NO CONNECTION JOINTS SHALL BE MADE IN THE WATER MAIN WITHIN EIGHT HORIZONTAL FEET OF THE SANITARY OR STORM DRAINAGE PIPELINE.
7. NEW WATER MAINS SHALL NOT BE INSTALLED WITHIN 100 HORIZONTAL FEET OF THE NEAREST EDGE OF ANY SANITARY LANDFILL, WASTEWATER DISPOSAL POND, OR HAZARDOUS WASTE DISPOSAL SITE, OR WITHIN 25 FEET OF THE NEAREST EDGE OF ANY CESSPOOL, SEPTIC TANK, SEWAGE LEACH FIELD, SEEPAGE PIT, UNDERGROUND HAZARDOUS MATERIALS.

UTILITY CROSSING

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO.	CC-31

3 – UTILITY CROSSING
SCALE: NO SCALE



4 – BLOW UP DETAIL FOR WATER LATERAL
SCALE: NO SCALE

DETAILS

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. FREYER
No. 55755
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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p 650-726-7177
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hmbcity.com

REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

DATE 05-12-2026
SCALE AS SHOWN
DRAWN KDP/PSS/MJR
JOB NO. 276013
DWG
SHEET 16
OF 17 SHEETS

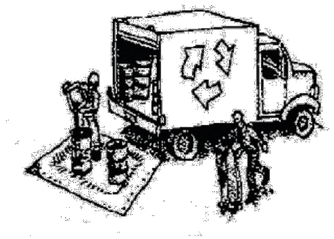
Z:\Projects\276 City of Half Moon Bay\2013 Wavecrest Waterline\AA4 Layout\Sheet 10-12 - Details.dwg

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

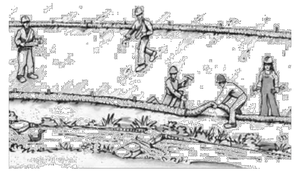
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

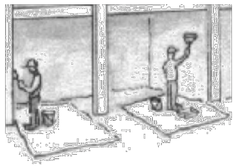
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

BEST MANAGEMENT PRACTICES
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RYAN J. FREYER
No. C055183
Exp. 09/30/26
CIVIL
STATE OF CALIFORNIA

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REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 17
OF 17 SHEETS

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State Water Resources Control Board
Division of Drinking Water

June 15, 2026

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

WAVECREST ROAD WATER LINE PROJECT
Coastside County Water District, Water System No. 4110011

Dear Ms. Rogren:

This letter is in regard to the Coastside County Water District's (CCWD) request to allow an alternative construction method for a portion of the water main on Wavecrest Road. Specifically, CCWD is requesting a waiver for crossings beneath storm drain pipelines as specified below in Table 1. Approval of this request shall apply only to the location discussed below.

The California Code of Regulations, title 22, chapter 16, section 64572(b) states that new water mains and new supply lines shall be installed at least four feet horizontally from, and one foot vertically above, any parallel pipe conveying storm drainage. Additionally, the California Code of Regulations, title 22, chapter 16, section 64572(d) specifies that when crossing a pipeline conveying untreated sewage or storm drainage, the new water main must be constructed no less than 45-degrees to and at least one foot above that pipeline. No connection joints can be made in the water main within eight horizontal feet of the sanitary sewer or storm drain pipeline. Table 1 provides a summary of the location of the under crossings of storm drain pipelines.

Table 1. Under Crossings of Storm Drains

Sheet #	Location	Pipe Crossing Type	Water Main Crossing Vertical Clearance
10	Sta. 17+60 Watercrest Road	18" SD (CMP)	2.7' below SD
10	Sta. 17+94 Watercrest Road	12" SD (CMP)	1.3' below SD
12	Sta. 22+98 Watercrest Road	10" SD (CMP)	1.4' below SD
12	Sta. 23+07 Watercrest Road	10" SD (CMP)	1.3' below SD

The project will install an 8-inch ductile iron pipe with restrained, push-on joints. The proposed pipeline will be special thickness Class 52, zinc-ion coated, and encased in V-Bio encasement to protect against leaks from corrosion. There will be no joints within eight feet.

In submitting this request to the Division, CCWD has certified that the proposed mitigations will provide at least an equivalent level of protection of public health to the standards specified in the California Waterworks Standards. The Division finds the proposed construction of the new potable water mains, as specified in CCWD's request acceptable and hereby approves a waiver of the specified instances only, and for this project only. In the event that field conditions or construction constraints require alterations to the proposed pipeline design, CCWD must immediately notify the Division.

If you have any questions regarding this letter, please contact Ms. Tess Hoang at (510) 620-3171.

Sincerely,

Van Tsang, P.E.
District Engineer
Santa Clara District
Division of Drinking Water
State Water Resources Control Board

Cc: San Mateo County Environmental Health Department (via email)

EXHIBIT D

DRAFT

COASTSIDE COUNTY WATER DISTRICT
Estimated Invoice

Payment Options | Ph: (650) 726 - 4405 | 766 Main Street, Half Moon Bay CA 94019

1. In person with cash
2. In person with check
3. In person with credit card (Visa or Mastercard)
4. By mail with check (please write the APN and the service location address on the check)
5. Over the phone with credit card (Visa or Mastercard)

PW-WS-23-0003

Service Location Address:	No Situs (201-203), Wavecrest Road, Half Moon Bay, Incorporated
Property Owner:	City of Half Moon Bay - Smith Field
Service Location APN:	065-011-160
Applicant Name:	City of Half Moon Bay Public Works | Dale Leda
Applicant Email:	dleda@halfmoonbay.gov | tseeley@halfmoonbay.gov
Applicant Mailing Address:	501 Main Street
	Half Moon Bay, CA 94019
Type of Service:	CLOSE Beaches and Park
Account No.:	CLOSE 400-00962-00
Type of Service:	Non-Residential Dedicated Irrigation
Account No.:	NEW
Type of Service:	Recreation Domestic
Account No.:	NEW

Beaches and Parks Service	**Destroy**	2 inch meter x 2 inch service	Single Service
Recreation Domestic Service		1 inch meter x 1 inch service	Single Service
NonResidential Dedicated Irrigation Service		2 inch meter x 2 inch service	Single Service

Materials	Quantity		Cost	Total
ACLARA MTU	2	EA @	$108.16	$216.32
Badger E Series Meter 1.0"	1	EA @	$179.17	$179.17
Badger E Series Meter 2.0"	1	EA @	$712.85	$712.85
Coupling Spud 1.0"	1	EA @	$21.79	$21.79
Flange 2.0"	1	EA @	$45.52	$45.52
Meter Box Lid (Nicor B30)	2	EA @	$54.62	$109.24
Meter Box (B30)	2			Provided by Applicant
BPA	2	domestic and Irrigation		Provided by Applicant
Materials Subtotal				**$1,284.89**

UB Updates, Plan Review, Meetings, Phone Calls

LABOR	Rate ($/hr)	Hours	Total
Admin Manager	$95.53	0.0	$0.00
Customer Support	$63.52	0.0	$0.00
Utility Billing	$95.53	1.0	$95.53
Water Resources	$97.82	10.0	$978.20
Distribution Manager	$110.41	0.0	$0.00
Backflow Specialist	$92.89	0.0	$0.00
Distribution Supervisor	$92.89	0.0	$0.00
Distribution Field Staff	$81.33	0.0	$0.00
Labor Subtotal			**$1,073.73**
Amount Due Upon Receipt			**$2,358.62**
Prepared by:	**Cathleen Brennan**		**4/27/2026**

Costs are based on current material and labor costs. Costs are subject to change after six months, if not paid upon receipt.

EXHIBIT E

DRAFT

Recording Requested by:
Coastside County Water District

And When Recorded Mail To:
Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

GRANT OF EASEMENT (NON-EXCLUSIVE)

For a valuable consideration, receipt of which is hereby acknowledged, _____ ("Grantor"), hereby grants to COASTSIDE COUNTY WATER DISTRICT, a public corporation of the State of California ("District") and its assigns and successors in interest, a perpetual and exclusive easement for the purpose of constructing, repairing, maintaining, replacing, renewing and using a pipeline and appurtenant facilities for the transmission and distribution of water, and for all connected and associated purposes, together with the right of ingress and egress over said easement for the aforesaid purposes, over, under and across the real property situated in the County of San Mateo, State of California, which is described in Exhibit A attached hereto and incorporated herein by this reference and depicted on Exhibit B attached hereto and incorporated herein by this reference.

This easement is non-exclusive. However, Grantor will not grant any other party rights to use the area within the easement for any purpose, which would unreasonably burden or interfere with District's use or enjoyment of its easement rights. In addition, Grantor will not grant any other party rights to install (1) non-potable or potable water pipelines including but not limited to sewer lines, irrigation lines or well water lines within 10 feet horizontally or crossing vertically above the District's water pipelines, or (2) other underground facilities including but not limited to gas pipelines, or electrical, telephone, and cable TV conduit or cable, within 4 feet horizontally or crossing vertically within 2 feet over or under the District's water pipelines, or such within greater distance as may be required by subsequently enacted laws or regulations of any federal, state or local governmental authority with jurisdiction. Nor will Grantor make any use of the surface of the property within the easement which would unreasonably interfere with District' easement rights, including, but not limited to, construction of any fixed structure.

IN WITNESS WHEREOF, the Grantor has executed this conveyance this _____ day of _____, 20___.

(NOTARY Acknowledgement)

EXHIBIT A

Description of Easement

EXHIBIT B
Map of Easement

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Kenneth Stiles, Interim Administrative Services Director

TITLE: **AUTHORIZATION TO APPLY FOR A CERTIFICATE OF CONSENT TO SELF-INSURE WORKERS' COMPENSATION LIABILITIES THROUGH THE PLAN JPA WORKERS' COMPENSATION PROGRAM**

RECOMMENDATION:
Adopt a resolution authorizing the City to apply for a Certificate of Consent to Self-Insure Workers' Compensation Liabilities.

FISCAL IMPACT:
There is no fiscal impact with this item.

STRATEGIC ELEMENT:
This recommendation supports the *Fiscal Sustainability* and *Inclusive Governance* elements of the City's Strategic Plan.

BACKGROUND:
On December 2, 2025, the City Council approved the City's participation in the Pooled Liability Assurance Network Joint Powers Authority (PLAN JPA) Workers' Compensation Program following the dissolution of the San Mateo County Cities Group Insurance Group Joint Powers Authority. The City transitioned its workers' compensation program to PLAN JPA effective January 1, 2026, ensuring continued coverage for City employees without interruption.

California Labor Code Section 3700 authorizes public agencies to provide workers' compensation coverage through self-insurance, including participation in a joint powers authority that operates under a Certificate of Consent to Self-Insure issued by the California Department of Industrial Relations, Office of Self-Insurance Plans (OSIP). As part of the State's approval process, participating public agencies must submit an application accompanied by a resolution adopted by their governing body authorizing the application.

DISCUSSION:

Staff has prepared the City's Application for a Certificate of Consent to Self-Insure as a Public Agency Employer Self-Insurer for submission to OSIP. The application reflects the City's participation in the PLAN JPA Workers' Compensation Program and requests issuance of a permanent Certificate of Consent in place of the interim certificates currently in effect.

The attached resolution authorizes the City to submit the application and authorizes City representatives to execute any documents required by the Department of Industrial Relations in connection with the application. This action is administrative in nature and does not modify the City's workers' compensation program or the Council's prior approval to participate in PLAN JPA. Rather, it fulfills a State requirement necessary to complete the certification process.

ATTACHMENT:

Resolution

RESOLUTION NO. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING APPLICATION TO THE DIRECTOR OF INDUSTRIAL RELATIONS, STATE OF CALIFORNIA, FOR A CERTIFICATE OF CONSENT TO SELF-INSURE WORKERS' COMPENSATION LIABILITIES

WHEREAS, the City of Half Moon Bay is a municipal corporation organized and existing under the laws of the State of California; and

WHEREAS, California Labor Code Section 3700 authorizes public agencies to self-insure workers' compensation liabilities, subject to approval by the Director of Industrial Relations; and

WHEREAS, the City participates in the Pooled Liability Assurance Network Joint Powers Authority Workers' Compensation Program; and

WHEREAS, the State of California Department of Industrial Relations, Office of Self-Insurance Plans, requires a governing body resolution authorizing application for a Certificate of Consent to Self-Insure workers' compensation liabilities.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City to apply to the Director of Industrial Relations, State of California, for a Certificate of Consent to Self-Insure Workers' Compensation Liabilities and authorizes the City Manager, or designee, to execute any and all documents necessary to complete the application.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

Ayes, Councilmembers:

Noes, Councilmembers:

Absent, Councilmembers:

Abstain, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Ken Stiles, Interim Administrative Services Director
Dale Leda, Interim Public Works Director

TITLE: **PROPOSED CLASSIFICATION CHANGES**

RECOMMENDATION:
Adopt a resolution authorizing changes to certain job classifications in the Department of Public Works as follows:

1) Reclassify one Management Analyst Position to Assistant Engineer; and
2) Reclassify one Administrative Assistant Position to Administrative Analyst.

FISCAL IMPACT:
The reclassification of the Management Analyst Position to Assistant Engineer will result in annual savings of approximately $8,388. The reclassification of the Administrative Assistant Position to Administrative Analyst will increase the annual cost by approximately $6,912. The overall impact of the proposed changes will be a reduction in annual costs of approximately $1,476.

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

BACKGROUND:
Chapter 2.50 of the Half Moon Bay Municipal Code establishes the procedures for the City Manager, as Personnel Officer, to create and revise a position classification plan. Requests for the creation of a new class or reclassification of an existing class can be made by a department head to the Personnel Officer, or by the Personnel Officer. After review, the Personnel Officer submits the new job specification, class title, and salary range to the City Council to be considered for addition to the Classification Plan. The new class is officially established upon adoption by the City Council. Any changes to the classification plan also require adoption by the City Council.

DISCUSSION:
Due to the breadth and complexity of the work performed by the Department of Public Works, it is the largest department in the City, with approximately a third of the City's authorized positions.

The Engineering Division oversees the review of private development projects, issues permits, supports environmental review processes, and collaborates with other divisions, city departments, consultant engineers, and utility providers to facilitate the design and construction of both public and private infrastructure projects. The division oversees all phases of capital projects, including design, permitting, bidding, and construction, and manages related traffic safety policies and regulations to promote safe and efficient transportation throughout the community. More recently, the division also absorbed the Sustainability team, which leads the identification, assessment, and execution of sustainability initiatives, and oversees the City's solid waste franchise agreement to support waste reduction and recycling goals.

The team currently consists of an Associate Engineer (currently the Interim Director of Public Works and City Engineer), an Assistant Engineer, a Senior Management Analyst, and a Management Analyst, which is currently vacant. After thorough review, staff believe that the Management Analyst position would be best utilized to support the Division reclassified as an Assistant Engineer. The City is addressing a high volume of public and private projects and having another engineer on staff would increase the capacity of the team to manage these projects. Additionally, many of our programs and projects within sustainability are well aligned with the project management skills and technical knowledge of an engineer.

Some of the specific roles and responsibilities currently delegated to the sustainability management analyst position that could be readily re-assigned to the assistant engineer include the following:

- NPDES Stormwater Program Compliance Oversight
- Sanitary Sewer Fats Oils and Greases (FOG) Program Implementation
- Technical Support for Storm and Sewer Asset Tracking and Updates to the City's GIS
- Project Management Support for Capital Improvements, including sustainability-oriented projects such as EV Chargers and Green Infrastructure

Inclusion of these potential responsibilities along with more traditional assistant engineering tasks would increase the Public Works team's flexibility to respond to the dynamic needs of the City and enhance our overall technical capabilities. As shown above, this change would also result in modest annual savings.

The Administrative Assistant supports the entire Department, maintaining records, scheduling meetings, screening calls, provides research and analysis on projects and issues, processes and tracks contracts and related payments, and performs a variety of other tasks for the department. Over the years, this position has taken on additional responsibilities, supporting and tracking project funding, clerking meetings, and supporting the development and tracking of the Capital Improvement Plan. The increasing complex Federal and State oversight related to grant funding also warrants more advanced support staff for the department. Approximately 80

percent of the City's active capital projects are funded by grants, each governed by varying local, state and federal laws which carry substantial penalties for non-compliance or grant mismanagement. There are additional responsibilities that would be beneficial to shift from Analysts and Engineers to this position, including program analysis and project management, and staff proposes utilizing the annual savings from the above reclassification to reclassify the Administrative Assistant position to Administrative Analyst. The change will allow higher levels of responsibility for this role, and overall efficiency within the department, with modest overall annual savings to the organization.

CONCLUSION:
If Council adopts the recommended resolution, staff will prepare a recruitment for the Assistant Engineer position and reflect the changed structure and positions in the mid-year budget.

ATTACHMENT:
Resolution

RESOLUTION NO. C-2026-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CLASSIFICATION CHANGES WITHIN THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, Chapter 2.50 of the Half Moon Bay Municipal Code establishes a personnel system and procedures for the administration of personnel matters; and

WHEREAS, said Chapter requires that the City Manager, as Personnel Officer, prepare and recommend to the City Council a position classification plan, class specifications, and revisions thereto; and

WHEREAS, said Chapter requires that personnel rules and policies be adopted by resolution of the City Council; and

WHEREAS, the Director of Public Works, City Manager, and Human Resources staff examined the structure and needs of the Department of Public Works, as well as the responsibilities being performed by incumbent staff, and recommend changes to the Classification Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the Classification Plan is hereby amended by reclassifying the existing Public Works Management Analyst position to Assistant Engineer, and the existing Administrative Assistant position to Administrative Analyst.

*****

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

FROM: Maggie Rodriguez, City Clerk

VIA: Matthew Chidester, City Manager

TITLE: **CONSIDER REVISIONS TO DEADLINES FOR ARGUMENTS IN RESOLUTION NO. 2026-39**

RECOMMENDATION:
Consider adopting a Resolution amending Resolution No. 2026-39 by revising the deadlines for arguments.

FISCAL IMPACT:
There is no fiscal impact as a result of this action.

STRATEGIC ELEMENT:
This item supports Inclusive Governance.

BACKGROUND:
On June 2, 2026, the City Council adopted Resolution No. 2026-39, which among other things, approved a proposed Ordinance to amend the City's Local Coastal Land Use Plan, Policy 2-16, and Half Moon Bay Municipal Code, Title 17 (Subdivisions), sections 17.06.020(E) and 17.06.065 and Title 18 (Zoning), section 18.04.010(E) and other conforming edits to amend the Measure D "Downtown Area" to be the area designated as the Town Center in Figure 2-2 of the Local Coastal Land Use Plan ("Measure"). Resolution No. 2026-39 also placed a measure on the November 3, 2026 general election ballot to seek voter approval of the proposed Ordinance to amend the Measure D Downtown Area. Resolution No. 2026-39 also provided for various election matters, such as the filing deadlines for arguments concerning the Measure, which specified a deadline for the primary argument of 14 days from the call of the election (June 16, 2026).

The City did not receive any primary arguments for the Measure. Because the general municipal election was consolidated with the statewide election, pursuant to Elections Code section 9286(b), the 14 day deadline was not mandated. As such, different deadline dates can be identified for the arguments.

DISCUSSION:
The proposed Resolution would amend Resolution No. 2026-39 to revise Section 11(H) in its entirety to read as follows:

> "In accordance with Elections Code Sections 9281 to 9287, primary arguments in favor or against the Ordinance may be submitted to the City Clerk by August 10, 2026, at 5:00 p.m. Rebuttal arguments may be submitted to the City Clerk by August 17, 2026, at 5:00 p.m. Arguments may be changed or withdrawn by their proponents until and including the date fixed by the City Clerk during the normal business hours of the City Clerk's office, as posted."

Except for Section 11 (H), all other provisions of Resolution No. 2026-39 would remain in full force and effect.

ATTACHMENT:
1. Resolution
2. Original Resolution 2026-39

RESOLUTION No. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AMENDING RESOLUTION NO. 2026-39 BY REVISING THE DEADLINES FOR ARGUMENTS

WHEREAS, by Resolution No. 2026-39, the City Council ordered the placement of a measure on the ballot for the November 3, 2026, general municipal election, which seeks voter approval of a measure that amends the Downtown Area for Residential Growth Management Polices, as more particularly described in Resolution No. 2026-39 ("Measure"); and

WHEREAS, Resolution No. 2026-39 also provided for various election matters, including, without limitation, the filing deadlines for arguments concerning the Measure; and

WHEREAS, by this Resolution, the City Council desires to amend the deadlines for arguments and the City Attorney's impartial analysis.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby resolves, declares, determines and orders as follows:

SECTION 1. Revision to Argument Deadlines. Section 11(H) of Resolution No. 2026-39 is amended in its entirety as follows:

> In accordance with Elections Code Sections 9281 to 9287, primary arguments in favor or against the Ordinance may be submitted to the City Clerk by August 10, 2026, at 5:00 p.m. Rebuttal arguments may be submitted to the City Clerk by August 17, 2026, at 5:00 p.m. Arguments may be changed or withdrawn by their proponents until and including the date fixed by the City Clerk during the normal business hours of the City Clerk's office, as posted.

SECTION 2. Effect on Other Provisions. Except as expressly amended by this Resolution, all other provisions of Resolution No. 2026-39 shall remain in full force and effect.

SECTION 3. Certification of Passage. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 4. Submission to County Officials. That the City Clerk is directed to file a certified copy of this Resolution, with Exhibits, with the County of San Mateo Board of Supervisors and the County Elections Official no later than close of business on August 7, 2026.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or word of this Resolution is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and

each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July, 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, City Clerk	Debbie Ruddock, Mayor

Resolution No. 2026-39

A RESOLUTION OF THE COUNCIL OF THE CITY OF HALF MOON BAY APPROVING A PROPOSED ORDINANCE TO AMEND THE CITY'S LOCAL COASTAL LAND USE PLAN, POLICY 2-16, AND HALF MOON BAY MUNICIPAL CODE, TITLE 17 (SUBDIVISIONS), SECTIONS 17.06.020(E) AND 17.06.065 AND TITLE 18 (ZONING), SECTION 18.04.010(E) AND OTHER CONFORMING EDITS TO AMEND THE MEASURE D "DOWNTOWN AREA" TO BE THE AREA DESIGNATED AS THE TOWN CENTER IN FIGURE 2-2 OF THE LOCAL COASTAL LAND USE PLAN; AND PLACING A MEASURE ON THE NOVEMBER 3, 2026 GENERAL ELECTION BALLOT SEEKING VOTER APPROVAL OF THE PROPOSED ORDINANCE TO AMEND THE MEASURE D DOWNTOWN AREA AND AUTHORIZING RELATED ACTIONS; AND FINDING THE AMENDMENTS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15265 (ADOPTION OF COASTAL PLANS AND PROGRAMS)

WHEREAS, The purposes of Measure D are to protect the public health, safety and welfare of residents of Half Moon Bay; to provide for development that is orderly, sustainable, and fiscally responsible; to respond to the worsening traffic situation; and to protect the City's unique scenic and rural coastal character by managing the rate, location and density of residential development; and

WHEREAS, Measure D encourages compact development by allowing additional allocations to be offered to the Downtown Area upon approval by the City Council; and

WHEREAS, the Downtown Area is currently defined as the Half Moon Bay redevelopment survey area adopted by the City Council in November 1998; and

WHEREAS, original Measure authors have acknowledged that the redevelopment survey area was chosen primarily due to being the best available reasonable approximation of the downtown focus area in 2001; and

WHEREAS, the 2020 Local Coastal Land Use Plan (LCLUP) "identifies a Town Center within which future development should be concentrated to support a vibrant, walkable core area". It was recommended by the City Council that this defined area be utilized as the "Downtown Area" under Measure D; and

WHEREAS, on January 13, 2026, the City Council directed staff to prepare a ballot measure to allow voters of Half Moon Bay to decide on an amendment to Measure D Downtown Area map on the November 3, 2026, general election; and

WHEREAS, the proposed Measure (Exhibit A) includes the necessary amendments of the 2020 LCLUP and Subdivision and Zoning Code Amendments to adopt the Town Center (Figure 2-2 of the LCLUP) as the Downtown Area under Measure D; and

WHEREAS, Measure D added its residential growth limitations to both the LCLUP and

Zoning and the proposed measure would amend both of these provisions, with the Zoning amendments being consistent with the LCLUP, as amended; and

WHEREAS, the proposed Measure will not change the location, density or intensity of development permitted under the 2020 LCLUP or the General Plan including the 2023 - 2031 Housing Element; and

WHEREAS, on June 2, 2026, the City Council adopted Resolution No. 2026-35, calling a general municipal election on November 3, 2026, and adopted Resolution No. 2026-36 , requesting that the Board of Supervisors of the County of San Mateo consolidate the City's general municipal election with the statewide general election to be held on the same date; and

WHEREAS, the Half Moon Bay City Council is authorized by California Elections Code Section 9222 to submit to the voters propositions for the enactment or amendment of any ordinance, including tax measures; and

WHEREAS, if approved by the voters, the amendments will be subject to review by the California Coastal Commission and the proposed Ordinance would not become effective until certified by the California Coastal Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Half Moon Bay that the Council does resolve, declare, determine and order as follows:

SECTION 1. Proposed Ordinance. The City Council hereby approves the submission of the proposed Ordinance, as set forth in the form attached hereto as Exhibit A, to the voters of the City of Half Moon Bay at the November 3, 2026, general municipal election. The full text of the proposed Ordinance, as set forth in Exhibit A, is to be submitted to the voters.

SECTION 2. CEQA. The City Council hereby finds the adoption of the proposed Ordinance is categorically exempt from the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA," and 14 Cal. Code Regs. Sections 15000 et seq., "CEQA Guidelines"), under CEQA Guidelines section 15265 (adoption of coastal plans and programs).

SECTION 3. Ballot Measure.
(a) Pursuant to its right and authority does order that the following measure be placed on the ballot on the November 3, 2026, general municipal election ballot seeking voter approval of the Measure to Amend the Downtown Area for Residential Growth Management Policies to amend the Measure D, the "Downtown Area" to be the area designated as the Town Center Map in Figure 2-2 of the LCLUP for the purpose of submitting the following question to the voters:

Shall the Measure, amending the City of Half Moon Bay Local Coastal Land Use Plan, Title 17 (Subdivisions) and Title 18 (Zoning) of the Half Moon Bay Municipal Code, and other conforming edits so that the Measure D "Downtown Area" is redefined as the area designated as the "Town Center" (Figure 2-2) of the Local Coastal Land Use Plan, be adopted?	*YES*	
	NO	

(b) As the City Council by Resolution No. 2026-36, requested that the County of San Mateo Board of Supervisors consolidate the City's general municipal election with the statewide general election to be held on November 3, 2026, pursuant to the requirements of Elections Code Section 10403, the City Council hereby requests that the County of San Mateo Board of Supervisors authorize the submission of this ballot measure to the voters of the City of Half Moon Bay in the consolidated municipal and statewide election to be held on November 3, 2026.

SECTION 4. Vote Requirement. That the vote requirement for the Measure to pass is a majority (50%+1) of the votes cast.

SECTION 5. Form of Ballots. That the ballots to be used at the election shall be in a form and content as required by law. The City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 6. Notice. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. Synopsis of Measure. The City Clerk is hereby directed to publish a synopsis of the ballot Measure in an official newspaper of general circulation as required by Elections Code Section 12111 at least one week before the November 3, 2026 election.

SECTION 8. Impartial Analysis. That the City Council directs the City Clerk to transmit a copy of the Measure to the Office of the City Attorney. The Office of the City Attorney shall prepare an impartial analysis of the Measure showing the effect of the Measure on the existing law and the operation of the Measure. The analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the voter information guide, there shall be printed immediately below the impartial analysis, in no less than 10-point type, the following: "The above statement is an impartial analysis of Ordinance or Measure __. If you desire a copy of the ordinance or measure, please call the election official's office at (insert phone number)

and a copy will be mailed at no cost to you." The impartial analysis shall be filed with the City Clerk.

SECTION 9. Certification of Passage. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 10. Submission to County Officials. That the City Clerk is directed to file a certified copy of this Resolution, with Exhibits, with the County of San Mateo Board of Supervisors and the County Elections Official no later than close of business on August 7, 2026.

SECTION 11. Arguments. Pursuant to Elections Code § 9281, qualified voters may submit arguments for and against the ballot measures, in addition to rebuttal arguments, for the November 3, 2026, General Municipal Election on forms provided by the City Clerk. Arguments filed in accordance with this Resolution must comply with the following requirements in accordance with Elections Code § 9280 et seq., including but not limited to:

A. Arguments must be in writing and not exceed three hundred (300) words except for rebuttal arguments which may not exceed two hundred and fifty (250) words;

B. Arguments may be submitted by the City Council; any councilmember(s) authorized to submit an argument by the City Council; any individual voter eligible to vote on the Measure; any bona fide association of citizens; or any combination of voters and associations;

C. Arguments must be typewritten in at least a 12-point font;

D. Arguments may not include underlining, italics, asterisks, or other, similar, type of formatting;

E. The author or a majority of the authors of an argument relating to the Measure may prepare and submit a rebuttal argument not exceeding 250 words or may authorize in writing any other person or persons to prepare, submit, or sign the rebuttal argument.

F. Arguments must be accompanied by the printed name and signature or printed names and signatures of the person or persons submitting it, or, if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers.

G. If more than five (5) signatures accompany an argument, only the first five (5) will be printed.

H. Arguments for or against the ballot measures must be received in the City Clerk's office not later than 14 days after the City Council calls for an election. Rebuttal

arguments must be received not later than 10 days after the Arguments submittal deadline. Arguments may be changed or withdrawn by their proponents until and including the date fixed by the City Clerk during the normal business hours of the City Clerk's office, as posted.

I. If more than one argument for or more than one argument against the Measure is submitted to the City Clerk within the time prescribed, she shall select one of the arguments in favor and one of the arguments against the measure for printing and distribution to the voters in accordance with Elections Code section 9287.

Section 12. Severability. If any section, subsection, sentence, clause, phrase or word of this Resolution is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 13. Lawful Election. That in all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections, including, without limitation, Elections Code Section 10418.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 2nd day of June 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers: BROWNSTONE, JONSSON, NAGENAST, PENROSE, RUDDOCK

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

Maggie Rodriguez

Maggie Rodriguez, Interim City Clerk

APPROVED:

debbie ruddock

Debbie Ruddock , Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Karen Decker, Interim Deputy City Manager

TITLE: **SISTER CITY MOU WITH NAZARÉ, PORTUGAL**

RECOMMENDATION:
Adopt a resolution authorizing the Mayor and City Manager to execute a Memorandum of Understanding establishing a Sister City relationship between the City of Half Moon Bay and Municipality of Nazaré, Portugal.

FISCAL IMPACT:
There is no direct cost to the City associated with entering into an MOU with the Municipality of Nazaré.

STRATEGIC ELEMENT:
This action supports *Healthy Communities and Public Safety* and *Inclusive Governance* elements of the Strategic Plan.

BACKGROUND:
On June 16, 2026, Council received an update on a potential sister city arrangement with the Municipality of Nazaré. The staff report included background information on the concept and structure of Sister City relationships, precedent from an existing sister city relationship with Kariwa-Village, Japan, and the history of Portuguese placemaking and contributions to Half Moon Bay and the broader Coastside.

As part of this update, Council received a presentation from local resident Jonathan Oliveira, who described the potential relationship as being “more than a proposal. It’s really a story of what Half Moon Bay is, where we came from, and… a once-in-a-generation opportunity to put this town on the world map” (Attachment 3).

Mr. Oliveira highlighted similarities between the two communities, including their internationally recognized big-wave surfing, comparable population sizes, and economies centered on tourism, fishing, and agriculture, as well as their shared Portuguese heritage and traditions. He also

described potential economic benefits, including raising Half Moon Bay's international profile, attracting cross-Atlantic visitors, and generating media attention.

Support for establishing a Sister City relationship has been expressed by the Consul General of Portugal in San Francisco, the Mayor of San Francisco, the Secretary of State for the Economy of Portugal, and the Mayor of Nazaré. The presentation was enthusiastically received by both public commenters and by the Council, which directed staff to return with a proposed MOU for consideration.

DISCUSSION

1. Staff are returning to the City Council with a proposed Memorandum of Understanding (MOU) for consideration. Staff recommend that the Council adopt the attached resolution authorizing the Mayor to enter into the MOU, establishing a Sister City relationship between the City of Half Moon Bay and Municipality of Nazaré, Portugal.

The MOU does not obligate the City financially, but established the purposes and objectives of the partnership, identifies potential areas of cooperation, and provides other legal terms and conditions.

If the Council approves the resolution, City staff will finalize negotiation of the Draft MOU, continue meeting with community members and collaborating with leaders in Nazaré to coordinate a signing ceremony with leaders from the Nazaré community, explore opportunities to collaborate on joint issues, and celebrate Portuguese heritage - including a potential art installation, such as a compass rose. Such a project would require stakeholder engagement, identification of a suitable location, a Coastal Development Permit, funding, and a plan for installation and ongoing maintenance.

Additional next steps include finalizing a nonprofit support organization spearheaded by Half Moon Bay residents and establishing a Half Moon Bay-Nazaré Sister City Committee.

ATTACHMENTS

2. Resolution
3. Memorandum of Understanding
4. June 16, 2026, PowerPoint Presentation by Jonathan Oliveira

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE MAYOR AND CITY MANAGER TO NEGOTIATE AND ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) ESTABLISHING A SISTER CITY RELATIONSHIP BETWEEN THE CITY OF HALF MOON BAY AND MUNICIPALITY OF NAZARÉ, PORTUGAL.

WHEREAS, the City of Half Moon Bay and the Municipality of Nazaré, Portugal, share strong cultural, historical, and economic connections, including internationally recognized big-wave surfing destinations, maritime traditions, tourism-based economies, and longstanding Portuguese heritage within the Half Moon Bay community; and

WHEREAS, on June 16, 2026, the City Council received a presentation regarding the opportunity to establish a Sister City relationship with the Municipality of Nazaré and directed staff to return with a proposed Memorandum of Understanding (MOU) for Council consideration; and

WHEREAS, the proposed MOU establishes a framework for cultural, educational, civic, and community collaboration while recognizing that the relationship is intended to promote goodwill and friendship between the two municipalities; and

WHEREAS, the proposed MOU is not intended to create legally binding obligations and does not create a direct financial obligation for either party, and each party will bear its own costs unless otherwise agreed in writing; and

WHEREAS, establishing a Sister City relationship supports the City's Strategic Plan by advancing the Healthy Communities and Public Safety and Inclusive Governance strategic elements through international cultural exchange, community engagement, and collaboration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Half Moon Bay that the Mayor and City Manager are hereby authorized to execute a Memorandum of Understanding, in substantially the form attached as Attachment 2 to the July 21, 2026, City Council staff report, establishing a Sister City relationship between the City of Half Moon Bay and the Municipality of Nazaré, Portugal, together with such minor, non-substantive revisions as may be approved by the City Manager and the City Attorney.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 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, City Clerk Debbie Ruddock, Mayor

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF HALF MOON BAY AND THE TOWN OF NAZARÉ
SISTER CITY RELATIONSHIP

The City of Half Moon Bay, California, United States of America ("Half Moon Bay"), and the Municipality of Nazaré, Portugal ("Nazaré"), hereinafter referred to individually as a "Party" and collectively as the "Parties," enter into this Memorandum of Understanding ("MOU") dated _____, to formalize a Sister City relationship grounded in shared heritage, mutual respect, and a commitment to strengthening cultural, civic, and community ties between their peoples.

The Parties recognize the deep and enduring connections between their communities, including:

- A shared identity as internationally recognized big-wave surf destinations with global reputations far exceeding their modest size;
- Comparable population size (Half Moon Bay: approximately 12,000 residents; Nazaré: approximately 15,000 residents) and similar small-town character;
- Legacy industries rooted in fishing and maritime traditions, and a shared evolution toward tourism-based economies;
- Strong Portuguese cultural heritage within the Coastside community of Half Moon Bay, reflected in longstanding institutions including the Brotherhood of the I.D.E.S. Society (founded 1871), the Portuguese Cultural Center, and traditions such as the annual Holy Ghost Festival.

The Parties further affirm that the sister city model developed in the spirit of friendship provides a meaningful framework for advancing these shared interests through people-to-people diplomacy and cooperation.

ARTICLE I — PURPOSE AND OBJECTIVES

This MOU establishes a framework for a Sister City relationship between Half Moon Bay and Nazaré. The purpose of this relationship is to:

- Celebrate and deepen cultural connections between the communities, including shared Portuguese heritage, maritime traditions, and coastal identity;
- Foster educational and youth exchanges that expose young people to the history, values, and daily life of a partner community;
- Promote international recognition of both communities as destinations for world-class big-wave surfing and sustainable coastal stewardship;

DRAFT

- Pursue collaboration on topics of mutual civic interest, including water safety, marine ecology, coastal tourism, and sustainable fisheries;
- Develop public art and place-making projects that symbolize the friendship between the two communities; and
- Facilitate people-to-people connections among residents, civic organizations, cultural institutions, and community leaders.

ARTICLE II — AREAS OF COOPERATION

The Parties intend to collaborate across the following areas, subject to the availability of resources and agreement of both Parties:

2.1 Cultural Exchange and Heritage

- Joint programming celebrating Portuguese cultural heritage, including festivals, exhibitions, and commemorations;
- Coordination of cultural delegations, artist residencies, and heritage events;
- Sharing of archival, historical, and cultural materials related to coastal and maritime traditions.

2.2 Youth and Educational Exchange

- Development of a structured youth exchange program, modeled in part on the Half Moon Bay – Kariwa Sister City model, including homestay programs, school partnerships, and student delegations;
- Identification of funding sources to support youth participation, including grants, private donations, and fundraising by a supporting nonprofit organization.

2.3 Big-Wave Surfing and Maritime Heritage

- Coordination between surfing communities, event organizers, and ocean safety professionals in both locations;
- Collaborative promotion of both communities as world-renowned big-wave surfing destinations;
- Joint efforts to preserve and celebrate the maritime and fishing heritage of both communities.

DRAFT

2.4 Environmental and Marine Stewardship

- Information sharing on coastal resilience, marine ecology, and sustainable fishing communities;
- Potential joint research, conferences, or public programming on ocean health and water safety.

2.5 Public Art and Place-Making

- Exploration of public art installations that reflect the connection between the two communities, such as a compass rose or "four-corners" themed artwork;
- Collaboration on the identification, design, and funding of suitable locations for such installations in both cities.

2.6 Civic and Economic Collaboration

- Sharing of best practices in local governance, tourism management, and small-city economic development;
- Promotion of networking opportunities among businesses and institutions from both communities.

ARTICLE III — IMPLEMENTATION AND GOVERNANCE

3.1 Coordinating Bodies

Each Party shall designate a primary liaison responsible for coordinating activities under this MOU. Half Moon Bay designates the City Manager's Office or its designee. Nazaré shall designate an equivalent municipal officer or representative.

3.2 Supporting Nonprofit Organization

The Parties encourage the formation of a dedicated nonprofit organization to support implementation of this MOU on the Half Moon Bay side. Such an organization shall be led by interested residents and community stakeholders and may coordinate fundraising, community engagement, exchange programming, and public art projects.

3.3 Stakeholder Engagement

Implementation shall involve broad community participation, including:

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- Portuguese cultural heritage organizations (including the Portuguese Cultural Center, I.D.E.S. Society, Brotherhood of Saint Anthony, and Our Lady of Fatima);
- Big-wave surfing community representatives from both cities;
- Local service clubs and civic organizations;
- The Consulate General of Portugal in San Francisco;
- Educational institutions and youth organizations;
- Government officials and community leaders from both municipalities.

3.4 Communication

The Parties shall communicate regularly to plan and evaluate activities under this MOU. In-person exchanges between officials and community delegations are encouraged where feasible and resources permit.

ARTICLE IV — FINANCIAL PROVISIONS

This MOU does not create a direct financial obligation for either Party. Each Party shall bear its own costs associated with activities conducted under this MOU unless otherwise agreed in writing. Activities may be funded through:

- Private donations and fundraising by a supporting nonprofit organization;
- Grants from foundations, cultural organizations, or governmental entities;
- Voluntary contributions from businesses, civic groups, and individuals;
- Sponsorship or partnerships with surfing organizations, tourism entities, or cultural institutions.

Any specific joint projects requiring shared financial commitment shall be subject to separate written agreement.

ARTICLE V — TERM, AMENDMENT, AND TERMINATION

5.1 Effective Date and Term

This MOU shall become effective as of the date written above and shall remain in effect for an initial term of five (5) years, automatically renewable for successive five-year terms unless either Party provides written notice of its intent not to renew at least ninety (90) days prior to the expiration of the then-current term.

DRAFT

5.2 Amendment

This MOU may be amended at any time by mutual written agreement of both Parties.

5.3 Termination

Either Party may terminate this MOU, for any reason, upon ninety (90) days' written notice to the other Party. Termination shall not affect any activities or projects already underway at the time notice is given, unless both Parties agree otherwise.

ARTICLE VI — GENERAL PROVISIONS

6.1 Non-Binding Nature

This MOU reflects the mutual intent and goodwill of the Parties. It is not intended to create, and does not create, legally binding obligations, rights or duties upon either Party beyond the commitments to cooperate and communicate in good faith as set forth herein.

6.2 No Agency

Nothing in this MOU shall be construed to create a partnership, joint venture, agency, or employment relationship between the Parties.

6.3 Governing Language

This MOU shall be executed in both English and Portuguese. In the event of any conflict or ambiguity between the two versions, the English version shall govern.

6.4 Counterparts

This MOU may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

SIGNATURES

IN WITNESS WHEREOF, the authorized representatives of the Parties have executed this Memorandum of Understanding as of the date first written above.

DRAFT

FOR THE MUNICIPALITY OF NAZARÉ, PORTUGAL

_____

Mayor
Municipality of Nazaré, Portugal

FOR THE CITY OF HALF MOON BAY,

CALIFORNIA, UNITED STATES OF AMERICA

_____

Mayor
City of Half Moon Bay

_____

City Manager
City of Half Moon Bay

ATTEST

_____

Maggie Rodriguez, City Clerk

APPROVED AS TO FORM

_____

Denise S. Bazzano, City Attorney

DRAFT

City Council Meeting
June 16, 2026

SISTER CITIES PROPOSAL

Half Moon Bay, California

&

Nazaré, Portugal

A Proposal to the Mayor and City Council of Half Moon Bay

MEET THE TWO CITIES

Half Moon Bay, CA

Population: ~13,000

Coast: Pacific Ocean

Known for: Pumpkins, artichokes, world-class surf

Heritage: Strong Portuguese-American roots

Economy: Small-scale farming, fishing, tourism

Surf: Mavericks — one of the biggest breaks on Earth

PT Nazaré, Portugal

Population: ~10,000

Coast: Atlantic Ocean

Known for: Fishing, folklore, massive surf

Heritage: Ancient seafaring traditions

Economy: Fishing, agriculture, growing tourism

Surf: Home of the world's largest waves ever surfed

SHARED PORTUGUESE HERITAGE

Half Moon Bay's Portuguese Connection

- Portuguese immigrants — primarily from the Azores — were among the earliest European settlers in Half Moon Bay, arriving in the mid-1800s.
- Many founding families in the region were Portuguese fishermen and farmers who built the coastal economy.
- Portuguese cultural traditions including the Holy Ghost Festival (Festa do Espírito Santo) are still celebrated in Half Moon Bay today.
- Nazaré, Portugal shares the same deep Atlantic seafaring heritage — its fishermen are legendary, and their traditions mirror those brought to California.
- A sister city bond would honor and celebrate this shared ancestry — connecting descendants back to their roots.

BIG WAVE SURFING: A BOND LIKE NO OTHER

🏄 MAVERICKS
Half Moon Bay, CA

One of the most feared big-wave breaks in the world. In December 2024, surfer Alo Slebir rode an estimated 76-foot wave at Mavericks — with some measurements placing it as high as 108 feet, potentially surpassing Nazaré's world record. Half Moon Bay is now at the center of the big-wave conversation.

🌊 PRAIA DO NORTE
Nazaré, Portugal

Home of the world's largest waves ever surfed — 100-foot swells fueled by an underwater canyon. Nazaré is THE name in big-wave surfing across the globe.

🏆 Big Wave Ambassadors — The Human Connection

We have connected with multiple big wave surfers from around the world and are actively working to secure an ambassador to represent and champion the bond between our two surf communities. This ambassador will serve as a living bridge between Half Moon Bay and Nazaré — two towns united by the ocean's greatest waves.

PARALLEL COMMUNITIES — PARALLEL SPIRIT

🌾 Small Farming Communities

Both cities are defined by small, family-run farms. Half Moon Bay is famous for pumpkins and artichokes; Nazaré for olives, grapes, and produce. Agriculture is part of our identity.

🎣 Fishing Heritage

Fishing has sustained both communities for generations. Half Moon Bay's harbor and Nazaré's famous fishing beach (where oxen once pulled boats ashore) reflect identical coastal economies.

🏘️ Similar Population

Half Moon Bay (~13,000) and Nazaré (~10,000) are intimate, small coastal towns. Not big cities — real communities where neighbors know each other by name.

🌊 Coastal Identity

Both towns were built around the ocean. The sea shapes the culture, the economy, the food, and the spirit of the people in both Half Moon Bay and Nazaré.

PT Cultural Overlap

From the Holy Ghost Festival in Half Moon Bay to Nazaré's traditional fishermen festivals — both communities celebrate their maritime and Iberian roots with pride.

🤝 Shared Values

Community, tradition, the land, the sea. These shared values make a sister city relationship not just symbolic — but meaningful, natural, and lasting.

TOURISM: THE ECONOMIC OPPORTUNITY

A sister city relationship with Nazaré would deliver tangible, measurable tourism benefits to Half Moon Bay:

🌎 International Profile
Nazaré attracts millions of viewers annually through big wave surf contests broadcast worldwide. A formal sister city link puts Half Moon Bay on that global stage.

✈️ Cross-Atlantic Visitors
Portuguese tourists, surfers, and travelers already visiting Nazaré become a natural new audience for Half Moon Bay — and vice versa.

📺 Media Opportunities
Joint events, exchange programs, and the Garrett McNamara connection create compelling stories for travel media, surf media, and international press.

🎪 New Annual Events
A sister city bond opens the door to joint surf festivals, cultural exchanges, and cross-promotional tourism campaigns between the two cities.

🏪 Local Business Growth
More visitors means more revenue for local restaurants, hotels, shops, and farms — directly supporting Half Moon Bay's small business economy.

A CALCADA COMPASS ROSE FOR HALF MOON BAY

Portuguese Calçada Installation — Main St & Correas St, Half Moon Bay

🧱 The Proposal

We propose the installation of a traditional Portuguese Calçada compass rose — hand-laid stone mosaic — embedded in the center of the intersection of Main Street and Correas Street in downtown Half Moon Bay.

The compass rose will span all four crosswalk quadrants — a permanent, living tribute to our sister city bond with Nazaré, Portugal.

- Traditional Portuguese hand-laid stone mosaic — black basalt and white limestone
- Compass rose design (Rosa dos Ventos) spanning the full intersection
- Stones and artisans to be arranged through negotiation with Nazaré — Calçada has been gifted across California as part of sister city traditions
- A permanent landmark honoring Half Moon Bay's Portuguese heritage and sister city bond
- A destination that draws visitors and puts Half Moon Bay on the cultural map

📍 Key Details

Location

Main St & Correas St
Half Moon Bay, CA

Purpose

Calçada compass rose installation & cultural landmark

Theme

Ancient Portuguese art form + sister city heritage

Benefit

Beautify downtown, honor history, attract visitors worldwide

CALCADA — THE ART OF THE PORTUGUESE COMPASS ROSE

An ancient Portuguese art form — a living tradition already gifted to California communities through sister city partnerships

Praca de Cascais — Sausalito, CA | Plaza overview with dedication plaque

Dedication ceremony — Prime Minister of Portugal attended | 2018

Calçada has been gifted to California communities multiple times — we propose to bring this tradition to Half Moon Bay

PROPOSED LOCATION — MAIN ST & CORREAS ST, HALF MOON BAY

Aerial view: Main St & Correas St, Half Moon Bay — proposed compass rose location marked

The Proposal

Install a traditional Portuguese Calçada compass rose at the intersection of Main Street and Correas Street in downtown Half Moon Bay.

What is Calçada?

An ancient Roman-origin art form perfected by the Portuguese — hand-laid stone mosaic using black basalt and white limestone to create intricate patterns, most famously the compass rose (Rosa dos Ventos).

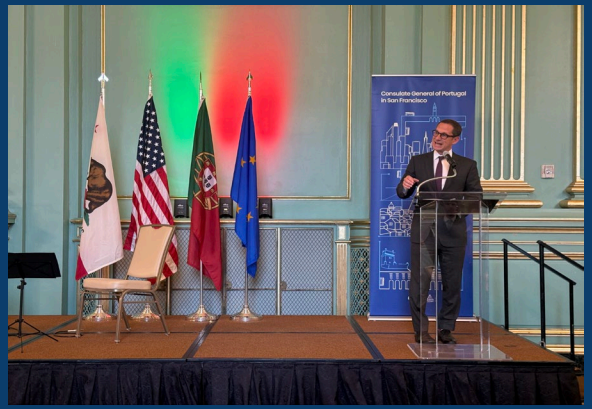
The Vision

Embedded in the center of the intersection — spanning all four crosswalk quadrants — a permanent, beautiful symbol of the Half Moon Bay & Nazaré sister city bond. Stones and artisans to be arranged through partnership negotiation with Nazaré, Portugal.

A permanent landmark at the heart of downtown — honoring our Portuguese heritage and sister city bond

STRONG SUPPORT — DIA DE PORTUGAL, JUNE 8, 2026

San Francisco City Hall illuminated in the colors of Portugal — our project has the full support of the Mayor of San Francisco, the Consul General of Portugal, and the Secretary of State for the Economy of Portugal



Mayor of San Francisco addressing dignitaries at Dia de Portugal

Our team with dignitaries — SF City Hall lit in Portuguese colors

San Francisco City Hall illuminated for Dia de Portugal

- ✅ **Mayor of San Francisco** — Full support for the Half Moon Bay - Nazaré Sister City Initiative
- ✅ **Consul General of Portugal, San Francisco** — Met June 8th, 2026 at Dia de Portugal celebration (relationship began last year at his home)
- ✅ **Secretary of State for the Economy of Portugal** — Present at the June 8th, 2026 celebration
- ✅ **Mayor of Nazaré** — Committed to the deal; met with our team in early 2026. Nazaré dignitaries are awaiting Half Moon Bay's response

The momentum is real — Nazaré is waiting — the time is now

THE ASK

We Ask the Mayor & City Council of Half Moon Bay to Approve a Sister City Partnership with Nazaré, Portugal

Step 1	Pass a resolution supporting the sister city designation
Step 2	Establish a Half Moon Bay–Nazaré Sister City Committee — already forming, with active Portuguese Americans on the Half Moon Bay side committed and ready
Step 3	Begin formal outreach to Nazaré city officials
Step 4	Plan inaugural exchange event & park groundbreaking on Main Street
Step 5	Announce partnership & launch joint tourism initiatives

Two towns. Two oceans. A shared soul. Let's make history together.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Kenneth Stiles, Interim Administrative Services Director
Dale Leda, Interim Public Works Director

TITLE: **FISCAL YEAR 2026-27 SEWER SERVICE CHARGES AND ASSESSMENTS**

RECOMMENDATION:
Adopt a resolution approving the Fiscal Year 2026-27 Sewer Service Assessments and charges, directing staff to file the assessment roll, authorizing the County Controller to place the assessment charges on the County of San Mateo Property Tax Roll, and directing staff to bill assessments directly that are not on the tax roll.

FISCAL IMPACT:
If adopted, the FY 2026-27 sewer service charges will continue to be assessed at the same rates adopted through the City's prior sewer rate study and Proposition 218 process. The rates adopted for Fiscal Years 2020-21 through 2024-25 remain in effect until completion of the City's updated sewer rate study.

The FY 2026-27 assessments are projected to generate $7,500,027 in revenue, which will be deposited into the Sewer Fund. The Sewer Fund is used to support sewer operations, maintenance, capital improvements, debt obligations, and the City's share of costs associated with regional wastewater treatment through SAM. In FY 2026-27, the City's payments to SAM are budgeted at approximately $7.3 million, while an additional $2 million supports local sewer maintenance and indirect staffing costs, for total budgeted operating expenditures of $9.3 million.

STRATEGIC ELEMENT:
This recommendation supports the *Fiscal Sustainability* and *Inclusive Governance* elements of the City’s Strategic Plan.

BACKGROUND:
The City owns, operates, and maintains its wastewater collection system, which includes approximately 35 miles of gravity sewer lines, three pump stations, and three force mains.

Wastewater collected throughout the City is conveyed to the regional wastewater treatment plant operated by the Sewer Authority Mid-Coastside (SAM).

SAM is a Joint Powers Authority formed by the City of Half Moon Bay, Granada Community Services District, and Montara Water and Sanitary District to provide regional wastewater treatment services. Under the Joint Powers Agreement, the City is responsible for approximately 61% of SAM's operations, maintenance, and capital costs based on its proportional share of system flows.

The City's Sewer Fund is supported primarily through sewer service charges paid by customers. These revenues fund operation and maintenance of the City's collection system, the City's share of SAM costs, capital repair and replacement projects, and required operating reserves. Under California law, sewer revenues may only be used for sewer-related purposes.

In June 2020, following completion of a Proposition 218 rate study and protest hearing, the City Council adopted sewer service charges for Fiscal Years 2020-21 through 2024-25. Those rates have remained in effect through FY 2026-27 while the City prepares an updated rate study.

Since the 2020 rate study, the cost of providing sewer service has continued to increase. SAM operating and capital costs have risen, infrastructure throughout both the City's collection system and regional treatment facilities continues to age, and inflation has increased the cost of maintenance, construction, and capital improvements. Existing rates have been maintained while the Sewer Fund has relied on available cash balances to manage increasing costs pending completion of an updated rate study.

To address these changing conditions, the FY 2026-27 Budget includes funding for a comprehensive sewer rate study. The study will evaluate the financial condition of the Sewer Fund, projected operating and capital needs, and recommend sewer service charges necessary to maintain the long-term sustainability of the utility while complying with Proposition 218.

DISCUSSION:

The proposed FY 2026-27 sewer assessments continue the sewer service charges adopted through the City's 2020 Proposition 218 rate study. Because the updated sewer rate study has not yet been completed, the FY 2026-27 assessments remain unchanged from the FY 2024-25 levels.

Sewer service charges fund the operation, maintenance, repair, and replacement of the City's wastewater collection system, as well as the City's proportional share of SAM operations and capital improvements. These costs have continued to increase due to inflation, aging infrastructure, higher treatment costs, and increased construction and capital project costs.

The single-family residential rate remains at $1,344. The table below summarizes the sewer service charges for all residential classes.

Classes of Premises	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Residential/Mobile Home/ Retirement			*Per Account or Unit Per Year*			
Residential Single Family	$ 936	$ 1,056	$ 1,188	$ 1,344	$ 1,344	$ 1,344
Residential Single Family w/ADU	1,380	1,560	1,752	1,980	1,980	1,980
Residential Multiple Family	936	1,056	1,188	1,344	1,344	1,344
Mobile Home	576	648	732	828	828	828
Senior Apartments	576	648	732	828	828	828

The rates for nonresidential classes and detailed discussion of the rate setting process can be found in the City Clerk archives for City Council agendas and packets for March 17, 2020, April 7, 2020, and June 2, 2020. Additional background can be found on the City's website.[1]

The City of Half Moon Bay collects sewer service revenues in two ways:

1. Property owners' sewer assessments are added to the tax roll by the San Mateo County Tax Collector (pursuant to Section 5473 of the Health and Safety Code of the State of California). This year, individual assessments of 3,300 parcels are projected to generate $7,183,457.96 in revenues which will be forwarded to the City of Half Moon Bay as part of the San Mateo County tax roll collection.

2. The City also directly bills property owners who are connected to the City sewer system but are not included in the City of Half Moon Bay's assessments which are collected through the San Mateo County Property Tax Roll. This applies to unassessed government properties and to properties outside of Half Moon Bay city limits that use the City's sewer system. Another $316,569.36 in revenue is projected by billing 172 properties directly.

Staff recommends that the City Council direct staff to file the assessment roll; authorize the County Controller to place the assessment charges on the San Mateo County Property Tax Roll this year; and direct staff to bill sewer users directly if they are not assessed on the tax roll.

The FY 2024–25 sewer assessment represented the final scheduled rate adjustment under the 2020 Sewer Rate Study. For FY 2026–27, rates remain unchanged, as no new study had yet been completed. A new sewer rate study is budgeted for this fiscal year to evaluate future funding needs, including anticipated increases in SAM costs and deferred capital improvements. Staff will return to the City Council with findings and recommendations based on the results of the study.

ATTACHMENT:
Resolution adopting FY 2026-27 Sewer Service Charges

[1] See https://www.half-moon-bay.ca.us/680/2020-Sewer-Rate-Adjustments

RESOLUTION NO. C-2026-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY ADOPTING THE FISCAL YEAR 2026-27 SEWER SERVICE CHARGES FOR PROPERTIES SERVED BY THE HALF MOON BAY SANITARY SEWER SYSTEM

WHEREAS, the City of Half Moon Bay is a public entity that owns and operates a sanitary sewer system; and

WHEREAS, Article XIIID of the California Constitution specifically authorizes a wastewater system service provider to adopt wastewater system service fees for its customers that do not exceed the cost of providing the service and are proportionate to the cost of service for all customers; and

WHEREAS, the City of Half Moon Bay funds sewer operations via sewer service charges; and

WHEREAS, the City is committed to maintain its sewer system to ensure protection of the public health and safety; and

WHEREAS, the Sewer Authority Mid-Coastside (SAM) has identified significant infrastructure needs that could exceed $50 million over the next 5-10 years; and

WHEREAS, the City, as a member of SAM, is obligated to pay a proportional share of SAM operational and maintenance costs to ensure proper conveyance and treatment of wastewater; and

WHEREAS, without update of the current rates, the City does not have the financial resources needed to fund operations or continue upgrades of the City's system and the SAM treatment plant and Intertie Pipeline System; and

WHEREAS, pursuant to Section 5473 of the California Health and Safety Code, the City Council received and duly considered a report of sewer service charges covering Fiscal Years (FY) 2020-21 through 2024-25, computed in conformity with a Sewer Service Rate Study prepared by Municipal Financial Services (MFS); and

WHEREAS, on June 2, 2020, the City Council held a public protest hearing and upon not receiving a majority protest adopted new sewer charges for FY 2020-21, FY 2021-22, FY 2022-23, FY 2023-24 and FY 2024-25; and

WHEREAS, on June 2, 2020, the City Council introduced and subsequently on June 16 adopted revisions to the Half Moon Bay Municipal Code, Title 13 to implement City Council approved residential flat rate structure and related revisions; and

WHEREAS, the Half Moon Municipal Code establishes sewer fee collection via the San Mateo County Tax Roll; and

WHEREAS, the Fiscal Year 2026-27 sewer service assessments reflect no increase from the prior year, as FY 2024–25 was the final scheduled rate adjustment under the 2020 Sewer Rate Study.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of Half Moon Bay hereby adopts the sanitary sewer service summary entitled, "City of Half Moon Bay – FY 2026-27 Sanitary Sewer Assessments Summary" totaling $7,500,027.32 included as Exhibit A and that the City Council hereby directs staff to:

1) File the FY 2026-27 assessment roll for the City of Half Moon in the amount of $7,183,457.96;

2) Authorize the County Controller to place these assessment charges on the County of San Mateo County Property Tax Roll; and

3) Bill $316,569.36 for the 172 directly billed properties for assessments not included on the tax roll.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

Ayes, Councilmembers:
Noes, Councilmembers:
Absent, Councilmembers:
Abstain, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

Exhibit A

City of Half Moon Bay
FY 2026-27 Sanitary Sewer Assessments Summary

San Mateo County Property Tax Roll and Half Moon Bay Manual Billing Assessments

San Mateo County Property Tax Roll Sanitary Sewer Assessments for City of Half Moon Bay

Half Moon Bay Sanitary Sewer Service Charges

	Assessment/Charge Code: 721S
Total Number of Parcels Assessed:	**3,300**
Total Dollar Assessment:	**$7,183,457.96**
Lowest Parcel Assessment	$298.00
Highest Parcel Assessment	$392,315.92
Person Responsible for Submitting the Data:	Kenneth Stiles City of Half Moon Bay 501 Main Street Half Moon Bay, CA 94019 Phone: 650-435-8257 Fax: 650-726-4550 Email: kstiles@hmbcity.com
Tax Payer Contact:	Margaret Jeanne Geiger 650-459-5517
Person Responsible for Review and Sign Off the Proof List:	Matthew Chidester Email: mchidester@hmbcity.com

Sanitary Sewer Assessments Manual Billing Summary for the City of Half Moon Bay

Class Type	Total (Grouped by Class)
Commercial (6 parcels)	$31,522.88
Recreational (4 parcels)	$68,032.48
Residential (160 Parcels)	$215,040.00
School (2 parcels)	$1,974.00
Total Manual Billing Assessments (172 Parcels)	**$316,569.36**

FY 2026-27 Sanitary Sewer Assessments for City of Half Moon Bay

Total Sewer Assessments on SM County Property Tax Roll	$7,183,457.96
Sewer Assessments Manual Billings	$316,569.36
Total FY 2026-27 Half Moon Bay Sanitary Sewer Assessments	**$7,500,027.32**

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

FROM: Maggie Rodriguez, City Clerk

VIA: Matthew Chidester, City Manager

TITLE: **CITY CLERK'S CERTIFICATION OF THE REFERENDUM PETITION AGAINST ORDINANCE NO. 2026-01 (RELATING TO THE 555 KELLY AVENUE PROJECT) AND COUNCIL CONSIDERATION OF SUBMISSION OF ORDINANCE NO. 2026-01 TO HALF MOON BAY VOTERS PURSUANT TO ELECTIONS CODE SECTION 9240**

RECOMMENDATION:
Consider City Clerk's Certification of the results of the examination of the referendum petition against Ordinance No. 2026-01 and pursuant to Elections Code section 9241 take one of the following actions:

1) Adopt a resolution to submit Ordinance No. 2026-01 to the voters on the November 3, 2026, general municipal election; or

2) Direct staff to prepare an ordinance to repeal Ordinance No. 2026-01 in its entirety.

FISCAL IMPACT:
The cost of placing a measure on the November 3, 2026, ballot is approximately $10,000. Repealing Ordinance No. 2026-01 would have a minimal direct fiscal impact in that there would be some staff time in preparing an ordinance to repeal Ordinance No. 2026-01.

STRATEGIC ELEMENT:
This item supports the *Inclusive Governance* Element of the Strategic Plan.

BACKGROUND:
On May 5, 2026, the City Council voted 3-2 to approve Ordinance No. 2026-01, which approves, among other things, a set of legal agreements between the City and Mercy Housing California 110, L.P., a limited partnership affiliated with Mercy Housing California, a California nonprofit public benefit corporation. Specifically, Ordinance No. 2026-01 approves four Agreements, which are summarized below:

(1) Affordable Housing and Property Disposition Agreement. This is an agreement between the City and Developer that would control during the pre-development period and establishes conditions precedent that must be met by the Developer in order for the Developer to be allowed to enter into the Ground Lease for the City-owned land at 535 and 555 Kelly Avenue (APNS: 056-150-220 (Partial) and 056-150-200) ("Property") for the development of affordable housing for senior agricultural workers and 2,653 square feet of community serving space.

(2) Ground Lease of the Property. The Ground Lease would be for a term of 99 years at a rate of $1 per year. The Ground Lease also includes a number of terms and conditions that would govern the use of the Property, including but not limited to, provisions regarding the use of the community serving space.

(3) Memorandum of Ground Lease. This is an agreement between the City and Developer that is recorded against the Property and alerts any interested parties of the existence of the Ground Lease and how to obtain a copy of the Ground Lease.

(4) Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants. This is an agreement between the City and Developer that includes a number of terms and conditions including, but not limited to, requirements relating to the affordability levels of the housing units. This agreement is required to be recorded against the Property.

More information can be found about Ordinance No. 2026-01 and the meetings that were held prior to adoption of Ordinance No. 2026-01 at the City's website regarding the 555 Kelly project.

On May 8, 2026, the City received a Submission of Proposed Impartial Summary for Referendum Petition Against Ordinance 2026-01 filed on behalf of "Let Half Moon Bay Voters Decide". Pursuant to Elections Code section 9238(b)(2)(B)(ii), the City Attorney's Office reviewed the submitted summary, made revisions and issued an approved Summary of Referendum on May 18, 2026, which was then circulated for signatures.

On Tuesday, June 16, 2026, a referendum petition against Ordinance No. 2026-01 was filed with the City Clerk on behalf of "Let Half Moon Bay Voters Decide". The referendum petition challenges Ordinance No. 2026-01 in its entirety.

Pursuant to Elections Code sections 9239 and 9210, the City Clerk conducted a prima facie examination to confirm that the number of signatures met the minimum signature threshold of at least 10% of the City's voters to qualify the measure for the ballot. The City Clerk submitted the petition to the County Elections Office on June 17, 2026, to verify the signatures. The San Mateo County Elections Office reviewed the signatures and on June 30, 2026, notified the City Clerk that the County determined that of the 1,092 signatures submitted, 843 were examined and 782 were verified as valid signatures of Half Moon Bay registered voters. The proponents needed to obtain 10% of registered voters in Half Moon Bay (8,064 registered voters). The San Mateo County Elections Office verified the signatures based on a statistical sampling showing

that the number of valid signatures is within 95% to 110% of the number needed to declare the petition sufficient.

Based on the County's verification, the City Clerk has certified the results of the examination of the referendum petition against Ordinance No. 2026-01 and determined that it contains at least 10% of the registered voters of the City.

DISCUSSION:
California Elections Code section 9241 provides that if a referendum petition containing the signatures of not less than 10% of the registered voters of the City is submitted, the ordinance that is the subject of the petition is suspended and the City Council must reconsider the ordinance to determine whether to 1) submit the ordinance to the voters or 2) repeal the ordinance.

Elections Code section 9241 provides the following process:

> If the legislative body does not entirely repeal the ordinance against which the petition is filed, the legislative body shall submit the ordinance to the voters, either at the next regular municipal election occurring not less than 88 days after the order of the legislative body, or at a special election called for the purpose, not less than 88 days after the order of the legislative body. The ordinance shall not become effective until a majority of the voters voting on the ordinance vote in favor of it. If the legislative body repeals the ordinance or submits the ordinance to the voters, and a majority of the voters voting on the ordinance do not vote in favor of it, the ordinance shall not again be enacted by the legislative body for a period of one year after the date of its repeal by the legislative body or disapproval by the voters.

Since the next municipal election is set to be held on November 3, 2026, which is more than 88 days away, the City Council can submit Ordinance No. 2026-01 to the voters at the November 3, 2026, election.

Thus, the City Council must decide whether to submit Ordinance No. 2026-01 to the voters or repeal Ordinance No. 2026-01.

If the Council decides to submit Ordinance No. 2026-01, a majority of voters (50% plus 1) would have to vote in favor of it for Ordinance No. 2026-01 to become effective. If a majority of voters do not vote in favor of Ordinance No. 2026-01, then Ordinance No. 2026-01 would not become effective and could not be reenacted by the Council for a period of one year after the date of disapproval by the voters.

If the Council decides to repeal Ordinance No. 2026-01, it could not be reenacted by the Council for a period of one year after the date of its repeal.

ATTACHMENTS:

1. Resolution
2. Certification of Results by Clerk

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY APPROVING PLACING A MEASURE ON THE NOVEMBER 3, 2026, GENERAL ELECTION BALLOT SEEKING VOTER APPROVAL OF ORDINANCE 2026-01 AND AUTHORIZING RELATED ACTIONS

WHEREAS, on May 5, 2026, the City Council approved Ordinance No. 2026-01 entitled: "AN ORDINANCE OF THE CITY OF HALF MOON BAY APPROVING THE AFFORDABLE HOUSING AND PROPERTY DISPOSITION AGREEMENT, GROUND LEASE OF REAL PROPERTY FOR A TERM OF 99 YEARS, MEMORANDUM OF GROUND LEASE, AFFORDABLE HOUSING REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS AND OTHER ANCILLARY AGREEMENTS BETWEEN THE CITY OF HALF MOON BAY AND MERCY HOUSING CALIFORNIA 110, L.P. FOR THE SENIOR AFFORDABLE 40-UNIT RESIDENTIAL PROJECT FOR AGRICULTURAL WORKERS, LOCATED AT 535 AND 555 KELLY AVENUE (APNS: 056-150-220 (PARTIAL) AND 056-150-200), INCLUDING 2,653 SQUARE FEET OF COMMUNITY SERVING SPACE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENTS AND TAKE OTHER ACTIONS NECESSARY TO IMPLEMENT THE FOREGOING AGREEMENTS; AND FINDING THE APPROVAL OF THE AGREEMENTS AND RELATED ACTIONS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (INFILL PROJECTS)" (Hereinafter referred to as "Ordinance"); and

WHEREAS, the Ordinance, among other things, approves a set of legal agreements between the City and Mercy Housing California 110, L.P., a limited partnership affiliated with Mercy Housing California, a California nonprofit public benefit corporation; and

WHEREAS, on Tuesday, June 16, 2026, a referendum petition against Ordinance No. 2026-01 was filed with the City Clerk on behalf of "Let Half Moon Bay Voters Decide" based on a summary of Ordinance No. 2026-01 that was approved by the Interim City Attorney and circulated for signatures; and

WHEREAS, the referendum petition challenges Ordinance No. 2026-01 in its entirety and seeks either repeal of Ordinance No. 2026-01 or submission of Ordinance No. 2026-01 to the voters; and

WHEREAS, pursuant to Elections Code sections 9239 and 9210, the City Clerk conducted a prima facie examination to confirm that the number of signatures met the minimum signature threshold of at least 10% of the City's voters to qualify the measure for the ballot and submitted the petition to the County Elections Office to verify the signatures; and

WHEREAS, the San Mateo County Elections Office reviewed the signatures and on June 30, 2026, notified the City Clerk that the County determined that of the 1,092 signatures submitted, 843 were examined and 782 were verified as valid signatures of Half Moon Bay registered voters; and

WHEREAS, the proponents needed to obtain 10% of registered voters in Half Moon Bay (8,064 registered voters) and the San Mateo County Elections Office verified the signatures of at least 10% of registered voters in the City based on a statistical sampling showing that the number of valid signatures is within 95% to 110% of the number needed to declare the petition sufficient; and

WHEREAS, based on the County's verification, the City Clerk Certified the petition and presented it to the City Council on July 21, 2026; and

WHEREAS, the referendum petition against Ordinance No. 2026-01 filed on behalf of "Let Half Moon Bay Voters Decide" has qualified and Ordinance No. 2026-01 has been suspended pursuant to Elections Code section 9237; and

WHEREAS, pursuant to Elections Code sections 9241, the City Council must reconsider Ordinance No. 2026-01 and if the City Council does not entirely repeal Ordinance No. 2026-01 it must submit it to the voters; and

WHEREAS, the City Council previously called a General Municipal Election to be held on November 3, 2026, for the election of City officials and the submission of a ballot measure to the City's qualified voters and, further requested the San Mateo Board of Supervisors to consent and agree to the consolidation of the General Municipal Election with the Statewide General Election to be held on the same date; and

WHEREAS, the City Council is authorized by Elections Code section 9241 to submit the proposed ordinance to the voters, and on July 21, 2026, directed that the matter be submitted to voters at the general municipal election consolidated with the statewide general election to be held on November 3, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby resolves, declares, determines and orders as follows:

SECTION 1. Ordinance No. 2026-01. The City Council hereby approves the submission of Ordinance No. 2026-01, as set forth in Exhibit A, to the voters of the City of Half Moon Bay at the November 3, 2026, general municipal election. The City Clerk may determine that the entire text of Ordinance No. 2026-01 cannot be printed on the ballot, nor in the voter information guide and if that is the case, pursuant to Elections Code section 9280, there shall be printed immediately below the impartial analysis, in no less than 10-point bold type, a legend substantially as follows:

"The above statement is an impartial analysis of Ordinance or Measure ____. If you desire a copy of the ordinance or measure, please call the elections official's office at (insert telephone number) and a copy will be mailed at no cost to you."

SECTION 2. Ballot Measure.
(a) Pursuant to its right and authority does order that the following measure be placed on the ballot on the November 3, 2026, seeking voter approval of Ordinance No. 2026-01 for the purpose of submitting the following question to the voters ("Measure"):

Shall Ordinance No. 2026-01, approving agreements with Mercy Housing California 110, L.P. (including a Ground Lease of Real Property for a 99-year term and Affordable Housing and Property Disposition Agreement) that provide for the development/operation of a Senior Affordable 40-Unit Residential Project for Agricultural Workers, which includes 2,653-square foot Community Serving Space, to be located at 535-555 Kelly Avenue in the City of Half Moon Bay, and authorizing other related actions, be adopted?	*YES*	
	NO	

(b) As the City Council by Resolution No. 2026-36, requested that the County of San Mateo Board of Supervisors consolidate the City's general municipal election with the statewide general election to be held on November 3, 2026, pursuant to the requirements of Elections Code Section 10403, the City Council hereby requests that the County of San Mateo Board of Supervisors authorize the submission of this ballot measure to the voters of the City of Half Moon Bay in the consolidated municipal and statewide election to be held on November 3, 2026.

SECTION 4. Vote Requirement. That the vote requirement for the Measure to pass is a majority (50%+1) of the votes cast.

SECTION 5. Form of Ballots. That the ballots to be used at the election shall be in a form and content as required by law. The City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 6. Notice. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. Synopsis of Measure. The City Clerk is hereby directed to publish a synopsis of the ballot Measure in an official newspaper of general circulation as required by Elections Code Section 12111 at least one week before the November 3, 2026 election.

SECTION 8. Impartial Analysis. Pursuant to Elections Code section 9280, the City Attorney shall prepare an impartial analysis of the measure, not to exceed 500 words in length, showing the

effect of the measure on the existing law and the operation of the measure, and transmit such impartial analysis to the City Clerk. The City Clerk may determine that the entire text of Ordinance No. 2026-01 cannot be printed on the ballot, nor in the voter information guide and if that is the case, pursuant to Elections Code section 9280, there shall be printed immediately below the impartial analysis, in no less than 10-point bold type, a legend substantially as follows:

"The above statement is an impartial analysis of Ordinance or Measure ____. If you desire a copy of the ordinance or measure, please call the elections official's office at (insert telephone number) and a copy will be mailed at no cost to you."

SECTION 9. Certification of Passage. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 10. Submission to County Officials. That the City Clerk is directed to file a certified copy of this Resolution, with Exhibits, with the County of San Mateo Board of Supervisors and the County Elections Official no later than close of business on August 7, 2026.

SECTION 11. Arguments. Pursuant to Elections Code section 9281, qualified voters may submit arguments for and against the ballot measures, in addition to rebuttal arguments, for the November 3, 2026, General Municipal Election on forms provided by the City Clerk. Arguments filed in accordance with this Resolution must comply with the following requirements in accordance with Elections Code sections 9280 et seq., including but not limited to:

A. Arguments must be in writing and not exceed three hundred (300) words except for rebuttal arguments which may not exceed two hundred and fifty (250) words;

B. Arguments may be submitted by the City Council; any councilmember(s) authorized to submit an argument by the City Council; any individual voter eligible to vote on the Measure; any bona fide association of citizens; or any combination of voters and associations;

C. Arguments must be typewritten in at least a 12-point font;

D. Arguments may not include underlining, italics, asterisks, or other, similar, type of formatting;

E. The author or a majority of the authors of an argument relating to the Measure may prepare and submit a rebuttal argument not exceeding 250 words or may authorize in writing any other person or persons to prepare, submit, or sign the rebuttal argument.

F. Arguments must be accompanied by the printed name and signature or printed names and signatures of the person or persons submitting it, or, if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers.

G. If more than five (5) signatures accompany an argument, only the first five (5) will be printed.

H. In accordance with Elections Code Sections 9281 to 9287, primary arguments in favor or against the Ordinance may be submitted to the City Clerk by August 10, 2026, at 5:00 p.m. Rebuttal arguments may be submitted to the City Clerk by August 17, 2026, at 5:00 p.m. Arguments may be changed or withdrawn by their proponents until and including the date fixed by the City Clerk during the normal business hours of the City Clerk's office, as posted. In the event multiple arguments are submitted, the City Clerk shall select an argument using the priorities set forth in Elections Code Section 9287, choosing at random within the most senior priority submitted if multiple arguments sharing priority are submitted.

I. If more than one argument for or more than one argument against the Measure is submitted to the City Clerk within the time prescribed, she shall select one of the arguments in favor and one of the arguments against the measure for printing and distribution to the voters in accordance with Elections Code section 9287.

J. This Section 11 shall supersede all other conflicting sections of other resolutions, which may have been adopted by the City Council specifically relating to primary and rebuttal arguments submitted pursuant to Elections Code sections 9280 et seq.

Section 12. Severability. If any section, subsection, sentence, clause, phrase or word of this Resolution is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 13. Lawful Election. That in all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections, including, without limitation, Elections Code Section 10418.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

THE CITY OF
HALF MOON BAY
CALIFORNIA

CITY OF HALF MOON BAY
CERTIFICATE OF SUFFICIENCY OF REFERENDUM PETITION
ORDINACE NO. 2026-01

I, Maggie Rodriguez, City Clerk of the City of Half Moon Bay, County of San Mateo, State of California, hereby certify that:

The Referendum entitled City of Half Moon Bay Ordinance No. 2026-01 was filed with the City Clerk Department on June 16, 2026.

"**AN ORDINANCE OF THE CITY OF HALF MOON BAY APPROVING THE AFFORDABLE HOUSING AND PROPERTY DISPOSITION AGREEMENT, GROUND LEASE OF REAL PROPERTY FOR A TERM OF 99 YEARS, MEMORANDUM OF GROUND LEASE, AFFORDABLE HOUSING REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS AND OTHER ANCILLARY AGREEMENTS BETWEEN THE CITY OF HALF MOON BAY AND MERCY HOUSING CALIFORNIA 110, L.P. FOR THE SENIOR AFFORDABLE 40-UNIT RESIDENTIAL PROJECT FOR AGRICULTURAL WORKERS, LOCATED AT 535 AND 555 KELLY AVENUE (APNS: 056-150-220 (PARTIAL) AND 056-150-200), INCLUDING 2,653 SQUARE FEET OF COMMUNITY SERVING SPACE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENTS AND TAKE OTHER ACTIONS NECESSARY TO IMPLEMENT THE FOREGOING AGREEMENTS; AND FINDING THE APPROVAL OF THE AGREEMENTS AND RELATED ACTIONS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (INFILL PROJECTS)** "

That said petition consists of 101 sections;

That each section contains signatures purporting to be signatures of qualified electors of the City of Half Moon Bay, California;

That attached to this referendum petition at the time it was filed, was an affidavit purporting to be the affidavit of the person who solicited the signatures, and containing the dates between which the purported qualified electors signed this petition;

That the affiant stated his or her own qualification, that he or she had solicited the signatures upon that Section, that all of the signatures were made in his or her presence, and that to the best of his or her own information and belief, each signature to that section was the genuine signature of the person whose name it purports to be;

That after the proponents filed this petition and based on the County of San Mateo Registrar of Voters, I have determined the following facts regarding this petition:

1. Total number of signatures filed: 1092
2. Number of signatures examined:843
3. Total number of signatures needed: 810
4. Number of signatures found sufficient:782
5. Number of signatures found not sufficient:61

Based on the above, the Petition is deemed to be sufficient.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Half Moon Bay this 1st day of July 2026.

Maggie Rodriguez

Maggie Rodriguez
City Clerk

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Kenneth Stiles, Interim Administrative Services Director
Dale Leda, Interim Public Works Director

TITLE: **REQUEST FOR PROPOSALS FOR SEWER RATE STUDY AND ADOPTION OF RATE SETTING PROCEDURES UNDER PROPOSITION 218 AND ASSEMBLY BILL 2257**

RECOMMENDATION:
Adopt resolutions to

1. Authorize a Professional Services Agreement with Kirsch & Associates for project management support in an amount not to exceed $30,000;
2. Authorize Release of a Request for Proposals for professional sewer rate study services; and
3. Establish sewer rate setting procedures under Proposition 218 and Assembly Bill 2257

FISCAL IMPACT:
Approval of the Professional Services Agreement with Kirsch & Associates authorizes expenditures not to exceed $30,000 from the Sewer Fund. Additionally, Staff estimates the professional sewer rate study will cost approximately $50,000 and is included in the adopted FY 2026-27 Sewer Fund budget. No additional appropriation is requested.

STRATEGIC ELEMENT:
This recommendation supports the *Fiscal Sustainability* and *Inclusive Governance* elements of the City's Strategic Plan.

BACKGROUND:
The City has one enterprise fund, the Sewer Fund. The Sewer Fund accounts for the cost of providing wastewater services to Half Moon Bay residents, businesses, and other sewer customers. The fund is supported directly by sewer service charges paid by ratepayers.

Wastewater service involves both collection and treatment. The City owns and maintains the local sewer collection system, including the sewer lines and related infrastructure that collect and convey wastewater from properties in the City's service area.

Treatment is provided through the Sewer Authority Mid-Coastside, commonly referred to as SAM. SAM is a joint powers authority made up of the City of Half Moon Bay, Granada Community Services District, and Montara Water and Sanitary District. SAM owns and operates the regional wastewater treatment plant.

As a result, sewer service charges support both the City's local collection system and the City's proportional share of SAM costs. These costs include operations, maintenance, capital improvements, treatment, and other sewer-related obligations.

The City's last sewer rate study was completed in 2020 and adopted rates through Fiscal Year 2024-25. Since then, the sewer rates have remained flat for Fiscal Years 2025-26 and 2026-27. The City is preparing to begin an updated sewer rate study to review current and future sewer costs, revenue needs, and potential rate options. Any new or increased sewer rates must comply with Proposition 218.

DISCUSSION:

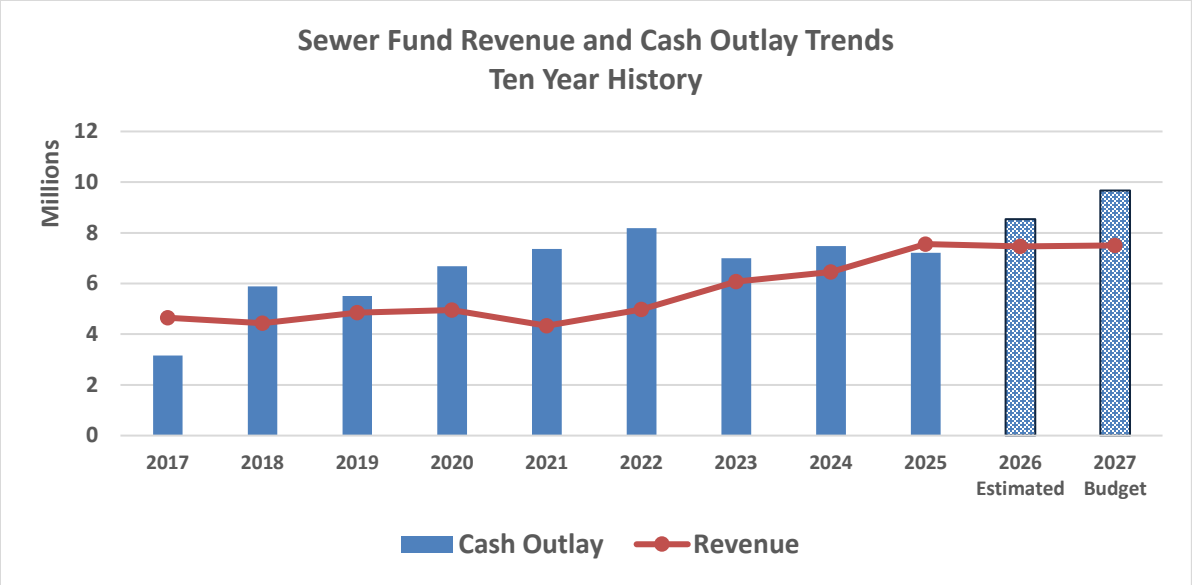
Prior Rate Study and Current Cost Pressures

The City last completed a sewer rate study in 2020. Following that study and the required Proposition 218 process, the City Council adopted sewer rates for Fiscal Years 2020-21 through 2024-25. Those rates were designed to fund sewer operations, capital improvements, SAM obligations, and the long-term financial sustainability of the Sewer Fund.

Since that time, the cost of providing sewer service has continued to increase. These increases include inflationary pressures, higher treatment costs, aging infrastructure, capital repair and replacement needs, and continued SAM-related obligations. The City has kept sewer rates flat for Fiscal Years 2025-26 and 2026-27, but the underlying cost of providing wastewater service has continued to increase.

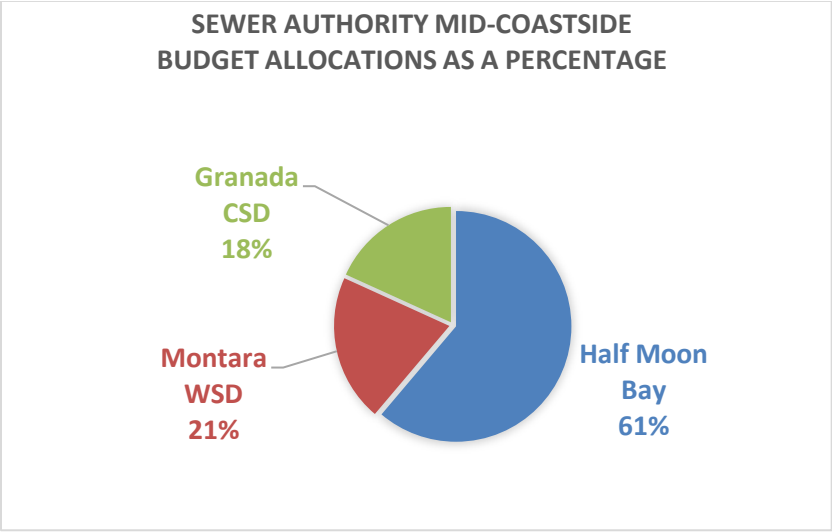
In recent years, the Sewer Fund has used available cash balances to help manage the difference between rate revenues and total sewer-related cash outlays. Capital spending was also lower in Fiscal Years 2023-24 and 2024-25, which helped reduce the annual gap in the short term. However, the City must still plan for ongoing operations, SAM obligations, and future capital repair and replacement needs.

The following table summarizes the Sewer Fund's revenue and cash outlay trends over the last ten-year period.



SAM Litigation and Cost Obligations

The City has also been involved in litigation related to the Sewer Authority Mid-Coastside Joint Powers Authority and the allocation of costs for regional wastewater infrastructure. The dispute focused on responsibility for costs associated with the Intertie Pipeline System, which conveys wastewater from Granada and Montara to the SAM treatment plant in Half Moon Bay. Ultimately, the City did not prevail in the litigation and is responsible for a large portion of the costs of this upcoming project. The total project cost is currently estimated to be between $13 million and $16 million, of which the City's share is estimated to be between $8 million and $10 million. This is an important cost driver for the Sewer Fund. The City's sewer cost increases are not simply the result of local operations or the City's own collection system. Under the current JPA structure, Half Moon Bay is responsible for approximately 61% of certain SAM operations, maintenance, and capital costs, including regional infrastructure costs that support the broader SAM system.



As a result, the City must plan for a significant proportional share of those costs, even where the infrastructure primarily conveys wastewater from the northern member agency service areas to the treatment plant.

The practical impact is that the Sewer Fund must account for both the City's local collection system needs and continued regional SAM obligations. The City may also evaluate longer-term governance options, including a potential consolidated wastewater agency. In the near term, these obligations, combined with inflation, aging infrastructure, and capital repair and replacement needs, create the need for an updated sewer rate study.

Sewer Rate Study

The challenges above create both timing and financial planning issues. The City needs to understand the Sewer Fund's current revenue needs, future cost pressures, capital obligations, reserve requirements, and legally supportable rate options before any new rates can be considered. The City also needs enough time to complete the technical work, conduct public outreach, and comply with Proposition 218 before any potential new rates could take effect.

The proposed solution is to begin an updated sewer rate study. The rate study will evaluate the Sewer Fund's financial condition, review operating and capital needs, analyze the cost of service, and identify potential rate options for City Council consideration. This action does not approve any sewer rate increase. Any future rate adjustment would require completion of the rate study, public noticing, a Proposition 218 public hearing, and separate City Council action.

Staff recommends authorizing release of a Request for Proposals for specialized professional sewer rate study consultant services. The selected consultant would prepare the technical rate study, including revenue requirement analysis, cost-of-service analysis, rate modeling, and support for public outreach and Council presentations. Following the RFP process, staff will return to the City Council with a recommended consultant agreement for consideration.

Project Management Support

Due to ongoing reduced staff levels and limited capacity for existing staff in the Finance and Engineering teams, Staff also recommends authorizing a professional services agreement with Kirsch & Associates in an amount not to exceed $30,000 for project management support. The sewer rate study will require coordination between finance, public works, legal counsel, communications, the selected rate consultant, and SAM-related information. Kirsch & Associates would assist with RFP development, consultant selection support, project schedule management, coordination of key deliverables, and preparation for Council and public meetings.

Proposition 218 and AB 2257 Procedures

Staff recommends adopting updated sewer rate setting procedures consistent with Proposition

218 and Assembly Bill 2257. Proposition 218 requires mailed notice, a public hearing, and an opportunity for affected property owners to submit written protests before the City may impose new or increased sewer rates.

AB 2257 allows the City to establish an administrative exhaustion process for legal challenges to proposed rates. Under the proposed procedures, property owners may submit timely written objections identifying specific grounds for alleging the proposed rates do not comply with Proposition 218. Staff would review those objections, prepare written responses, and present the responses to the City Council before the closure of the public hearing.

The procedures also clarify how written protests will be submitted, counted, and tabulated for purposes of determining whether a majority protest exists. Adopting the procedures now will allow the City to use the updated process if the sewer rate study results in proposed rate adjustments.

ATTACHMENT:

1. Resolution Authorizing a Professional Services Agreement with Kirsch & Associates
2. Resolution Authorizing the Release of a Request for Proposals for professional sewer rate study services
3. Resolution Adopting Sewer Rate Setting Procedures Under Proposition 218 and Assembly Bill 2257

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH KIRSCH & ASSOCIATES FOR PROJECT MANAGEMENT SERVICES RELATED TO THE CITY'S SEWER RATE STUDY

WHEREAS, the City of Half Moon Bay is preparing to undertake a comprehensive sewer rate study to evaluate the financial condition of the Sewer Fund, projected operating and capital needs, and future sewer service charge requirements; and

WHEREAS, the sewer rate study will require coordination among City staff, legal counsel, the selected rate study consultant, the Sewer Authority Mid-Coastside (SAM), and other project stakeholders; and

WHEREAS, the City Council finds that project management support will assist the City in coordinating the sewer rate study process, maintaining the project schedule, and preparing materials for public outreach and City Council consideration; and

WHEREAS, Kirsch & Associates has experience providing project management and utility rate consulting services to public agencies and has submitted a proposal to provide these services to the City; and

WHEREAS, funding for this agreement is included in the Fiscal Year 2026-27 Sewer Fund budget.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to execute a Professional Services Agreement with Kirsch & Associates in an amount not to exceed Thirty Thousand Dollars ($30,000).

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21ST day of July 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, City Clerk Debbie Ruddock, Mayor

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE RELEASE OF A REQUEST FOR PROPOSALS FOR PROFESSIONAL SEWER RATE STUDY SERVICES

WHEREAS, the City of Half Moon Bay owns and operates its local wastewater collection system and is responsible for a proportional share of regional wastewater treatment costs through the Sewer Authority Mid-Coastside (SAM); and

WHEREAS, the City's most recent sewer rate study was completed in 2020 and established sewer rates through Fiscal Year 2024-25; and

WHEREAS, sewer rates have remained unchanged for Fiscal Years 2025-26 and 2026-27 while the cost of providing wastewater service has continued to increase; and

WHEREAS, the City desires to complete an updated sewer rate study to evaluate the financial condition of the Sewer Fund, projected operating and capital needs, cost of service, reserve requirements, and potential sewer rate alternatives; and

WHEREAS, staff has prepared a Request for Proposals to solicit qualified professional consulting firms to perform the sewer rate study; and

WHEREAS, authorizing release of the Request for Proposals does not approve any future sewer rate adjustments, which would require separate City Council action following completion of the rate study and compliance with applicable provisions of Proposition 218 and other applicable law.

NOW, THEREFORE, BE IT RESOLVED THAT, by the City Council of the City of Half Moon Bay, that:

1. Staff is authorized to release a Request for Proposals for professional sewer rate study consulting services; and
2. Staff is authorized to conduct the competitive procurement process, evaluate proposals, and return to the City Council with a recommendation for consultant selection and approval of a professional services agreement.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY ESTABLISHING SEWER RATE SETTING PROCEDURES UNDER PROPOSITION 218, AND ASSEMBLY BILL 2257 (GOVERNMENT CODE SECTIONS 53750 THROUGH 53759.2)

WHEREAS, the City of Half Moon Bay ("City") provides sewer service to property owners (who may also be referred to as "owners") within the relevant City service area, and establishes the amount of sewer rates to be charged customers in accordance with Half Moon Bay Municipal Code ("Municipal Code") Chapter 13.38 and applicable law; and

WHEREAS, California law authorizes the City to charge a fee to the property owners or property owners' "tenants" (who may be collectively referred to as "ratepayers" or "customers") for the proportionate cost of providing sewer services to each customer in accordance with the procedural and substantive requirements of the voter-approved ballot measure known as "Proposition 218" (California Constitution Article XIII D; as it is implemented by the Legislature at Government Code Sections 53750 – 53759.2; and as it has been judicially interpreted by appellate court decisions). The City refers to those fees as sewer rates (which may be referenced herein individually as "sewer rates," or referenced collectively as "rate" or "rates"); and

WHEREAS, Under Proposition 218, the City's sewer rates are each considered to be a "fee" for a "property-related service" (also referred to as a "property-related fee"), subject to the particular requirements of Constitution Article XIII D, Section 6. A property-related fee is one imposed upon any parcel or person as an incident of property ownership. In general, the City may only increase its existing rates if the City (1) calculates the rates in accordance with Proposition 218, (2) conducts a public hearing before the City Council ("City Council"), as described in this resolution, and (3) a "timely written protest" is not submitted by property owners representing a majority of the parcels served by the City; and

WHEREAS, Under Government Code Sections 53759.1 and 53759.2 ("AB 2257"; Chapter 561, Statutes of 2024), the City may establish a supplemental process for objecting property owners to exhaust administrative remedies, also described in this resolution, by which the City will take specified actions in response to any "timely written objection." Any timely written objection will also be counted by the City as a timely written protest. However, under this process, only an owner who submits a timely written objection will have a right to challenge a proposed increase in sewer service charges through a legal proceeding. (These supplemental processes were authorized by Assembly Bill No. 2257, Chapter 561, Statutes of 2024, effective January 1, 2025.); and

WHEREAS, the purpose of this resolution is to provide a meaningful opportunity for a property owner to submit a written objection to a proposed new or increased rates before resorting to litigation after the new or increased rates are approved by the City Council; and

WHEREAS, this resolution is intended to provide a procedure for property owners to submit a written objection regarding a new or increased rates to the City's attention early in the rate consideration process, and to provide an opportunity for the City to address or resolve any objections before the City Council makes a final decision on whether to adopt a proposed rate pursuant to Proposition 218; and

WHEREAS, this resolution will identify the process the City will follow in order to implement the administrative remedies to be exhausted by property owners under Government Code Sections 53759.1. In general, the City will make available the proposed rates, post the written basis for the proposed rates on its internet website, provide 45 days for a property owner to review the proposed rates and timely submit to the City a written objection to the rates that specifies the grounds for alleging noncompliance with Proposition 218, and require the City to consider and respond in writing to timely submitted objections prior to the close of the public hearing described in these recitals; and

WHEREAS, for any rates approved by the City implementing the procedures described in this resolution, a person or entity shall be prohibited from bringing a judicial action or proceeding alleging noncompliance with Article XIII D of the California Constitution for those rates, unless that person or entity has timely submitted to the City a written objection to that rate that specifies the grounds for alleging noncompliance with Proposition 218; and

WHEREAS, the City Council hereby intends to adopt the exhaustion of administrative remedies procedure as outlined in Government Code Section 53759.1, and the administrative record principles contained in Government Code Section 53759.2; and

NOW, THEREFORE, BE IT RESOLVED THAT, by the City Council of the City of Half Moon Bay, as follows:

A. The City Council hereby adopts the utility rate setting procedures attached hereto as Exhibit "A," and incorporated herein by reference ("Sewer Rate Setting Procedures"). The Sewer Rate Setting Procedures explicitly incorporate and implement the requirements contained in Proposition 218 and the procedures by which property owners are required to exhaust administrative remedies as set forth in Government Code Section 53759.1, subdivision (c).

B. For any rate adopted or approved by the City implementing the procedures described in this resolution, a person or entity shall be prohibited from bringing a judicial action or proceeding alleging noncompliance with Article XIII D of the California Constitution for those rates, unless that person or entity has timely submitted to the City a written objection to those rates in accordance with this resolution that specifies the grounds for alleging noncompliance with Proposition 218.

C. The City Council hereby adopts the administrative record principles contained in Government Code Section 53759.2.

D. This resolution will take effect immediately upon adoption by City Council, and will apply to any proposed new or increased rates of which notice is provided in accordance with this resolution.

E. The City Council authorizes the City Manager to take such other and additional actions as may be reasonably necessary to implement the purpose of this resolution and implement the exhaustion of administrative remedies procedure adopted herein.

F. To the extent this Resolution (including the Sewer Rate Setting Procedures) is inconsistent with any previously adopted City procedures implementing Proposition 218, this Resolution shall take precedence.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

Sewer Rate Setting Procedures

These "Sewer Rate Setting Procedures" ("Procedures") describe the processes that will be followed by the City of Half Moon Bay ("City") in establishing any new or increased sewer rates, as summarized in the Resolution identified in the header of this Exhibit "A." The Utility Rate Setting Procedures include compliance with Proposition 218 as well as the procedures for exhausting administrative remedies under Government Code Section 53759.1 (known as "AB 2257").

1. Overview of Exhaustion Procedure (AB 2257)

The City will follow the "exhaustion procedure" set forth herein, to be conducted concurrently with the Proposition 218 process, for the City Council's consideration of any proposed new or increased sewer rates. This exhaustion procedure shall be conducted in accordance with "Proposition 218" (California Constitution Article XIII D; as it is implemented by the Legislature at Government Code Sections 53750 – 53759.2; and as it has been judicially interpreted by appellate court decisions), and the particular procedures set forth in Government Code Section 53759.1. The exhaustion procedure provides an opportunity for record owners to submit a "timely written objection" to identify substantive bases for asserting proposed sewer rates do not comply with Proposition 218.

NOTE that a "record owner" may be referred to in these Procedures as the "owner" or "property owner"; and a "record owner" shall include a tenant who is directly liable to pay the rates. The processes described herein may be referred to as "these Procedures." As used in these procedures, the term "rates" may be used to refer to a proposed update to the City's sewer rates.

a. City staff will post on its internet website a notice of the exhaustion procedure, and this notice will be prominently incorporated in the Proposition 218 public hearing notice mailed to each record owner.

b. The notice will identify the date and time by which timely written objections must be submitted to the City, and the date will be no less than 45 calendar days after the notice is mailed to record owners.

c. City staff will review timely written objections and draft written responses providing the substantive basis for retaining or altering the proposed rates in response to the written objections. City staff will present its written responses to the City Council prior to the close of the public hearing for the Proposition 218 protest hearing, and the City Council will review to determine whether action is needed in response to the written objections or written responses.

d. Following the City Council's review and response to timely written objections and written responses, it is within the discretion of the City Council to proceed with the Proposition 218 protest hearing process, as described herein, to consider approval of the proposed rates.

e. **Rate Challenger Must Exhaust Administrative Remedies.** No claim, suit for damages, suit for injunctive relief, petition for writ of mandamus, or administrative or judicial proceeding shall be brought against the City (including the City Council, or its employees, officers, or designees) regarding a challenge to proposed rates unless the challenging party first exhausts its administrative remedies by complying with these Procedures and submitting to the City a timely written objection.

2. Notice of Proposition 218 Public Hearing and Initiating Exhaustion Procedure

Prior to approving or imposing any new or increased rates, the City will conduct a public hearing and provide prior written notice to each record owner of the hearing and the exhaustion procedure as described in these Procedures. To the extent the City sends a regular billing statement for sewer service provided to a "customer" (e.g., a "tenant" or other "ratepayer") who is not the record owner, the City will also mail the written notice to the customer at the address for the billing statement. The City will mail the public hearing notice to each record owner no later than 45 days prior to the public hearing. The contents of the hearing notice will include:

a. Compliance with Proposition 218:

(1) The date, time, and location of the public hearing.

(2) The amount of the rates imposed on each parcel.

(3) The basis upon which the amount of the proposed rates were calculated.

(4) The reason for the rates.

(5) The location to which owners must submit written protests via mail, email, or personal delivery.

(6) If required by Government Code Section 54354.5, the notice will identify the opportunity for record owners to be heard as to whether the proposed rates are not in compliance with any requirements of the Revenue Bond Law of 1941 (Government Code Sections 53000 – 55821), including: (a) are discriminatory or excessive, or (b) will not be sufficient under the provisions of any outstanding revenue bonds (including Government Code Section 54515).

(7) How members of the public may obtain additional information regarding the proposed new or increased fee, including a link to information that is available on the City's website or by requesting a mailed copy. This may include a copy of the resolution or ordinance by which the proposed new or increased rates are proposed to be adopted.

b. Compliance with the Exhaustion Procedure for Written Objections. If the City chooses to follow the exhaustion procedure for written objections, concurrently with mailing the public hearing notice, the City will post on its internet website the written basis

for the proposed rates and a link to the Proposition 218 public hearing notice which will be supplemented with the following prominently displayed information:

(1) The "deadline" (date and time) by which a "timely written objection" must be submitted to the City. The deadline will be no earlier than 45 days after the City mails to property owners the notice of the public hearing.

(2) The location to which written objections must be submitted to the City via mail, email, or personal delivery.

(3) All substantive requirements for submitting a written objection. The record owner must comply with the requirements set forth in Procedures Section 3, below, including specifying the grounds on which the owner alleges the proposed new or increased rates does not comply with Proposition 218.

(4) Notice that: (a) any person's failure to submit a timely written objection bars any right of that person to challenge the proposed new or increased fee through a legal proceeding; and (b) there is a 120-day statute of limitations for challenging the proposed new or increased rates (in accordance with Government Code Section 53759).

c. The City will mail the public hearing notice to each record owner of a parcel that is subject to payment of the new or increased fee. The notice shall be mailed to owner's address shown on the last equalized property tax assessment roll.

(1) There is a rebuttable presumption that the most recent equalized property tax assessment roll of the San Mateo County Recorder is sufficient evidence of the record owner of each parcel. A person may rebut the presumption by providing to the City written proof of ownership.

(2) The City Clerk, or designee, may certify by affidavit the proper mailing of notices described in these Procedures, and any such affidavit shall constitute conclusive proof of mailing in the absence of fraud.

(3) Failure of any person to receive notice shall not invalidate the hearing or its results.

(4) The City will also provide supplemental notices to the address where the City customarily mails the billing statement for rates.

d. Concurrently with publishing and mailing the public hearing notice, the City will post on its website relevant information regarding the proposed new or increased fee including a copy of the cost of service analysis (which may be referred to as a "rate study") which provides documentation of compliance with all substantive requirements of Prop 218 regarding the calculation of the amount of the proposed new or increased fee.

3. Requirements for Submitting Timely Written Objections (AB 2257)

For the purpose of considering written objections, the City will consider the term "record owner" to include tenancies of real property where tenants are directly liable to pay the rates to the City (consistent with Proposition 218; California Constitution Article XIII D, Section 2(g)).

In order for a record owner to submit a timely written objection, it must:

a. Be received by the City at the location identified on the public hearing notice, no later than the deadline identified on the public hearing notice. The deadline may be no earlier than 45 days after the City mails to record owners the notice of public hearing.

b. Be in writing (1) identifying the name of the record owner, and the street address or assessor's parcel number (or other clear identification) of the property subject to the rates; and (2) signed by the record owner.

c. Specify the grounds for alleging the proposed rates do not comply with Proposition 218. The grounds must identify (i) the substantive requirement of Proposition 218, and (ii) the reason the proposed rates do not comply with that requirement. For any proposed new or increased "fee" for a property-related service (such as sewer rates), relevant substantive requirements of Proposition 218 include:

(1) Revenues derived from the rates shall not exceed the funds required to provide the property related service (sewer service).

(2) Revenues derived from the rates shall not be used for any purpose other than that for which the fee or charge was imposed.

(3) The amount of the rates shall not exceed the proportional cost of the service attributable to the parcel.

(4) No rates may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Rates based on potential or future use of a service are not permitted.

(5) No rates may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services, where the service is available to the public at large in substantially the same manner as it is to property owners.

4. Requirements for Submitting Timely Written Protests (Proposition 218)

For the purpose of considering and counting written protests, the City will consider the term "record owner" to include tenancies of real property where tenants are directly liable to pay the rates to the City (consistent with Proposition 218; California Constitution Article XIII D, Section 2(g)).

In order for a record owner to submit a timely written protest, to be considered as a part of the Proposition 218 protest hearing described in Section 6, below, it must:

a. Be received by the City at the location identified on the public hearing notice, no later than the close of the public testimony portion of the public hearing.

b. Be in writing (1) identifying the name of the record owner, and the street address or assessor's parcel number (or other clear identification) of the property subject to the rates; and (2) signed by the record owner.

c. Must clearly identify that the record owner opposes the proposed new or increased rates that are the subject of the hearing.

d. Will only be counted as one protest per parcel. That means if any one or more record owners of a parcel submits a timely written protest (or timely written objection) for the same parcel, it will be counted as one timely written protest.

e. Record owners of multiple parcels within the City may file one protest for each parcel owned within the City's service area.

f. A record owner may withdraw a written protest only if the withdrawal is submitted in writing by the record owner clearly indicating an intent to withdraw for an identified property, and it is received by the City at the location (and no later than the time) for submitting written protests. After a written protest is withdrawn, a record owner may submit a new or replacement written protest in accordance with the requirements of these Procedures. No other modification to a timely written protest may be made.

g. The City Clerk shall take custody of all submitted written objections and written protests.

(1) In order to protect the integrity of the procedures for considering written objections and written protests as described in these Procedures, all written objections and written protests shall remain confidential until the City Manager (or designee) has determined they may be published in accordance with the criteria in paragraph 4(g)(2).

(2) Any submitted written objection and written protest shall be a public record; however, the City may withhold disclosure if the City determines that the public interest served by not disclosing clearly outweighs the public interest served by disclosure under Government Code Section 7922.000. As a general rule, the City finds there is a substantial public interest in not disclosing written objections and written protests to protect the integrity of the process described herein during the time that: (A) written objections are still being submitted and (B) prior to the time that the Brown Act meeting agenda is posted (e.g., at least 72 hours before a regular meeting under Government Code Section 54954.2).

5. City's Response to Timely Written Objections (AB 2257)

At the close of the written objection period, City staff shall review timely written objections (as defined in Section 3, above) and shall draft written responses to the written objections. The City's written response will include: (i) the grounds on which the objection is (or is not) resulting in amendments to the proposed new or increased rates; and (ii) an explanation of the substantive basis for retaining or altering the proposed new or increased rates.

City staff shall present the written responses to the City Council at the public meeting that was specified in the public hearing notice described in Section 2, above.

a. In accordance with the Brown Act, the public will be provided an opportunity to address the City Council prior to the Council's action related to the timely written objections and written responses. (See Government Code Section 54954.3(a).)

b. In accordance with Government Code Section 53759.1(d), the City Council, in exercising its legislative discretion in considering timely written objections and written responses, shall determine for the proposed new or increased rates whether further review, clarification, or reduction is needed, and whether to proceed to the Proposition 218 protest hearing.

6. Conducting the Proposition 218 Protest Public Hearing

If the City Council determines to proceed to the Proposition 218 protest public hearing for proposed new or increased rates (as previously noticed in accordance with Section 2, above), the public hearing shall be conducted consistent with the following:

a. The City Council will open the public hearing and consider all evidence presented during the hearing including the public hearing notice and all documents referenced therein (particularly including the Rate Study), all written objections, written responses, written protests, and any testimony, documents, or information presented during the public hearing.

b. Prior to closing the public hearing, the City Council will request if there are any additional written protests to be submitted to (or withdrawn from) the City.

c. The City Council will then close the public hearing and request a report from the City Clerk to identify the number of timely written protests compared to the total number of parcels subject to the new or increased fees. The City Clerk shall determine the number of written protests that meet the requirements of these Procedures and seek legal advice from the City Attorney if there are any questions regarding the counting of timely written protests that meet the requirements of these Procedures.

(1) A majority protest exists only if the number of timely written protests exceeds one-half of the parcels served by the City.

(2) If the City Clerk determines that additional time is needed to tabulate timely written protests, the City Council shall recess or continue the public meeting to provide sufficient time for the City Clerk to complete the tabulation.

(3) If the City Clerk determines that there is a majority protest, the City shall not impose the new or increased rates.

(4) If the City Clerk determines that there is not a majority protest, the City Council shall continue its deliberations and take action on the proposed new or increased rates.

(5) The City Clerk's determinations under these Procedures shall be the final determination of the City subject to appropriate judicial review. This shall include the City Clerk's determinations that: (a) a written protest meets the requirements for a timely written protest in accordance with these Procedures; or (b) a majority protest has (or has not) been submitted for the proposed rates.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Dale Leda, Interim Public Works Director/City Engineer
Mike Burnfield, Assistant Engineer

TITLE: **CONSTRUCTION CONTRACT AWARD FOR THE WAVECREST ROAD WATER LINE PROJECT (CIP PROJECT NO. 9004)**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to award and execute a construction contract to the lowest responsive and responsible bidder, Golden State Construction & Utility, Inc., of San Francisco, California, in the amount of $774,000, and approve a construction contingency amount not to exceed $154,800 (20%) for the Wavecrest Road Water Line Project (CIP Project No. 9004) for a total construction budget of $928,800.

FISCAL IMPACT:
This project is fully funded by previous General Fund and Park Facility (Fund 125) allocations to CIP 9004, which has a current approximate net balance of $1,750,000 in available funds.

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

BACKGROUND:
The Wavecrest Road Water Line Project (CIP No. 9004) was initiated to provide essential water service for fire protection and irrigation to Smith Field Park. The project scope includes the construction of approximately 2,600 linear feet of water main and lateral piping along Wavecrest Road between Highway 1 and Smith Field Park, located at 201 Wavecrest Road. The improvements include the installation of new valves, lateral connections, and five fire hydrants, as well as road pavement restoration along Wavecrest Road, traffic control and erosion and sediment control improvements during construction.

CEQA DETERMINATION:
In September 2022, the City Council authorized a professional services agreement with Freyer & Laureta, Inc. to prepare project design drawings and environmental documents for the project. The City subsequently completed CEQA review for the project through adoption of a Mitigated Negative Declaration (MND) and issuance of a Coastal Development Permi (CDP), which were approved by the City's Planning Commission on September 23, 2025. The award of the construction contract is within the scope of the previously approved project and does not involve substantial changes, new information, or changed circumstances requiring subsequent environmental review.

BID SUMMARY:
The City received thirteen (7) bids before the scheduled bid opening time and date of 3:00 PM on Wednesday, July 8, 2026. The three (3) lowest bids and engineer's estimate are summarized as follows:

Bidder	Base Bid
Engineer's Estimate	$1,790,000.00
Golden State Construction & Utility	$774,000.00
Golden Bay Construction Inc.	$841,874.00
Casey Construction	$922,088.00

DISCUSSION:
Overall the bid response was very strong. City staff noted seventeen (17) construction companies attended a mandatory, onsite pre-bid meeting held during the open bid window. Final bids received were very competitive and well below the engineer's estimate, which had included conservative contingencies considering recent price volatility and mobilization challenges at the site due to the narrow road width and existing nearby sensitive habitat.

The lowest responsive and responsible bidder, Golden State Construction & Utility, Inc., base bid of $774,000 is approximately 57% below the Engineer's Estimate. Golden State Construction & Utility, Inc, is a San Francisco County contractor who has an extensive resume of work including underground utility construction and emergency utility repairs throughout the Bay Area. Staff have reviewed the bid from Golden State Construction & Utility, Inc., discussed with their construction team and determined that it is acceptable and free from material discrepancies. Construction contingencies of 20% of the contract are also requested for the project.

The anticipated construction schedule is from August 3 through October 2, 2026. Work hours will be Monday through Friday, 7:00 a.m. to 5:00 p.m. The contractor is responsible for providing traffic control and notifying residents and businesses impacted by scheduled work.

Staff recommends awarding the contract to the lowest responsive and responsible bidder, Golden State Construction & Utility, in the amount of $774,000 and approve a construction

contingency amount not exceeding $154,800 (20%) for the Wavecrest Road Water Line Project (CIP Project No. 9004), for a total construction budget of $928,800.

ATTACHMENTS:

1. Resolution
2. Summary of Bids
3. Construction Bid Set (Plans)

RESOLUTION NO. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO AWARD AND EXECUTE A CONSTRUCTION CONTRACT WITH GOLDEN STATE CONSTRUCTION & UTILITY, INC., OF SAN FRANCISCO, CALIFORNIA, IN THE AMOUNT OF $774,000, AND APPROVING A CONSTRUCTION CONTINGENCY IN AN AMOUNT NOT EXCEEDING 20%, OR $154,800, FOR THE WAVECREST ROAD WATER LINE PROJECT (CIP NO. 9004) FOR A TOTAL CONSTRUCTION BUDGET OF $928,800.

WHEREAS, the Wavecrest Road Water Line Project (CIP No. 9004) was initiated to provide essential water service for fire protection and irrigation to Smith Field Park through the construction of approximately 2,600 linear feet of water main and related improvements; and

WHEREAS, on September 20, 2022, the City Council authorized a professional services agreement with Freyer & Laureta, Inc. to prepare project design drawings and environmental documents; and

WHEREAS, on September 23, 2025, the Planning Commission adopted a Mitigated Negative Declaration (MND); and

WHEREAS, on September 23, 2025, the Planning Commission approved a Coastal Development Permit for the project, and the project has received necessary permit approvals from the Coastside County Water District and the Coastside Fire Protection District; and

WHEREAS, the City advertised the project for construction and opened seven (7) bids that were received at the scheduled time, date, and place, as set forth in the Public Contract Code for the Project at 3:00 PM on Wednesday, July 08, 2026; and

WHEREAS, the lowest responsive and responsible bid for the base bid was submitted by Golden State Construction & Utility, Inc., of San Francisco, California, in the amount of $774,000; and

WHEREAS, City staff have reviewed the bid from Golden State Construction & Utility, Inc. and determined that it is acceptable and free from material discrepancies; AND

WHEREAS, the award of the construction contract is within the scope of the previously approved MND and does not involve substantial changes, new information, or changed circumstances requiring subsequent environmental review.

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

1. Accepts the submitted seven (7) responsive bids.

2. Authorizes the City Manager to award and execute a construction contract to the lowest responsive and responsible bidder, Golden State Construction & Utility, Inc., of San Francisco, California, in the total amount of $774,000, for the Wavecrest Road Water Line Project (CIP Project No. 9004).
3. Approves an additional construction contingency in an amount not exceeding 20%, or $154,800, for a total construction budget of $928,800.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

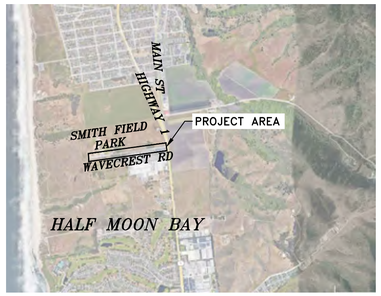
Bid Opening: 3:00 pm, Wednesday, July 8, 2026

Summary of Bids

WAVECREST ROAD WATER LINE PROJECT

Name:	Total Base Bid	Bond	DIR REG	SOPQ
Pacific Underground Construction	988,558	✓	✓	✓
Andreini Brothers	1,247,494	✓	✓	✓
Golden Bay Construction Inc	841,874	✓	✓	
Garney Pacific Inc	998,469	✓	✓	✓
Con - Quest Contractors	1,096,387	✓	✓	✓
Golden State Construction & Utility	774,000	✓	✓	
Casey Construction	922,088	✓	✓	✓

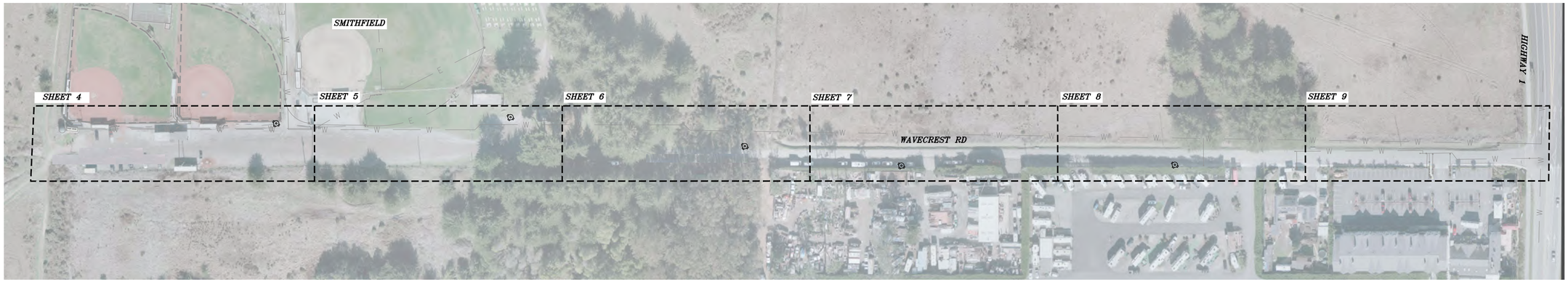
CITY OF HALF MOON BAY
SAN MATEO COUNTY, CALIFORNIA
WAVECREST ROAD WATER LINE PROJECT
CITY PROJECT NO. 9004



VICINITY MAP
NO SCALE

SHEET INDEX:

1	TITLE SHEET
2	CONDITIONS OF APPROVALS
3	CONSTRUCTION NOTES
4	ENCROACHMENT PERMIT NOTES
5	TRAFFIC CONTROL
6	EROSION AND SURVEY CONTROL
7–12	PLAN AND PROFILE
13–16	DETAILS
17	BEST MANAGEMENT PRACTICES



LOCATION MAP
NO SCALE

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, SPECIAL PROVISIONS, THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CALTRANS STANDARD PLANS AND SPECIFICATIONS DATED 2018, AND CCWD SPECIFICATIONS.

2. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND FREYER & LAURETA, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES AND TO OBTAIN ANY PERMITS REQUIRED BY THE CITY OF HALF MOON BAY AND OTHER AGENCIES IN ORDER TO DO THE WORK SHOWN ON THESE PLANS.

4. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL GIVE THE CITY OF HALF MOON BAY ENGINEERING DEPARTMENT AT LEAST THREE (3) WORKING DAYS ADVANCE NOTICE PRIOR TO BEGINNING OF ACTUAL WORK AND ALL REQUIRED INSPECTION REQUESTS, AT (650) 726–8251.

5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND TOPOGRAPHIC FEATURES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE TRUE LOCATION OF ALL EXISTING UTILITIES RELATIVE TO THE TOPOGRAPHIC FEATURES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, BUILDINGS AND WALLS. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES THAT WILL BE AFFECTED BY THE WORK TO OBTAIN ASSISTANCE IN LOCATING EXISTING MAINS AND SERVICE CONNECTIONS. A LIST OF MAJOR UTILITY COMPANIES WITH KNOWN EXISTING UNDERGROUND UTILITIES IN THE AREA IS:

UTILITY COMPANY	UTILITY	TELEPHONE NO.
PG&E	GAS	800–743–5000
PG&E	ELECTRIC	800–743–5000
AT&T	TELECOM	800–924–9420
COMCAST	TELECOM	800–391–3000
COASTSIDE COUNTY WATER DISTRICT	WATER	650–726–4405
CITY OF HALF MOON BAY	SANITARY SEWER & STORM	650–726–8270

PRIOR TO ANY DIGGING CALL U.S.A. (800) 642–2444 or 811 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND FACILITIES MARKED.

6. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OPERATION WITH ALL THE UTILITIES COMPANIES WHICH ARE TO RELOCATE OR INSTALL THEIR UTILITIES TO ACHIEVE AN EFFICIENT SCHEDULE OF OPERATIONS THAT DOES NOT DELAY CONSTRUCTION.

7. AS PART OF THEIR PRE–BID INSPECTION, BIDDERS SHALL VISIT THE SITE AND NOTE THE TYPE AND LOCATION OF OVERHEAD UTILITIES IN THE PROPOSED WORK AREA. BIDDERS PRICE SHALL INCLUDE PROVISIONS FOR WORKING IN AREAS WHERE OVERHEAD UTILITIES EXIST AT THE TIME OF BIDDING, WHETHER SHOWN ON THE PLAN OR NOT, AND NO ADDITIONAL COMPENSATION IS ALLOWED.

8. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS ASSOCIATED WITH THE PLANS, DETAILS OR CONSTRUCTION NOTES FIVE (5) DAYS PRIOR TO FINALIZATION OF BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY SURVEYING MONUMENTS FOUND WITHIN PROJECT AREA, AND FURTHER THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR RESETTING MONUMENTS DAMAGED OR DESTROYED BY THE CONSTRUCTION OPERATIONS.

10. HORIZONTAL AND VERTICAL DIMENSIONS PROVIDED ON THE DRAWINGS ARE BASED ON FIELD MEASUREMENTS. ADJUSTMENTS MAY BE MADE BY THE ENGINEER DURING CONSTRUCTION. PAYMENT WILL BE BASED ON QUANTITIES INSTALLED.

11. REFER TO SPECIFICATIONS FOR TRAFFIC CONTROL RESTRICTIONS AND HOURS OF WORK.

12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS AND FOOT TRAFFIC AT ALL TIMES EXCEPT WHEN PRECLUDED BY NECESSARY CONSTRUCTION, AS NOTED IN CALTRANS TRAFFIC MANUAL AND AS APPROVED BY THE CITY ENGINEER OR RESIDENT TO CLOSE ACCESS.

13. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMAN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE SPECIAL PROVISIONS.

14. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.

15. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED AND LEFT FREE OF CONSTRUCTION WASTE, RUBBISH AND DEBRIS OF ANY NATURE TO THE SATISFACTION OF THE CITY ENGINEER.

16. CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL MAINTAIN STAKING POINTS AT ALL TIMES DURING CONSTRUCTION.

17. NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS REFERRING TO INCIDENTAL WORK REQUIRED FOR THE ACTIVITIES SPECIFICALLY LISTED IN THE BID SCHEDULE. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR ACTIVITIES OTHER THAN THOSE LISTED IN THE BID SCHEDULE.

18. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT AND APPARATUS NOT SPECIFICALLY MENTIONED ON THE PLANS OR SPECIFICATIONS, BUT WHICH ARE NECESSARY TO COMPLETE THE CONTRACTED WORK.

19. THE CONTRACTOR SHALL SUPPLY AND MAINTAIN SANITARY FACILITIES FOR THE WORKERS AT THE CONSTRUCTION SITE.

20. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE EXISTING TOPOGRAPHY, UTILITIES, AND EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.

21. TREES AND SHRUBS WITHIN THE CITY EASEMENT AND ON PRIVATE PROPERTY ADJACENT TO THE PROJECT WORK, NOTED ON THE PLANS TO BE PROTECTED, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL DEVELOP METHODS TO WORK AROUND THE TREES.

22. CONTRACTOR TO CONTACT CITY ENGINEER, INSPECTOR, AND CITY ARBORIST TO IDENTIFY TREES TO BE PRUNED OR REMOVED FROM CITY EASEMENT AS REQUIRED FOR ACCESS TO PROJECT AREA.

23. CONTRACTOR IS RESPONSIBLE FOR SELECTING THE MEANS, METHODS, AND EQUIPMENT TO CONSTRUCT THE IMPROVEMENTS IDENTIFIED ON THE DRAWINGS.

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

TITLE SHEET
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
Kelly Hood
No. C 055183
Exp. 09/31/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
(415)534-7070 • www.freyerlaureta.com

THE CITY OF HALF MOON BAY
CALIFORNIA

City of
Half Moon Bay
501 Main Street
Half Moon Bay
CA 94019
p 650–726–7177
f 650–726–8261
hmbcity.com

REVISIONS	BY

DATE 04–10–2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 1 OF 17 SHEETS

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CONDITIONS OF APPROVAL:

THE CONDITIONS OF APPROVAL INCLUDED HEREIN ARE PER PLANNING COMMISSION RESOLUTION P–25–26, PDP–23–054

A. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ENTIRE SUBJECT SITE:

1. CONFORMANCE WITH APPROVED PLANS. DEVELOPMENT OF THE PROJECT SHALL CONFORM TO THE APPROVED PLANS ENTITLED "SMITH FIELD IMPROVEMENT PROJECT" WITH A DATE STAMP OF SEPTEMBER 16, 2025, EXCEPT FOR ANY REVISIONS REQUIRED BY THIS PERMIT. THE PROJECT MAY BE CONSTRUCTED IN PHASES AS NECESSARY. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL REVIEW AND MAY APPROVE ANY DEVIATION FROM THE APPROVED PLANS THAT IS DETERMINED MINOR IN NATURE. ANY OTHER CHANGE SHALL REQUIRE APPROVAL OF A MAJOR MODIFICATION PER TITLE 18. (PLANNING)

2. CONFORMANCE WITH CONDITIONS OF APPROVAL. THE PERMITTEE(S) SHALL CONSTRUCT AND OPERATE THIS PROJECT IN FULL CONFORMANCE WITH THESE CONDITIONS OF APPROVAL. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL REVIEW AND MAY APPROVE ANY DEVIATION FROM THE CONDITIONS OF APPROVAL THAT IS DETERMINED MINOR IN NATURE. ANY OTHER CHANGE SHALL REQUIRE APPROVAL OF A MAJOR MODIFICATION PER TITLE 18. (PLANNING)

3. CONFORMANCE WITH THE MUNICIPAL CODE. NO PART OF THIS APPROVAL SHALL BE CONSTRUED TO PERMIT A VIOLATION OF ANY PART OF THE HALF MOON BAY MUNICIPAL CODE. (PLANNING)

4. CONFORMANCE WITH THE MMRP. THE PERMITTEE(S) SHALL IMPLEMENT ALL MEASURES AS REQUIRED IN THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE SMITH FIELD PARK IMPROVEMENTS PROJECT. IF THERE ARE ANY CONDITIONS OF APPROVAL THAT ARE ON CONFLICT WITH, OR LESS STRINGENT THAN, THE MEASURES IDENTIFIED IN THE MMRP, THE MMRP MEASURES SHALL APPLY.

5. APPROVAL FOR EXISTING SMITH FIELD PARK FACILITY AND PHASE 1 PARK IMPROVEMENTS ONLY. THIS COASTAL DEVELOPMENT PERMIT, ARCHITECTURAL AND SITE DESIGN REVIEW, AND TREE REMOVAL PERMIT APPLIES TO THE EXISTING SMITH FIELD PARK FACILITY AND TO PHASE 1 OF THE PARK IMPROVEMENT PROJECT AS DEPICTED IN FIGURE 2 AND AS DESCRIBED IN THE PLANNING COMMISSION STAFF REPORT DATED SEPTEMBER 23, 2025.

B. THE FOLLOWING CONDITIONS SHALL BE IMPLEMENTED PRIOR TO AND/OR DURING CONSTRUCTION:

1. SIGNED CONDITIONS OF APPROVAL. THE CITY ENGINEER SHALL SIGN THE CONDITIONS OF APPROVAL AND ENSURE THEIR IMPLEMENTATION. (PLANNING)

2. CALTRANS COORDINATION AND PERMITTING. THE CITY SHALL COORDINATE WITH CALTRANS FOR THE REVIEW AND ISSUANCE OF ENCROACHMENT PERMIT(S), AS NEEDED, FOR ANY TEMPORARY OR PERMANENT WORK INCLUDING TRAFFIC CONTROL THAT ENCROACHES IN, UNDER, OR OVER ANY PORTION OF THE STATE HIGHWAY RIGHTS–OF–WAY (ROW). THE CITY SHALL FURTHER COORDINATE WITH CALTRANS TO REDUCE CONSTRUCTION TRAFFIC IMPACTS TO SR–1.

3. TRAFFIC CONTROL AND DETOUR PLANS. ACCESS TO AND ALONG WAVECREST ROAD SHALL BE MAINTAINED TO THE EXTENT FEASIBLE WITH TRAFFIC CONTROL PERSONNEL AND/OR DETOURS AS NEEDED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A TRAFFIC CONTROL AND DETOUR PLAN SHALL BE PROVIDED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. IN THE CASE OF MULTI–PHASED IMPLEMENTATION, CONSTRUCTION TIMING WILL BE NO MORE THAN SIX MONTHS PER PHASE. (ENGINEERING)

4. CONSTRUCTION NOTICE. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, NOTICES SHALL BE POSTED AT THE SITE AND ADVERTISED THROUGH ONLINE FORUMS TO NOTIFY THE PUBLIC OF THE ANTICIPATED TEMPORARY CONSTRUCTION IMPACTS. (ENGINEERING)

5. CONSTRUCTION STAGING AND STORAGE PLAN. CONSTRUCTION STAGING AND STORAGE SHALL OCCUR IN PREVIOUSLY DISTURBED AREAS SUCH THAT NO IMPACTS TO THE SURROUNDING HABITAT AREAS OCCUR.

6. CONSTRUCTION PARKING/EQUIPMENT STORAGE. USE OF ON–STREET PUBLIC PARKING SPACES FOR EQUIPMENT MAY BE NECESSARY FROM TIME TO TIME, BUT SHALL BE MINIMIZED TO THE EXTENT FEASIBLE DURING CONSTRUCTION. (ENGINEERING)

7. ESHA POLICY COMPLIANCE FOR ANY RELEVANT WORK DONE IN PHASE 1 AND FUTURE PROJECT PHASE 2:
   a. COMPLY WITH LCLUP POLICY 6–42, PERMITTED USES WITHIN WETLAND BUFFER ZONES. MODIFICATIONS TO EXISTING FACILITIES THAT ARE WITHIN THE 100–FOOT WETLAND BUFFER ZONES, INCLUDING THE OUTER EDGES OF FIELDS 1, 4, AND 5, OR NEAR THE NEW PARKING LOTS SHALL INCLUDE RESTORING WETLAND–ADJACENT CONDITIONS TO AT LEAST AN EQUIVALENT CONDITION AS EXISTED PRIOR TO BEGINNING CONSTRUCTION.
   b. COMPLY WITH LCLUP POLICY 6–43, STANDARDS IN WETLANDS AND WETLAND BUFFER ZONES. IMPLEMENT THE SPECIFIC CONSTRUCTION MEASURES OUTLINED IN POLICY 6–43 (ITEMS A THROUGH G).
   c. SURFACE OPTIONS FOR FIELD 3:
      i. IF SYNTHETIC TURF IS USED ON FIELD 3, THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO CAPTURE AND TREAT RUNOFF FROM A DESIGN STORM USING BIORETENTION BASINS. RUNOFF SHALL BE TRANSPORTED TO THE OPEN FIELDS TO THE NORTH OF THE PROJECT, AVOIDING DIRECT RUNOFF TO THE ADJACENT WETLAND.
      ii. IF NATURAL TURF IS SELECTED, THE PROJECT DESIGN SHALL INCLUDE LID STORMWATER CONTROL MEASURESLIMITS ON PESTICIDE USE, AND BMPS SUCH AS A BERM OR BARRIER ze
      iii. TO PREVENT DIRECT RUNOFF TO THE ADJACENT WETLAND.
   d. SURFACE OPTIONS FOR THE DOG PARK:
      i. IF SYNTHETIC TURF IS USED FOR THE DOG PARK, THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO CAPTURE AND TREAT RUNOFF.
      ii. IF NATURAL TURF (OR OTHER NATURAL SURFACE) IS USED FOR THE DOG PARK, THE PROJECT DESIGN SHALL INCLUDE BMPS TO PREVENT OR TREAT OFFSITE CONTAMINATION FROM PET WASTE. BMPS SHALL INCLUDE:
         – STRATEGICALLY INSTALLING POLES (TO ATTRACT MALE DOGS) SURROUNDED BY SAND IN AREAS AWAY FROM DITCHES, SWALES, AND OTHER CONVEYANCES TO WATERWAYS;
         – INSTALLING PET WASTE STATIONS AND PROVIDING DISPOSABLE BAGS AT INTERSECTIONS OF WALKING PATHS AND NEAR PARKING LOTS; AND
         – INSTALLING VEGETATED BUFFERS AROUND THE OUTSIDE PERIMETER OF DOG PARKS.

8. NESTING BIRD PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION TO AVOID ANY IMPACTS TO NESTING BIRDS UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
   a. TO MINIMIZE POTENTIAL DISTURBANCE TO NESTING BIRDS, PROJECT ACTIVITIES SHALL OCCUR DURING THE NON–BREEDING SEASON (SEPTEMBER 1–JANUARY 31), UNLESS IT IS NOT FEASIBLE TO DO SO, IN WHICH CASE THE MEASURES BELOW SHALL ALSO BE APPLIED.
   b. IF CONSTRUCTION ACTIVITY INCLUDING TREE REMOVAL IS SCHEDULED TO OCCUR DURING THE NESTING SEASON (FEBRUARY 1 TO SEPTEMBER 1), A QUALIFIED BIOLOGIST SHALL CONDUCT PRECONSTRUCTION SURVEYS TO IDENTIFY ACTIVE NESTS ON AND WITHIN 300 FEET OF THE PROJECT SITE THAT COULD BE AFFECTED BY PROJECT CONSTRUCTION. THE SURVEYS SHALL BE CONDUCTED WITHIN 14 DAYS BEFORE THE BEGINNING OF CONSTRUCTION. IF NO NESTS ARE FOUND, CONSTRUCTION CAN CONTINUE.
   c. IF ACTIVE NESTS ARE FOUND, IMPACTS ON NESTING BIRDS SHALL BE AVOIDED BY ESTABLISHMENT OF APPROPRIATE BUFFERS AROUND THE NESTS. NO PROJECT ACTIVITY SHALL COMMENCE WITHIN THE BUFFER AREA UNTIL A QUALIFIED BIOLOGIST CONFIRMS THAT ANY YOUNG HAVE FLEDGED OR THE NEST IS NO LONGER ACTIVE. A 300–FOOT BUFFER AROUND RAPTOR NESTS AND 50–FOOT BUFFER AROUND SONGBIRD NESTS ARE GENERALLY ADEQUATE TO PROTECT THEM FROM DISTURBANCE, BUT THE SIZE OF THE BUFFER MAY BE ADJUSTED BY A QUALIFIED BIOLOGIST IN CONSULTATION WITH CDFW DEPENDING ON SITE–SPECIFIC CONDITIONS. MONITORING OF THE NEST BY A QUALIFIED BIOLOGIST DURING AND AFTER CONSTRUCTION ACTIVITIES MAY BE REQUIRED IF THE CONSTRUCTION ACTIVITY HAS POTENTIAL TO ADVERSELY AFFECT THE NEST.

9. ROOSTING BAT PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION TO AVOID ANY IMPACTS TO ROOSTING BATS UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
   A. A BIOLOGIST SHALL CONDUCT A SURVEY TO LOOK FOR EVIDENCE OF BAT USE WITHIN TWO WEEKS PRIOR TO THE ONSET OF WORK ACTIVITIES. IF EVIDENCE OF BAT OCCUPANCY IS OBSERVED, OR IF HIGH–QUALITY ROOST SITES ARE PRESENT IN AREAS WHERE EVIDENCE OF BAT USE MIGHT NOT BE DETECTABLE (SUCH AS A TREE CAVITY), AN EVENING SURVEY AND/OR NOCTURNAL ACOUSTIC SURVEY MAY BE NECESSARY TO DETERMINE IF ROOSTING BATS ARE PRESENT AND TO IDENTIFY THE SPECIFIC LOCATION OF THE BATS. IF NO ACTIVE MATERNITY COLONY OR NON–BREEDING BAT ROOST IS LOCATED, PROJECT WORK CAN CONTINUE AS PLANNED. IF AN ACTIVE MATERNITY COLONY OR NON–BREEDING BAT ROOST IS LOCATED, THE CONSTRUCTION WORK SHALL BE REDESIGNED TO AVOID DISTURBANCE OF THE ROOSTS, IF FEASIBLE. IF AN ACTIVE MATERNITY COLONY IS LOCATED, AND THE PROJECT CANNOT BE REDESIGNED TO AVOID REMOVAL OR DISTURBANCE OF THE OCCUPIED TREE OR STRUCTURE, DISTURBANCE SHALL NOT TAKE PLACE DURING THE MATERNITY SEASON (MARCH 15 TO JULY 31), AND A DISTURBANCE–FREE BUFFER ZONE (DETERMINED BY A QUALIFIED BIOLOGIST) SHALL BE ESTABLISHED DURING THIS PERIOD. IF AN ACTIVE NON–BREEDING BAT ROOST IS LOCATED, AND THE PROJECT CANNOT BE REDESIGNED TO AVOID REMOVAL OR DISTURBANCE OF THE OCCUPIED TREE, THE INDIVIDUAL BATS SHALL BE SAFELY EVICTED BETWEEN AUGUST 1 AND OCTOBER 15 OR BETWEEN FEBRUARY 15 AND MARCH 15 (AS DETERMINED IN CONSULTATION WITH CDFW). BATS MAY BE EVICTED THROUGH EXCLUSION ONLY AFTER NOTIFYING AND OBTAINING APPROVAL FROM CDFW. TREES WITH ROOSTS THAT NEED TO BE REMOVED SHALL FIRST BE DISTURBED AT DUSK, JUST PRIOR TO REMOVAL THAT SAME EVENING, TO ALLOW BATS TO ESCAPE DURING THE DARKER HOURS. ROOSTS MAY ONLY BE REMOVED ONCE THE BATS ARE NO LONGER OCCUPYING THE ROOST, AT WHICH TIME, A PLAN APPROVED BY CDFW MAY BE IMPLEMENTED FOR REMOVAL OF THE ROOST. THE PLAN SHALL DESCRIBE APPROPRIATE METHODS FOR THE REMOVAL OF THE ROOST. AS PART OF CDFW'S APPROVAL, A NEW ROOST SITE MAY BE REQUIRED TO BE CREATED ON THE PROJECT SITE. ACTIVE DAY ROOSTS OF TREE–FOLIAGE BATS MAY BE REMOVED UPON PERMISSION OF CDFW.
   B. IF FEASIBLE, TREES PLANNED FOR PRUNING OR REMOVAL AS A PART OF THE PROJECT SHALL BE PRUNED OR REMOVED DURING THE FALL TO AVOID THE MATERNITY ROOSTING PERIOD OF RESIDENT BATS (MID–APRIL TO AUGUST SEASON). WESTERN RED BATS ARE LESS LIKELY TO BE PRESENT AND ROOSTING IN THE TREES ON AND ADJACENT TO THE PROJECT SITE DURING THE SPRING AND SUMMER, BUT OTHER BATS MAY BE ROOSTING DURING THIS PERIOD. BECAUSE BATS MAY BE PRESENT AT ANY TIME, A PRE–CONSTRUCTION SURVEY BY A QUALIFIED BIOLOGIST SHALL BE REQUIRED AS OUTLINED ABOVE REGARDLESS OF TIMING OF TREE OR STRUCTURE REMOVAL AND A SUITABLE BUFFER ZONE ESTABLISHED AROUND DETECTED ROOSTS.
   C. PRUNED LIMBS OR CUT TREES SHALL BE LEFT ON THE GROUND IN PLACE FOR AT LEAST 24 HOURS AFTER CUTTING TO ALLOW ANY BATS THAT MAY BE ROOSTING IN THE TREES TO LEAVE THE ROOSTS PRIOR TO CHIPPING THE BRANCHES OR REMOVING THE CUT MATERIAL FROM THE SITE.
   D. BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN IN THE VICINITY OF THE IDENTIFIED BAT ROOSTS ON THE PROJECT SITE, AN APPROVED BIOLOGIST SHALL CONDUCT A TRAINING SESSION FOR ALL CONSTRUCTION PERSONNEL. AT A MINIMUM, THE TRAINING SHALL INCLUDE A DESCRIPTION OF THE BATS AND THEIR HABITAT, THE SPECIFIC MEASURES THAT ARE BEING IMPLEMENTED TO CONSERVE THE BAT ROOSTS FOR THE PROJECT, AND THE BOUNDARIES WITHIN WHICH THE PROJECT MAY BE ACCOMPLISHED. BROCHURES, BOOKS, AND BRIEFINGS MAY BE USED IN THE TRAINING SESSION. A QUALIFIED BIOLOGIST SHALL CONDUCT THE TRAINING SESSION.

10. WATER QUALITY PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION TO AVOID ANY IMPACTS TO COASTAL WATER QUALITY UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
   a. ALL REFUELING, MAINTENANCE, AND STAGING OF EQUIPMENT AND VEHICLES SHALL OCCUR AT LEAST 65 FEET AWAY FROM THE FRESHWATER MARSH CHANNEL AND HABITAT. ALL WORKERS SHALL BE INFORMED OF THE IMPORTANCE OF PREVENTING SPILLS AND OF THE APPROPRIATE MEASURES TO TAKE SHOULD A SPILL OCCUR.
   b. CONDUCT ACTIVITIES OUTSIDE OF THE ROADSIDE CHANNEL WHENEVER FEASIBLE BY TIMING WORK TO THE DRY SEASON.
   c. TO CONTROL EROSION DURING AND AFTER PROJECT IMPLEMENTATION, CONSTRUCTION ACTIVITIES SHALL CONFORM WITH THE CONDITIONS AND BEST MANAGEMENT PRACTICES LISTED WITHIN THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM (SMCWPPP) FOR THE PROJECT.

11. HERITAGE TREE REMOVAL AND REPLACEMENT. TREE REMOVALS SHALL BE REDUCED BY 20% FROM THE NUMBER SHOWN ON THE APPROVED PLANS REFERENCED IN CONDITION A.1, SHOULD A 20% REDUCTION PROVE INFEASIBLE THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE A MINOR CHANGE TO THE NUMBER OF TREES TO BE REMOVED. REPLACEMENT OF EACH HERITAGE TREE PROPOSED FOR REMOVAL SHALL OCCUR AT A MINIMUM ONE–FOR–ONE RATIO, MINIMUM 24–INCH BOX SIZE, AND THE REPLACEMENT TREE SPECIES SHALL BE MONTEREY CYPRESS. THE PERMITTEE SHALL ENSURE THAT REPLACEMENT TREES BECOME ESTABLISHED AND ARE IN A HEALTHY CONDITION AFTER FIVE YEARS INDICATING THEY WILL REACH MATURITY.

12. NON–HERITAGE TREE REMOVAL AND REPLACEMENT. THE PROJECT WILL REMOVE THOSE TREES SHOWN ON SHEET L.01 OF THE PROJECT PLAN SET, WHICH IS INCLUSIVE OF THE 25 HERITAGE TREES NOTED IN THE PREVIOUS CONDITION OF APPROVAL. THE PROJECT WILL PLANT 90 MONTEREY CYPRESS (CUPRESSUS MACROCARPA), MAYTEN (MAYTENUS BOARIA), AND STRAWBERRY (ARBUTUS MARINA) TREES IN 15–GALLON, 24–INCH BOX, 36–INCH BOX, AND 72–INCH BOX SIZES. A MINIMUM OF 33 OF THE TREES PLANTED (INCLUSIVE OF THE 25 HERITAGE TREE REPLACEMENTS) WILL BE 24–INCH BOX SIZE OR LARGER.

13. TREE PROTECTION REQUIREMENTS. THE FOLLOWING TREE PROTECTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION:
   a. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION FENCING SHALL BE PLACED AROUND THE DRIP LINE OF ALL TREES PROPOSED FOR PRESERVATION, OTHER THAN WITHIN PORTIONS OF THE RIGHT–OF–WAY THAT ARE CURRENTLY PAVED AND NEEDED FOR CIRCULATION.
   b. NO GRADING OR OTHER CONSTRUCTION SHALL OCCUR WITHIN THE DRIP LINE OF ANY TREE PROPOSED FOR PRESERVATION EXCEPT IN CONFORMANCE WITH A TREE PROTECTION PLAN APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
   c. NO VEHICLE, EQUIPMENT OR MATERIALS SHALL BE PARKED OR STORED WITHIN THE DRIP LINE OF ANY TREE PROPOSED FOR PRESERVATION. (PLANNING)

14. CONSTRUCTION HOURS. CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY EXCEPT AS EXPRESSLY AUTHORIZED BY THE CITY IN CONFORMANCE WITH SECTION 14.40.020 OF THE HALF MOON BAY MUNICIPAL CODE. (ENGINEERING)

15. ARCHAEOLOGY–DISCOVERY OF HUMAN REMAINS. PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, IN THE EVENT OF THE DISCOVERY OF HUMAN REMAINS DURING CONSTRUCTION, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT REMAINS. THE COUNTY CORONER SHALL BE NOTIFIED AND SHALL MAKE A DETERMINATION AS TO WHETHER THE REMAINS ARE NATIVE AMERICAN. IF THE CORONER DETERMINES THAT THE REMAINS ARE NOT SUBJECT TO HIS AUTHORITY, HE SHALL NOTIFY THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION WHO SHALL ATTEMPT TO IDENTIFY DESCENDANTS OF THE DECEASED NATIVE AMERICAN(S). IF NO SATISFACTORY AGREEMENT CAN BE REACHED AS TO THE DISPOSITION OF THE REMAINS PURSUANT TO THIS STATE LAW, THEN THE PERMITTEE SHALL RE–INTER THE HUMAN REMAINS AND ITEMS ASSOCIATED WITH NATIVE AMERICAN BURIALS ON THE PROPERTY IN A LOCATION NOT SUBJECT TO FURTHER SUBSURFACE DISTURBANCE. (PLANNING)

16. ARCHAEOLOGY–DISCOVERY OF RESOURCES. IF SUBSURFACE HISTORIC OR ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WITHIN 50 FEET OF THE FIND SHALL STOP, THE APPLICANT SHALL NOTIFY THE COMMUNITY DEVELOPMENT DIRECTOR AND RETAIN A QUALIFIED ARCHAEOLOGIST TO PERFORM AN ARCHAEOLOGICAL RECONNAISSANCE AND IDENTIFY ANY MITIGATION MEASURES REQUIRED TO PROTECT ARCHAEOLOGICAL RESOURCES. SUBSURFACE EXCAVATION SHALL NOT RESUME UNTIL EXPRESSLY AUTHORIZED BY THE DIRECTOR. (PLANNING)

17. HAZARDOUS MATERIALS. ANY MATERIALS DEEMED HAZARDOUS BY THE SAN MATEO COUNTY DEPARTMENT OF HEALTH THAT ARE UNCOVERED OR DISCOVERED DURING THE COURSE OF WORK UNDER THIS PERMIT SHALL BE DISPOSED IN ACCORDANCE WITH REGULATIONS OF THE SAN MATEO COUNTY OF HEALTH. (BUILDING)

18. AIR QUALITY BEST MANAGEMENT PRACTICES. THE PROJECT SHALL IMPLEMENT THE FOLLOWING STANDARD BAAQMD DUST CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION ON THE PROJECT SITE:
   a. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED TWICE DAILY OR MORE OFTEN IF NECESSARY. INCREASED WATERING FREQUENCY SHALL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MILES–PER–HOUR.
   b. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY NON–TOXIC SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS AND PARKING AND STAGING AREAS AT CONSTRUCTION SITES.
   c. COVER STOCKPILES OF DEBRIS, SOIL, SAND, AND ANY OTHER MATERIALS THAT CAN BE WINDBLOWN. TRUCKS TRANSPORTING THESE MATERIALS SHALL BE COVERED.
   d. ALL VISIBLE MUD OR DIRT TRACK–OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY OR AS OFTEN AS NECESSARY TO KEEP THEM FREE OF DUST AND DEBRIS ASSOCIATED WITH SITE CONSTRUCTION. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
   e. SUBSEQUENT TO CLEARING, GRADING, OR EXCAVATING, EXPOSED PORTIONS OF THE SITE SHALL BE WATERED, LANDSCAPED, TREATED WITH SOIL STABILIZERS, OR COVERED AS SOON AS POSSIBLE. HYDROSEED OR APPLY (NON–TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS AND PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE.
   f. INSTALLATION OF SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
   g. REPLANTING OF VEGETATION IN DISTURBED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF CONSTRUCTION.
   h. IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO FIVE MINUTES. CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
   i. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION. POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE CITY OF HALF MOON BAY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE BAAQMD'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. (BUILDING)

C. VALIDITY AND EXPIRATION OF PERMITS

1. EFFECTIVE DATE. THIS IS A MAJOR PUBLIC WORKS PROJECT APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION. THIS PERMIT SHALL TAKE EFFECT AFTER EXPIRATION OF THE COASTAL COMMISSION APPEAL PERIOD, OR IF THE PERMIT IS APPEALED TO THE COASTAL COMMISSION DURING THE APPEAL PERIOD, IT SHALL TAKE EFFECT AFTER FINAL COASTAL COMMISSION ACTION. (PLANNING)

2. ACCURACY OF APPLICATION MATERIALS. THE PERMITTEE(S) SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF ALL FORMS AND MATERIAL SUBMITTED FOR THIS APPLICATION. ANY ERRORS OR DISCREPANCIES FOUND THEREIN MAY BE GROUNDS FOR THE REVOCATION OR MODIFICATION OF THIS PERMIT AND/OR ANY OTHER CITY APPROVALS. (PLANNING)

3. PERMIT EXPIRATION. THE COASTAL DEVELOPMENT PERMIT (CDP) SHALL REMAIN VALID SO LONG AS THE PROJECT IS FUNDED IN THE CITY'S CAPITAL IMPROVEMENTS PROGRAM (CIP). THE CDP SHALL EXPIRE ONE YEAR FROM THE EFFECTIVE DATE OF ANY FUTURE CIP (AND CAPITAL BUDGET) THAT DOES NOT INCLUDE THE PROJECT AS A FUNDED CAPITAL PROJECT. (PLANNING)

4. PERMIT EXTENSION. THE COMMUNITY DEVELOPMENT DIRECTOR MAY, AT THE DIRECTOR'S DISCRETION, APPROVE A ONE–YEAR EXTENSION OF THIS PERMIT BASED ON A WRITTEN REQUEST AND FEE SUBMITTED TO THE DIRECTOR PRIOR TO EXPIRATION OF THE PERMIT. ANY OTHER EXTENSION SHALL REQUIRE APPROVAL OF A PERMIT AMENDMENT PRIOR TO EXPIRATION OF THE PERMIT. ANY AMENDMENT APPLICATION TO EXTEND THE PERMIT SHALL BE FILED A MINIMUM OF NINETY (90) DAYS PRIOR TO PERMIT EXPIRATION TO ENSURE ADEQUATE PROCESSING TIME. (PLANNING)

5. PERMIT RUNS WITH THE LAND. THE APPROVAL RUNS WITH THE LAND AND THE RIGHTS AND OBLIGATIONS THEREUNDER, INCLUDING THE RESPONSIBILITY TO COMPLY WITH CONDITIONS OF APPROVAL, SHALL BE BINDING UPON SUCCESSORS IN INTEREST IN THE REAL PROPERTY UNLESS OR UNTIL SUCH PERMITS ARE EXPRESSLY ABANDONED OR REVOKED. (PLANNING)

REGISTERED PROFESSIONAL ENGINEER – DALE LEDA – NO. 78436 EXP. 09/30/27 – CIVIL – STATE OF CALIFORNIA

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

CONDITIONS OF APPROVAL
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER – KYLE SMITH – NO. 055183 Exp. 06/30/26 – CIVIL – STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
100 Executive Park Blvd, Suite 4200
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THE CITY OF HALF MOON BAY CALIFORNIA

City of
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501 Main Street
Half Moon Bay
CA 94019
p 650–726–7177
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hmbcity.com

REVISIONS	BY

DATE 04–10–2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 2 OF 17 SHEETS

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CONSTRUCTION NOTES:

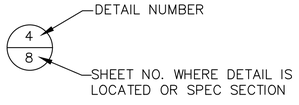
THE FOLLOWING CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL BE ADHERED TO, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY OFFICE AT (650)726-8285 FOR INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL SATISFY THEMSELF THAT ESTIMATED QUANTITIES SHOWN ARE CORRECT BEFORE BIDDING ON ANY ITEM.
3. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT AND REMOVED TO CLEAN STRAIGHT LINES. HEADER CUTS MAY BE PROVIDED ADJACENT TO SAWCUTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ANY EXCESS MATERIALS FROM THE WORK SITE.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY TO PREVENT SEDIMENT RUNOFF TO PUBLIC ROADWAY DRAINAGE FACILITIES, ADJACENT PROPERTIES AND THE SAN FRANCISCO BAY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES ON OR OFF THE PROJECT SITE AS A RESULT OF LACK OF DUST CONTROL.
7. DURING THE PROGRESS OF THE CONSTRUCTION WORK THE CONTRACTOR SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED OR AS MAY BE NECESSARY SO THAT THERE SHALL BE AT NO TIME ANY UNSIGHTLY ACCUMULATION OF RUBBISH AT THE JOB SITE.
8. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE SAN MATEO COUNTY HEALTH SERVICES AGENCY.
9. STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT WILL NOT BE ALLOWED IN OR UPON THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS INTENDED FOR USE ON ANY PROJECT SHALL BE OFF LOADED DIRECTLY FROM DELIVERY VEHICLES AND PLACED AS REQUIRED DURING THE COURSE OF CONSTRUCTION. SHOULD THE PERMIT HOLDER OR SUB- CONTRACTORS WISH TO STOCKPILE MATERIALS NEAR THE WORK SITE, THEY SHALL MAKE ARRANGEMENTS IN ADVANCE FOR STORAGE. ALL STORAGE SITES SHALL BE SECURE, INACCESSIBLE TO THE GENERAL PUBLIC AND KEPT FREE OF CONSTRUCTION SPOILS, DEBRIS AND TRASH AT ALL TIMES STORAGE SITES SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. CONTRACTOR SHALL COORDINATE WITH THE CITY TO FIND AN APPROPRIATE LOCATION FOR STOCKPILING AND PROTECTING MATERIALS DURING CONSTRUCTION.
10. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS OSHA.
11. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY & TRAFFIC CONTROL.
12. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
13. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY SOIL OR WATER CONTAMINATION NOTICED DURING CONSTRUCTION TO THE CITY OF HALF MOON BAY FIRE DEPARTMENT HAZARDOUS MATERIALS DIVISION, THE SAN MATEO COUNTY DEPARTMENT OF HEALTH, AND THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR SURROUNDING AREA DUE TO DUST OR EROSION, RESULTING FROM WORK DONE BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE A SEVEN (7) DAY PHONE NUMBER TO RECEIVE AND RESPOND TO DUST COMPLAINTS RESULTING FROM ALL CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE. ALL BUSINESSES AND RESIDENTS WITHIN 300' OF THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR BY MAIL WITH INFORMATION AND COMPLAINT LINES TO BE CALLED.
15. CONTRACTOR IS TO MAINTAIN ALL JOB SITE FACILITIES UNTIL ACCEPTED BY THE CITY.
16. ALL EXCAVATION SPOILS SHALL BE PLACED DIRECTLY INTO TRUCKS AND DISPOSED OF AT AN APPROVED DUMPSITE.
17. CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 7:00AM TO 6:00PM.
18. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY DAMAGED OR DISRUPTED STRIPING IN-KIND.
19. PETROMAT MAY BE FOUND IN THE AC. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL.
20. ALL CURB AND GUTTER REPLACED SHALL HAVE A 2 FOOT SAWCUT CONFORM, UNLESS OTHERWISE NOTED ON PLANS.
21. SURVEY ELEVATIONS SHOWN ARE BASED ON ASSUMED BENCHMARKS. ELEVATIONS DO NOT RELATE TO SEA LEVEL.
22. CONTRACTOR SHALL ADJUST ALL EXISTING SURFACE UTILITY FEATURES FOR ASPHALT AND CONCRETE REPAVING. UPON COMPLETION, UTILITY FEATURES SHALL BE SET FLUSH WITH NEW SURFACE GRADE. ADJUSTMENT OF ALL EXISTING SURFACE UTILITY FEATURES SHALL BE INCLUDED IN CONTRACTORS PRICE WHETHER OR NOT SPECIFICALLY CALLED OUT ON THE PLANS.
23. CONTRACTOR SHALL ACCOUNT FOR NECESSARY GROUNDWATER CONTROL.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY SURVEYING MONUMENT OR GROUNDWATER MONUMENTS WITHIN PROJECT AREA, AND FURTHER, THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR RESETTING MONUMENTS DAMAGED OR DESTROYED BY THE CONSTRUCTION OPERATIONS INCLUDING FILING THE CORNER RECORD(S) AS REQUIRED BY LAW.
25. PAVEMENT GRINDINGS MAY CONTAIN FABRIC, ENGINEERED PAVING MAT, OR OTHER CONTAMINATED MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE AND DISPOSE OF THESE MATERIALS ALONG WITH THE GRINDING SPOILS. THERE WILL BE NO ADDITIONAL COMPENSATION ALLOWED.
26. SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. WHERE SUBGRADE CAN NOT BE COMPACTED TO 95% REMEDIAL METHODS SHOWN SHALL BE INCORPORATED IN THE WORK.
27. WHERE UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, REMEDIAL WORK TO BE DONE UNDER THE DIRECTION OF THE CITY ENGINEER, INCLUDES BUT IS NOT LIMITED TO, REMOVING UNSUITABLE MATERIAL AND PLACING A LAYER OF GEOTECHNIC FABRIC AND CLASS 2 AGGREGATE BASE COMPACTED TO 95% UNDER THE INSTALLATION.
28. ALL ASPHALT REPAIRS SHALL BE FLUSH WITH THE ADJACENT SURFACES AT CONFORMS AND EDGES. MAXIMUM ALLOWABLE TOLERANCES SHALL BE .01' LONGITUDINALLY AND .02' TRANSVERSELY.
29. LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES SHOWN ARE BASED ON AVAILABLE UTILITY COMPANY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATING.
30. PHYSICAL VERIFICATION OF UTILITY LOCATION SHALL BE PERFORMED BY POT HOLING OR HAND DIGGING AND CAREFUL SUBSURFACE PROBING IN CONFORMANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS. ANY DEVIATIONS FROM LOCATIONS SHOWN ON PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE STARTING CONSTRUCTION.
31. EXISTING UTILITIES ARE SHOWN PER AVAILABLE INFORMATION. THERE MAY BE ADDITIONAL EXISTING LINES NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE CAREFUL TO AVOID ANY DAMAGE TO THESE UTILITY SERVICES.
32. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER AND THE UTILITY OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
33. MAIN UTILITIES, OTHER THAN WATER, SANITARY SEWER, AND STORM IN CONFLICT WITH THE WORK WILL BE RELOCATED BY OTHERS. WATER MAINS, SANITARY SEWER MAINS, STORM DRAINS AND THEIR SERVICES REQUIRED TO BE TEMPORARILY OR PERMANENTLY RELOCATED FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE RELOCATED BY THE CONTRACTOR.
34. NOTIFY PG&E SEVEN CALENDAR DAYS PRIOR TO PROCEEDING WITH WORK WITHIN 5 FEET OF THEIR FACILITIES.
35. MATERIAL DIRECTLY ADJACENT TO CABRILLO HIGHWAY MAY REQUIRE SPECIAL DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND DISPOSAL OF EXCAVATED SOILS.
36. CONTRACTOR SHALL MAINTAIN GRADE IN THE NEW WATER LINE AND NOT CREATE HIGH OR LOW POINTS IN THE WATER LINE.
37. CONTRACTOR IS RESPONSIBLE FOR ALL THRUST BLOCKS.
38. CONTRACTOR SHALL POTHOLE ALL CROSSING UTILITIES TO CONFIRM THERE IS NO CONFLICT WITH PROPOSED IMPROVEMENTS BEFORE BEGINNING WORK.
39. THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS, SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS.MAS PER THE 2019 CFC, DEAD-END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATIONS. AS PER THE 2019 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-SITE PARKING IS DESIRED, AND ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.
40. THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE 304.1.2 REQUIRES THE FOLLOWING: A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD OR DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. MAINTAIN ANY TREE TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

LEGEND

- WATER TO BE INSTALLED
- W — W — W — W — WATER TO BE ABANDONED
- EXISTING STORM DRAIN
- SS — SS — EXISTING SANITARY SEWER
- GAS — GAS — EXISTING GAS LINE
- OH — OH — EXISTING ELECTRICAL LINE OVER HEAD
- W — W — EXISTING WATER LINE
- EXISTING CITY LIMITS LINE
- ROLLED CURB AND GUTTER
- CURB AND GUTTER
- ABANDONED WATER LINE
- PP/JP EXISTING JOINT POLE/ POWER POLE
- G EXISTING GAS VALVE
- W EXISTING WATER VALVE
- WM EXISTING WATER METER
- CO EXISTING CLEAN OUT
- EXISTING FIRE HYDRANT
- S/D EXISTING SEWER / STORM DRAIN MANHOLE
- ELEC EXISTING ELECTRICAL PULL BOX
- EXISTING CATCH BASIN
- TRAFFIC SIGN

DETAIL CALL-OUT



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
BMP'S	BEST MANAGEMENT PRACTICES
BW	BACK OF WALK
BS	BOTTOM OF STAIR
CA	CALIFORNIA
CB	CATCH BASIN
CCWD	COASTSIDE COUNTY WATER DISTRICT
CDF	CONTROLLED DENSITY FILL
CIPP	CURED-IN-PLACE PIPE
CL	CENTER LINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CS	CLASS
CULV	CULVERT
DET	DETAIL
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
E	ELECTRIC
EL	ELEVATION
EX OR (E)	EXISTING
EV	ELECTRIC VEHICLE
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISHED PAVEMENT
FTG	FOOTING
FW	FRONT OF WALK
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
IRR	IRRIGATION
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
LF	LINEAR FEET
LG	LIP OF GUTTER
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OC	ON CENTER
OPP	OPPOSITE
PERF	PERFORATED
PW	POTABLE WATER
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
STD	STANDARD
T	TELEPHONE
TC	TOP OF CURB
TL	TOP OF LIP
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TP	TELEPHONE CONDUIT ELEV.
TS	TOP OF STAIR
TYP (TYP)	TYPICAL
UNK.	UNKNOWN
VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
W	WATER

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
800-642-2444
OR 811

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

CONSTRUCTION NOTES
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. LE PAGE
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Exp. 09/30/27
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ENCROACHMENT PERMIT

STANDARD NOTES

1. INSPECTIONS
   UPON ISSUANCE OF THE ENCROACHMENT PERMIT, THE PERMITTEE MUST NOTIFY THE PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE START OF WORK BY SCHEDULING AN INSPECTION AT THE FOLLOWING LINK: HTTPS://WWW.HALF-MOON-BAY.CA.US/182/BUILDING-INSPECTION
   BE SURE TO LEAVE YOUR NAME, CONTACT INFORMATION, PROJECT ADDRESS, PERMIT NUMBER AND ANTICIPATED START DATE. INSPECTIONS HOURS – BETWEEN 7 A.M. TO 3:30 P.M.

2. BACKFILL COMPACTION
   BACKFILL COMPACTION SHALL BE OBSERVED BY THE PUBLIC WORKS INSPECTOR OR CERTIFIED BY A GEOTECHNICAL ENGINEER.

3. CONSTRUCTION WORK HOURS
   CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M; HOWEVER, ANY NOISE GENERATING OPERATIONS SHALL NOT START UNTIL 8:00 A.M. MONDAY THROUGH FRIDAY. NO WORK SHALL OCCUR ON SATURDAYS, SUNDAYS AND CITY HOLIDAYS WITHOUT WRITTEN APPROVAL FROM CITY ENGINEER.

4. NOTIFICATION LETTERS
   CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL AFFECTED RESIDENTS AND PROPERTY OWNERS, POLICE AND FIRE, A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK.

5. MATERIAL STORAGE WITHIN THE CITY RIGHT-OF-WAY
   CONSTRUCTION MATERIAL SHALL NOT BE STORED IN THE STREET RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

6. PEDESTRIAN SAFETY
   SAFE PEDESTRIAN ACCESS SHALL ALWAYS BE MAINTAINED DURING CONSTRUCTION.
   TRENCHES IN PUBLIC TRAVELED WAYS MUST BE BACKFILLED AND CAPPED WITH TEMPORARY PAVING AT THE END OF EACH DAY'S WORK. NO OPEN TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

7. PROTECT EXISTING IMPROVEMENTS
   ALL UTILITIES, SIDEWALKS, STREET TREES, CURB AND GUTTER, OR OTHER IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO IMPROVEMENTS RESULTING FROM WORK SHALL BE REPLACED OR RESTORED IN ACCORDANCE WITH CITY STANDARDS, TO THE SATISFACTION OF THE CITY ENGINEER.

8. RESTORATION
   ALL TRENCHING, PAVEMENT, CURB AND GUTTER, DRIVEWAYS, SIDEWALKS AND OTHER PUBLIC IMPROVEMENTS IMPACTED BY WORK SHALL BE FULLY RESTORED IN ACCORDANCE WITH CITY STANDARDS. RESTORATION WORK MUST BE COMPLETED PRIOR TO CLOSE-OUT OF THE PERMIT. ALL RESTORATION WORK SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR PRIOR TO ACCEPTANCE OF IMPROVEMENTS.

   TO OBTAIN A COPY OF STANDARD DETAILS, PLEASE VISIT HTTPS://WWW.HALF-MOON-BAY.CA.US/

9. PARKING RESTRICTIONS
   TEMPORARY "NO PARKING" SIGNS SHALL BE PLACED A MINIMUM 72 HOURS PRIOR TO START OF WORK. PARKING RESTRICTIONS ARE LIMITED TO THOSE AREAS IDENTIFIED IN PLANS. ANY REVISIONS TO THE PARKING PLAN MUST BE REVIEWED AND GRANTED WRITTEN APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

10. UNDERGROUND SERVICE ALERT
    CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES. USA SHALL BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT 811, PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL USA MARKINGS UPON COMPLETION OF WORK.

11. STORM WATER PROTECTION
    CONTRACTOR SHALL INCORPORATE ALL NECESSARY EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT ILLICIT DISCHARGE OF SEDIMENT, SPOILS, OR CONSTRUCTION WASTE INTO THE CITY'S STORM DRAIN SYSTEM.

    ALL WORK SHALL ADHERE TO SAN MATEO CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS). TO OBTAIN A COPY OF THE CONSTRUCTION BMP SHEET, VISIT:
    HTTPS://FLOWSTOBAY.ORG/PREVENTING-STORMWATER-POLLUTION/WITH-NEW-REDEVELOPMENT/CONSTRUCTION-BEST-PRACTICES/

12. TRAFFIC CONTROL
    TRAFFIC CONTROL (SIGNAGE, CONE SPACING, TAPER LENGTH, LINE OF SIGHT, ETC.) SHALL CONFORM TO CALTRANS STANDARD TRAFFIC CONTROL PLANS AND CAMUTCD STANDARDS FOR TRAFFIC CONTROL IN CONSTRUCTION AND MAINTENANCE ZONES.

    TRAFFIC CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. ANY DEVIATION TO THE PLAN MUST BE APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR.

TRAFFIC CONTROL NOTES

1. THE SITE SPECIFIC PEDESTRIAN+TRAFFIC CONTROL (PTCP) SHALL CONFORM TO THE MOST CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND STATE STANDARD PLANS.

2. THE CITY, THROUGH ITS DESIGNATED EMPLOYEES, RESERVES THE RIGHT TO INITIATE FIELD CHANGES TO ASSURE PUBLIC SAFETY. THIS INCLUDES THE IMPLEMENTATION OF ADDITIONAL TRAFFIC CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS TO ADDRESS UNFORESEEN FIELD CONDITIONS.

3. MINIMUM 72-HOUR NOTICE AND CONFIRMED APPROVAL BY A PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO FIELD IMPLEMENTATION OF AN APPROVED PTCP.

4. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY WHEN NOT IN USE UNLESS OTHERWISE PERMITTED.

5. LANE CLOSURE FOR MOTOR VEHICLE, BICYCLE, AND PEDESTRIAN TRAFFIC SHALL BE LIMITED TO 9:00 A.M. TO 3:30 P.M. SET UP AND BREAKDOWN SHALL NOT OCCUR OUTSIDE OF THESE LANE CLOSURE HOURS. THESE TIMES MAY BE MORE RESTRICTED IF LOCATED IN SCHOOL ZONES.

6. TRENCHES SHALL BE BACKFILLED OR PLATED DURING NON-WORKING HOURS AND THIS INCLUDES FOR TRENCHES IN BIKE LANE AND SIDEWALK. IF TRENCH PLATES ARE USED OVER OPEN EXCAVATION, INCLUDE "STEEL PLATES AHEAD" WARNING SIGN.

7. A MINIMUM ELEVEN (11) FOOT TRAVEL LANES MUST BE MAINTAINED AT ALL TIMES.

8. PEDESTRIAN AND BICYCLE CONTROLS SHALL BE PROVIDED ON THE PTCP.

9. PEDESTRIANS AND BICYCLES SHALL HAVE A SAFE ROUTE TO WALK OR RIDE AND SHALL BE PROTECTED THROUGHOUT THE ENTIRE TRAFFIC CONTROL AREA. PEDESTRIAN ROUTES SHALL MEET ALL ADA ACCESSIBILITY REQUIREMENTS PER http://ada.gov.

10. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL PEDESTRIAN DETOURS.

11. EXISTING CONSTRUCTION SITE DRAINAGE SHALL NOT BE HINDERED DUE TO THE PROJECT.

12. CONTRACTOR IS FULLY RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF SIGNS UPON COMPLETION OF WORK.

13. TEMPORARY "NO PARKING" SIGNS SHALL BE POSTED PRIOR TO WORK COMMENCEMENT. THESE SIGNS SHALL BE POSTED NO MORE THAN 30 FEET APART.

14. CONTRACTOR SHALL CALL CONCORD POLICE DEPARTMENT (925) 671-3200 TO SCHEDULE "NO PARKING" SIGN INSPECTION. CONTRACTOR SHALL HAVE SIGNED INSPECTION PAPERWORK FROM THE POLICE OFFICER ON SITE AT ALL TIMES. FAILURE TO GET POLICE DEPARTMENT INSPECTION OF SIGNS IN ADVANCE WILL PREVENT POLICE ENFORCEMENT OF PARKED VEHICLES.

15. "NO PARKING" SIGNS ARE AVAILABLE FOR PURCHASE AT THE CITY HALL PERMIT CENTER. ONLY CITY OF CONCORD ISSUED "NO PARKING" SIGNS SHALL BE USED.

16. ACCESS TO DRIVEWAYS AND TRANSIT STOPS/TERMINALS SHALL BE MAINTAINED AT ALL TIMES, UNLESS PERMITTED OTHERWISE.

17. IF PUBLIC TRANSIT BEING IMPACTED IN ANY WAY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING TRANSIT AGENCIES AND COORDINATING WITH THEM ACCORDINGLY.

18. ANY WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL OPERATIONS, SUCH AS INTERSECTION DETECTION SHALL BE COORDINATED WITH PUBLIC WORKS FOURTEEN (14) CALENDAR DAYS PRIOR TO BEGINNING CONSTRUCTION.

19. IF THE TRAFFIC SIGNAL LOOPS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL:
    A. IMMEDIATELY NOTIFY PUBLIC WORKS INSPECTOR
    B. WITHIN 72 HOURS, REPLACE DAMAGED LOOPS PER CALTRANS SPECIFICATIONS
    C. SCHEDULE INSPECTION OF THE LOOP INSTALLATION WITH CITY TRAFFIC SIGNAL TECHNICIAN(S)
    D. ENSURE TRAFFIC SIGNAL OPERATIONS ARE FULLY RESTORED AS BEFORE AND APPROVED BY CITY WITHIN 72 HOURS.

20. THE CONTRACTOR SHALL MAKE IMMEDIATE TEMPORARY REPAIRS TO ANY STREET LIGHT AND/OR TRAFFIC SIGNAL CONDUIT(S) DAMAGED DURING CONSTRUCTION. PERMANENT REPAIRS SHALL BE MADE WITHIN FIVE (5) WORKING DAYS AND APPROVED BY CITY.

21. ANY SEGMENT OF PAVEMENT STRIPING OR LEGEND(S) REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE FULLY REMOVED AND THEN REPLACED WITH NEW, LIKE MATERIAL WITHIN 24 HOURS. NO PARTIAL OR FILL-IN STENCILING ALLOWED.

22. ANY CURB PAINTING THAT IS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAINTED FOR THE FULL SECTION OF THAT CURB PAINTING. COORDINATE WITH PUBLIC WORKS MAINTENANCE SERVICE CENTER STAFF FOR APPROPRIATE COLOR CODE.

23. ANY PERMANENT TRAFFIC SIGN THAT IS DAMAGED SHALL BE REPLACED IN KIND.

24. ANY TRAFFIC SIGN POST THAT IS DAMAGED (E.G., UNI-STRUT, GALVANIZED, WOODEN) SHALL BE REPLACED IN KIND. PROPER UNDERGROUND SERVICE ALERT MUST BE DONE BEFORE ANY NEW POLE INSTALLATION.

25. ALL CERTIFIED FLAGGERS SHALL BE EQUIPPED WITH A HARD HAT, REFLECTIVE VEST, TWO-WAY RADIOS, AND "STOP/SLOW" PADDLE.

26. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES 24 HOURS PER DAY 7 DAYS PER WEEK, UNTIL COMPLETION OF ALL WORK. ANY TRAFFIC CONTROL DEVICES USED OVERNIGHT IN THE PUBLIC RIGHT-OF-WAY MUST HAVE FLASHING LIGHTS.

27. ALL CHANNELIZING DEVICES, WARNING LIGHTS, FLAG TREES, PORTABLE BARRIERS, ETC., SHALL MEET THE CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND STATE STANDARD PLANS.

28. THE CONTRACTOR SHALL COORDINATE WORK OPERATIONS TO MINIMIZE DISRUPTION AND SHALL PROVIDE ADVANCE NOTIFICATION TO RESIDENTS. TEMPORARY TRENCH PLATING SHALL BE USE OUTSIDE ACTIVE WORK HOURS TO RESTORE TRAFFIC FLOW.

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CITY ENGINEER

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REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

ENCROACHMENT PERMIT AND
TRAFFIC CONTROL NOTES

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. FREYER
No. C 055183
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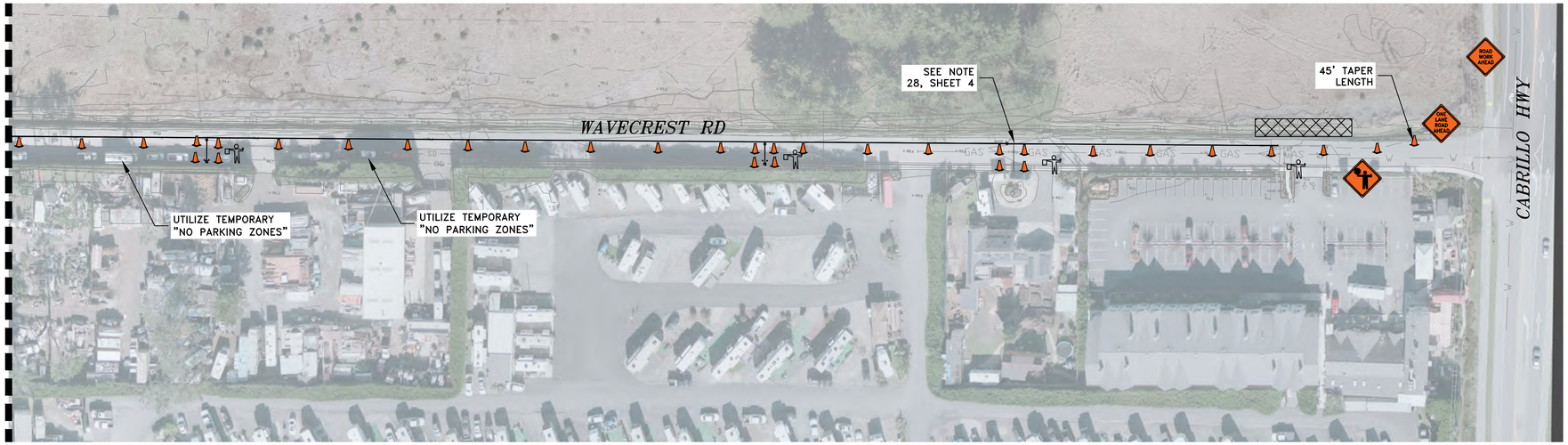

LEGEND:

- NEW WATER LINE
- POTENTIAL CONSTRUCTION AREA PARKING
- 36" TRAFFIC CONE
- 4'X4' DIAMOND SIGN W/ FLAGS (ROAD WORK AHEAD)
- 4'X4' FLAGGER SYMBOL SIGN
- 4'X4' ONE LANE ROAD SIGN (ONE LANE ROAD AHEAD)
- FLAGGER

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REGISTERED PROFESSIONAL ENGINEER
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APPROVED BY:
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DALE LEDA
CITY ENGINEER

DATE

TRAFFIC CONTROL

WAVECREST ROAD WATER LINE PROJECT

Half Moon Bay, CA

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POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
4	1991318.927	6000067.462	79.96'	SET HUB/TAC
5	1991239.154	6000220.113	81.34'	SET HUB/TAC
6	1991102.957	6000169.922	82.03'	SET HUB/TAC
7	1991099.088	6000077.603	81.73'	SET HUB/TAC
1003	1991014.967	5999663.517	82.35'	SET FM 60D NAIL IN CLOTH TARGET
1006	1990936.306	6000982.968	88.51'	SET FM MAG NAIL IN PAINTED TARGET
1007	1990997.002	6001684.938	92.85'	SET FM MAG NAIL IN PAINTED TARGET
1010	1991316.683	6000130.457	80.55'	SET 60D NAIL

LEGEND:

= INLET PROTECTION SEE DETAIL 6/12 AND SHEET 13.

X = SILT FENCE AND FIBER ROLL SEE DETAIL 7/12 AND SHEET 13.

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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CITY ENGINEER

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EROSION AND SURVEY CONTROL

WAVECREST ROAD WATER LINE PROJECT

Half Moon Bay, CA

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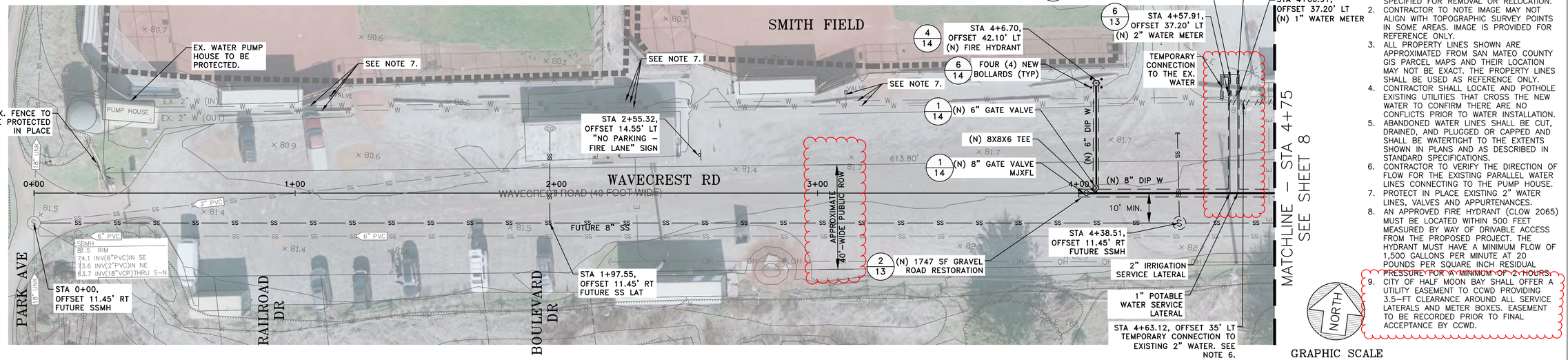
OF 17 SHEETS

Z:\Projects\276 City of Half Moon Bay\013 Wavecrest Waterline\AA4 Latest\Sheet 3 - Erosion Control Plan.dwg



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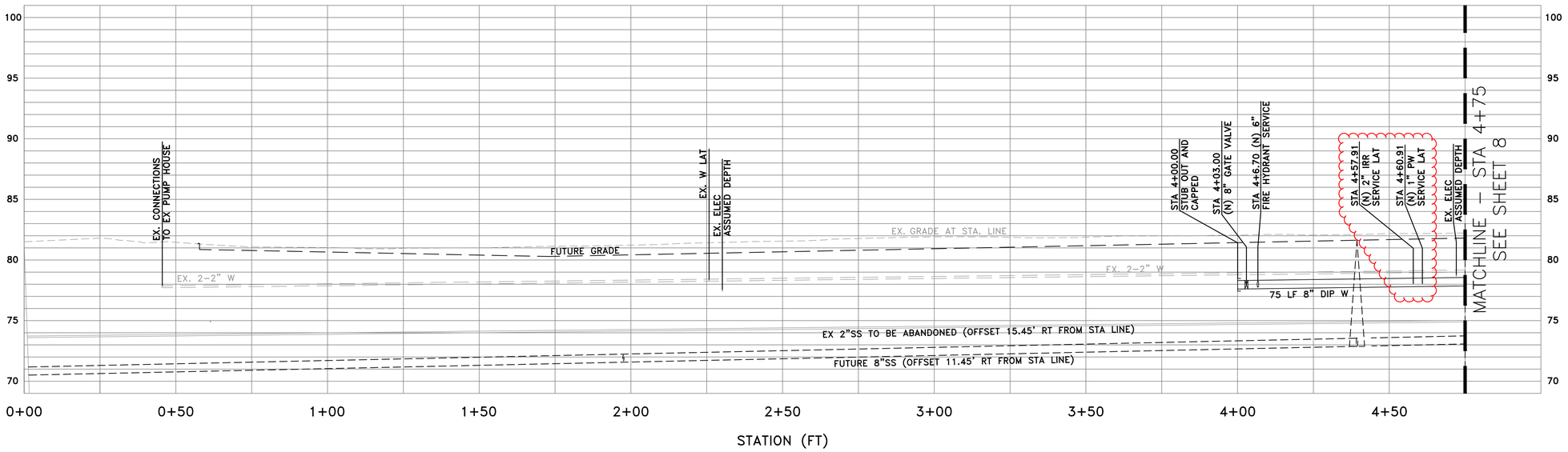
4. CONTRACTOR SHALL LOCATE AND POTHOLE EXISTING UTILITIES THAT CROSS THE NEW WATER TO CONFIRM THERE ARE NO CONFLICTS PRIOR TO WATER INSTALLATION.
5. ABANDONED WATER LINES SHALL BE CUT, DRAINED, AND PLUGGED OR CAPPED AND SHALL BE WATERTIGHT TO THE EXTENTS SHOWN IN PLANS AND AS DESCRIBED IN STANDARD SPECIFICATIONS.
6. CONTRACTOR TO VERIFY THE DIRECTION OF FLOW FOR THE EXISTING PARALLEL WATER LINES CONNECTING TO THE PUMP HOUSE.
7. PROTECT IN PLACE EXISTING 2" WATER LINES, VALVES AND APPURTENANCES.
8. AN APPROVED FIRE HYDRANT (CLOW 2065) MUST BE LOCATED WITHIN 500 FEET MEASURED BY WAY OF DRIVABLE ACCESS FROM THE PROPOSED PROJECT. THE HYDRANT MUST HAVE A MINIMUM FLOW OF 1,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR A MINIMUM OF 2 HOURS.
9. CITY OF HALF MOON BAY SHALL OFFER A UTILITY EASEMENT TO CCWD PROVIDING 3.5–FT CLEARANCE AROUND ALL SERVICE LATERALS AND METER BOXES. EASEMENT TO BE RECORDED PRIOR TO FINAL ACCEPTANCE BY CCWD.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

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DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
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PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
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No. 055785
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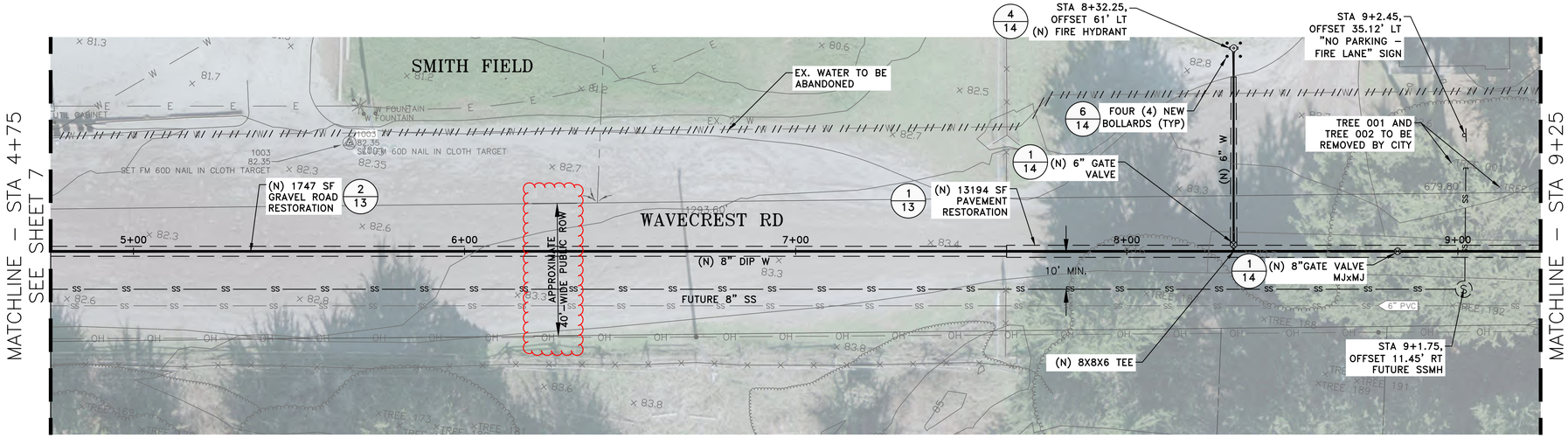

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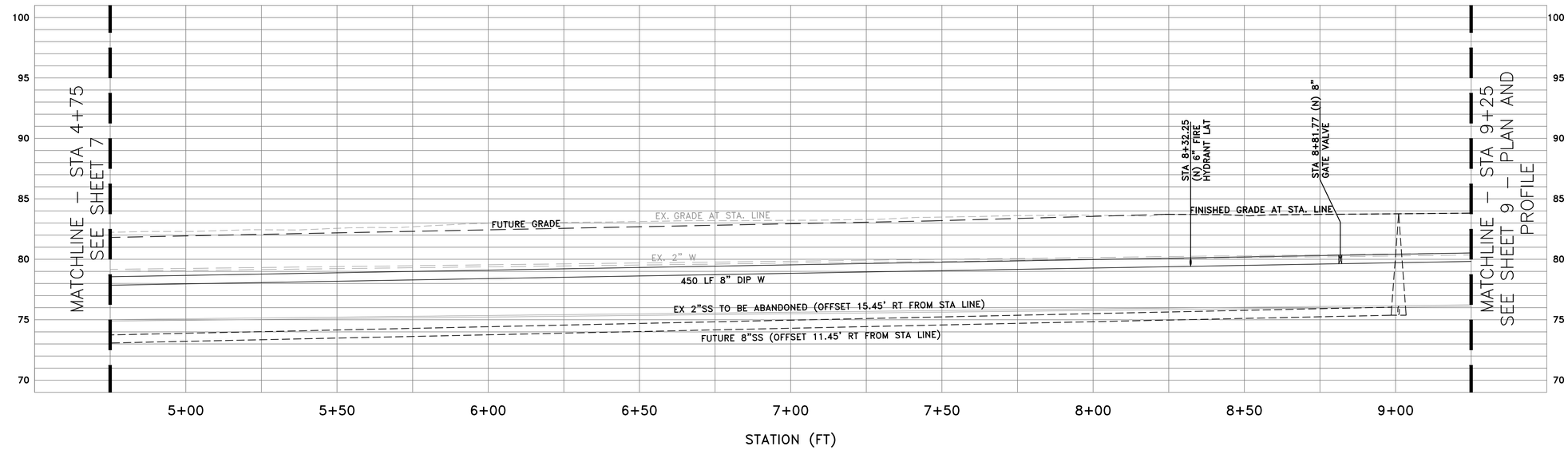
6. CONNECT TO EXISTING 2" WATER TO PROVIDE TEMPORARY WATER SERVICE TO THE EXISTING SMITH FIELD FACILITIES.
7. AN APPROVED FIRE HYDRANT (CLOW 2065) MUST BE LOCATED WITHIN 500 FEET MEASURED BY WAY OF DRIVABLE ACCESS FROM THE PROPOSED PROJECT.

NORTH

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

APPROVED BY:
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DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
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STATE OF CALIFORNIA

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
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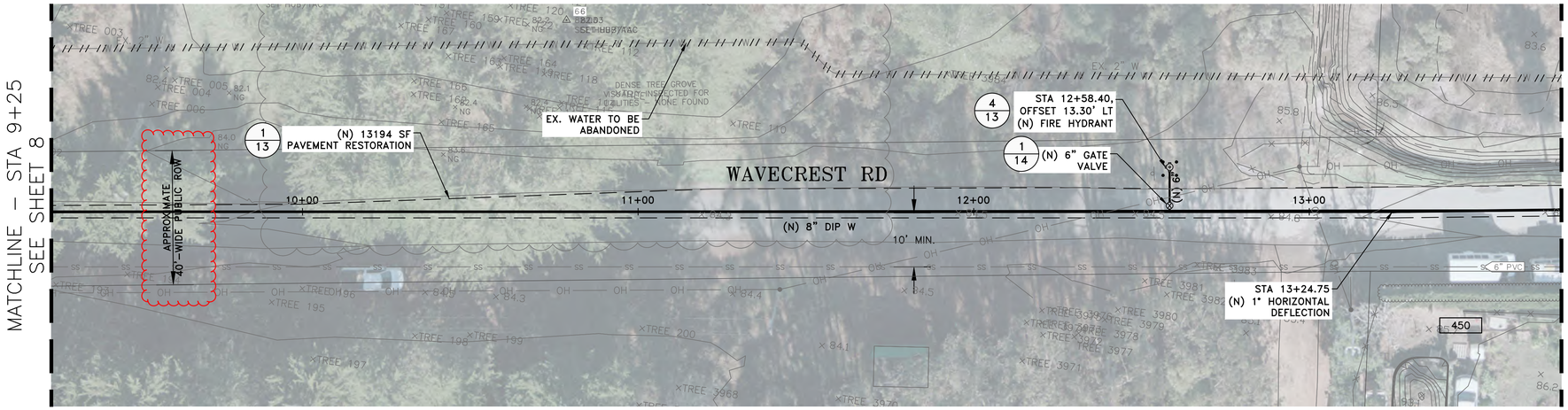

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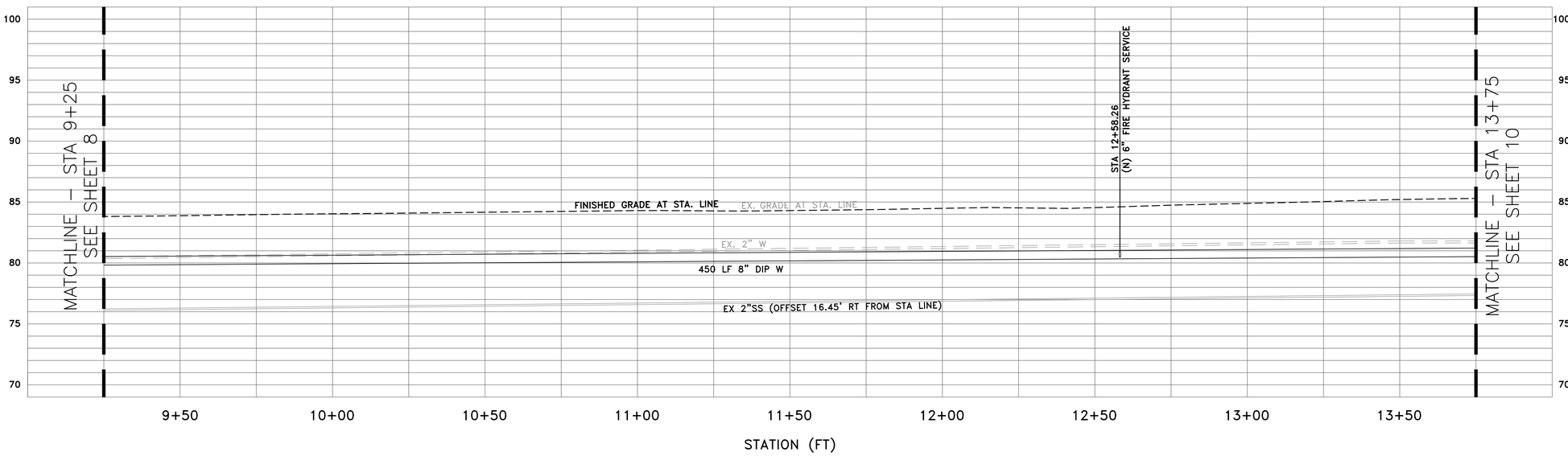

PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. LAUREETA
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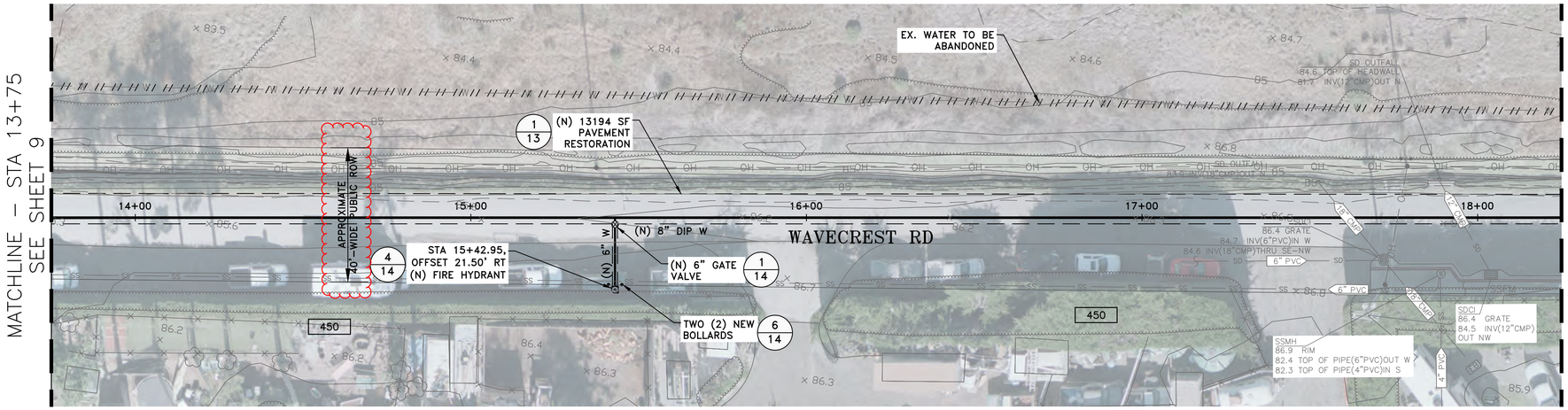

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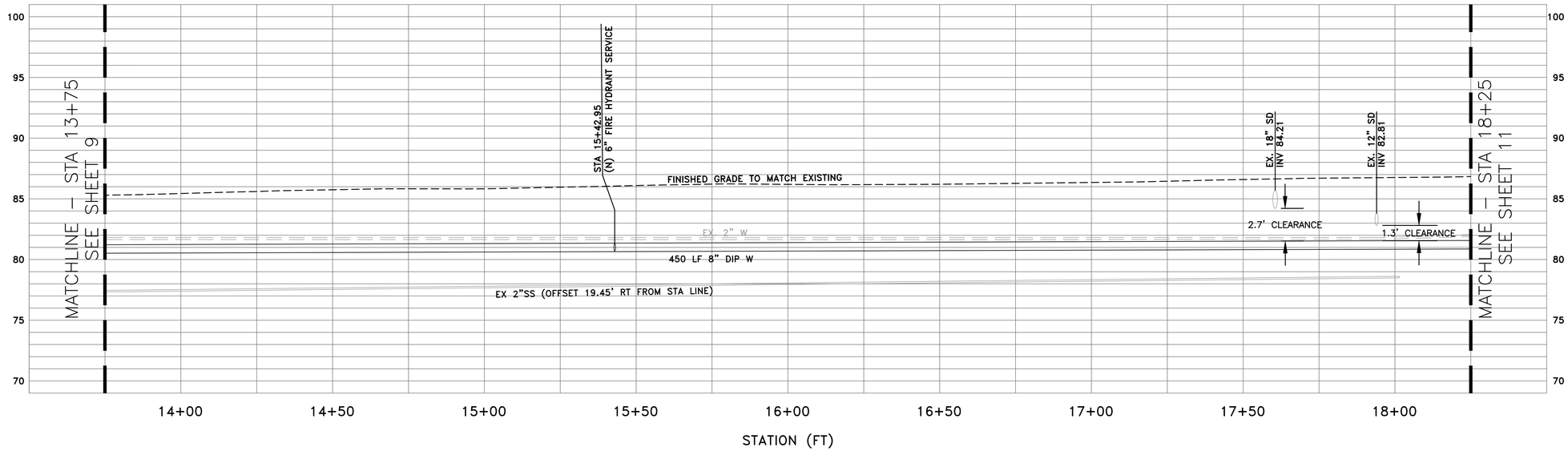

PROFILE VIEW
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VERT: 1" = 5'

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DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
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EXP. 09/30/27
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PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

RICHARD J. LAURETA
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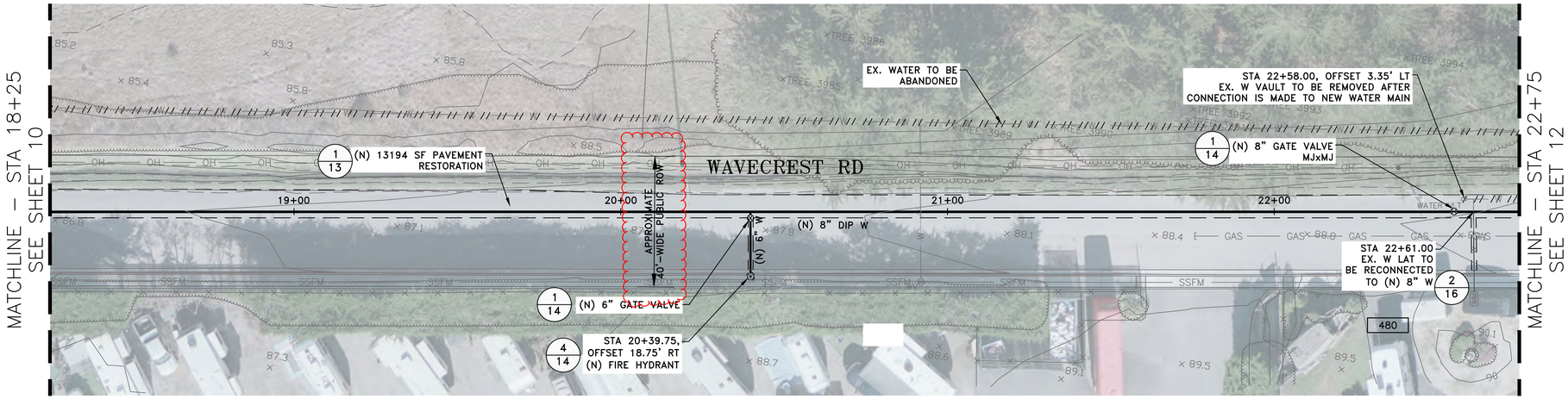

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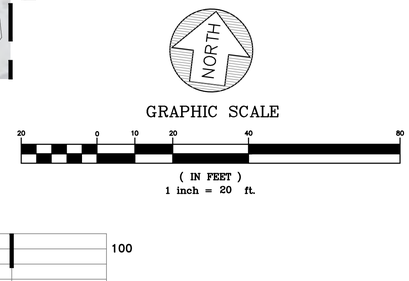

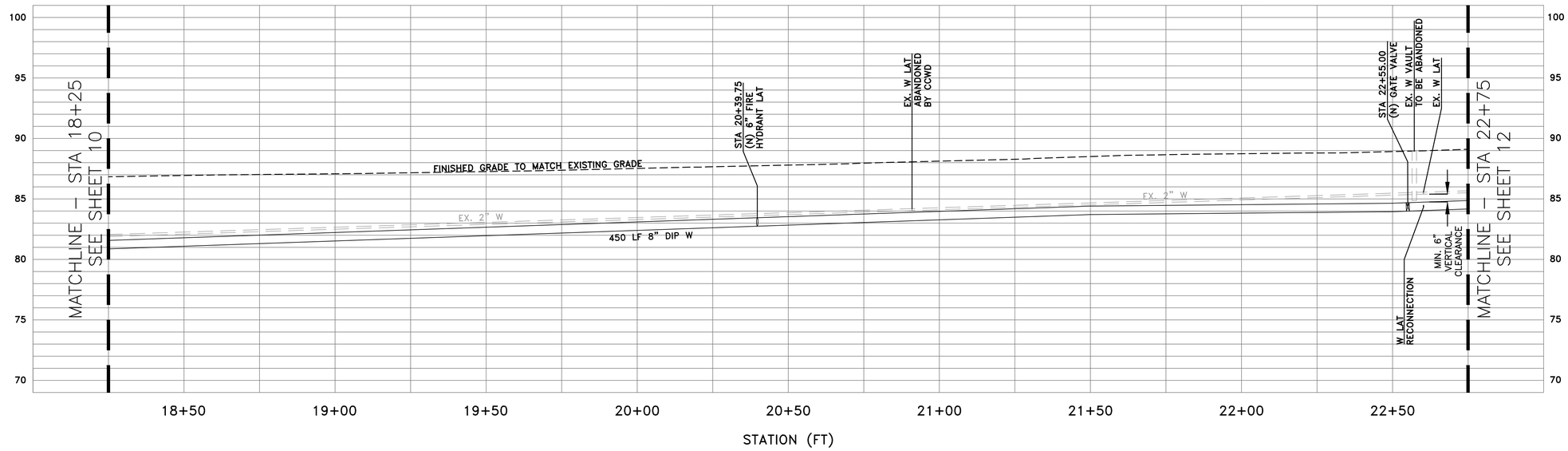

PROFILE VIEW
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APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
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NO. 78436
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PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

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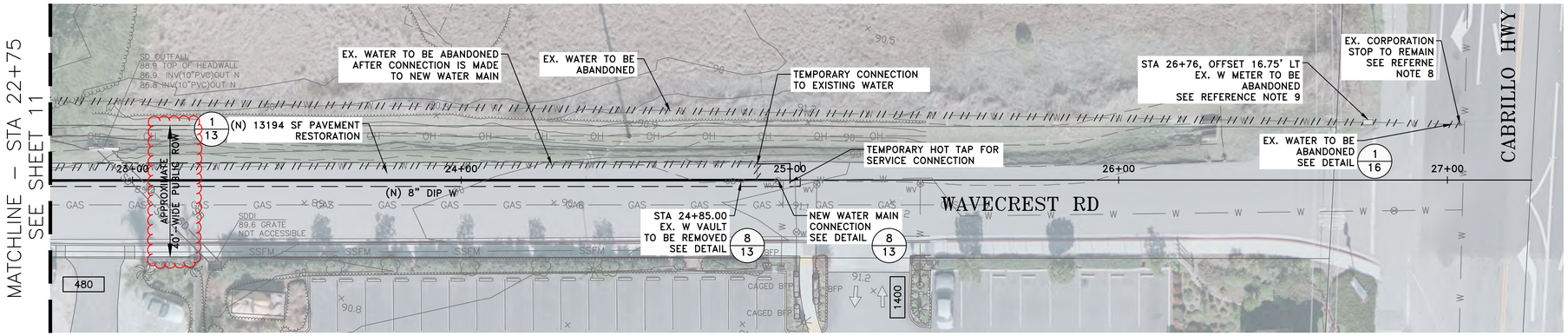


NOTES:

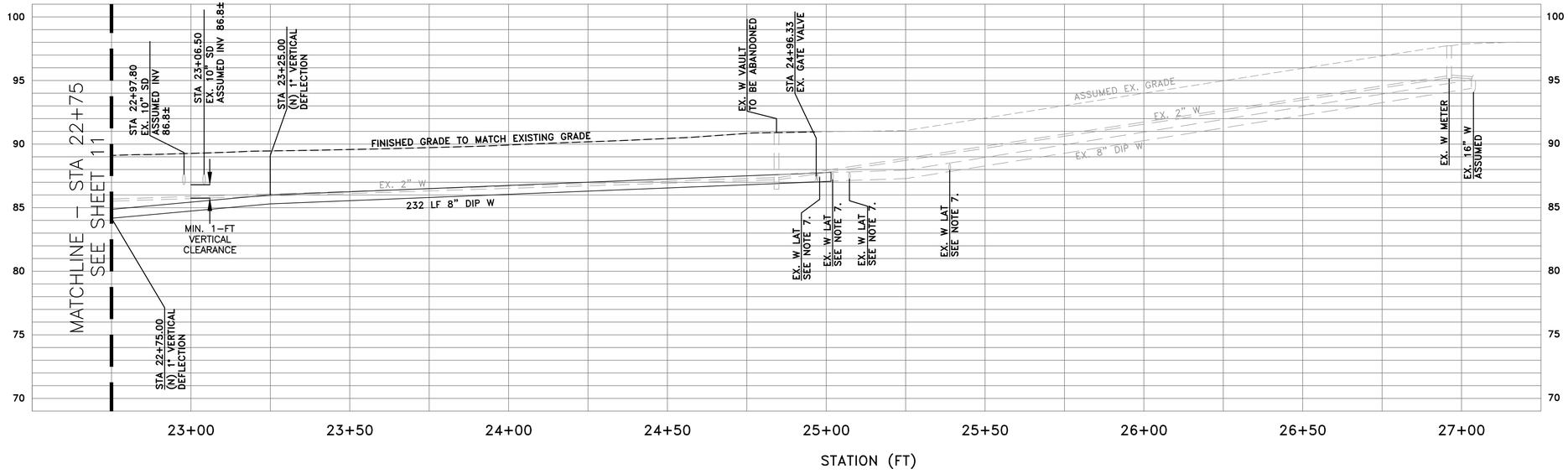
1. ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE SPECIFIED FOR REMOVAL OR RELOCATION.
2. CONTRACTOR TO NOTE IMAGE MAY NOT ALIGN WITH TOPOGRAPHIC SURVEY POINTS IN SOME AREAS. IMAGE IS PROVIDED FOR REFERENCE ONLY.
3. ALL PROPERTY LINES SHOWN ARE APPROXIMATED FROM SAN MATEO COUNTY GIS PARCEL MAPS AND THEIR LOCATION MAY NOT BE EXACT. THE PROPERTY LINES SHALL BE USED AS REFERENCE ONLY.
4. CONTRACTOR SHALL LOCATE AND POTHOLE EXISTING UTILITIES THAT CROSS THE NEW WATER TO CONFIRM THERE ARE NO CONFLICTS PRIOR TO WATER INSTALLATION.
5. ABANDONED WATER LINES SHALL BE CUT, DRAINED, AND PLUGGED OR CAPPED AND SHALL BE WATERTIGHT TO THE EXTENTS SHOWN IN PLANS AND AS DESCRIBED IN STANDARD SPECIFICATIONS.
6. CONTACT CALTRANS FOR ANY WORK WITHIN THEIR RIGHT–OF–WAY AT LEAST 7 DAYS PRIOR.
7. SERVICE LATERALS TO REMAIN ACTIVE DURING CONSTRUCTION.
8. THE EXISTING CORPORATION STOP SHALL BE CLOSED AND THE WATER SERVICE SHALL BE DESTROYED AT THE CORPORATION STOP.
9. REMOVE EXISTING METER BOX, CURB STOP, AND BACKFLOW ASSEMBLY. SALVAGE EXISTING METER AND METER BOX LID AND RETURN TO DISTRICT.

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

PLAN AND PROFILE

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. LE PAGE
No. 55515
Exp. 09/31/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
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150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
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THE CITY OF HALF MOON BAY CALIFORNIA

City of
Half Moon Bay

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Half Moon Bay
CA 94019

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hmbcity.com

REVISIONS	BY

DATE 05–12–2026
SCALE AS SHOWN
DRAWN KDP/PSS/MJR
JOB NO. 276013
DWG
SHEET 12
OF 17 SHEETS

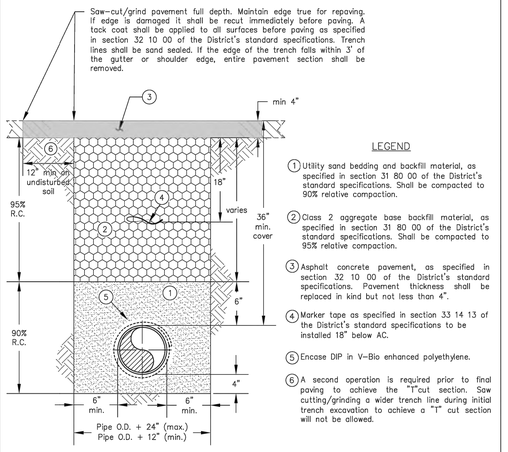
APPROVED BY:
CITY OF HALF MOON BAY

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

DALE LEDA
CITY ENGINEER

DATE

Z:\Projects\276 City of Half Moon Bay\013 Wavecrest Waterline\444 Latest\Sheet 7-12 - Plan and Profile.dwg



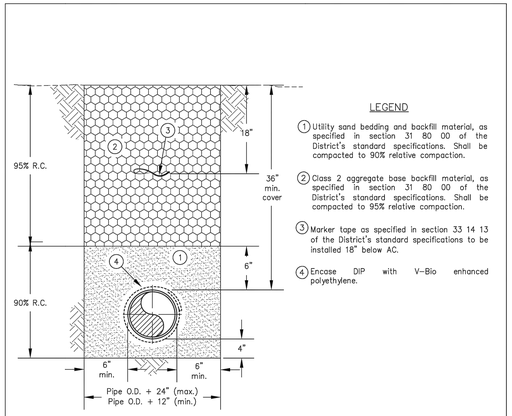
Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE A
PAVED SURFACES

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-01

1 – TRENCH SECTION – TYPE A
SCALE: NO SCALE



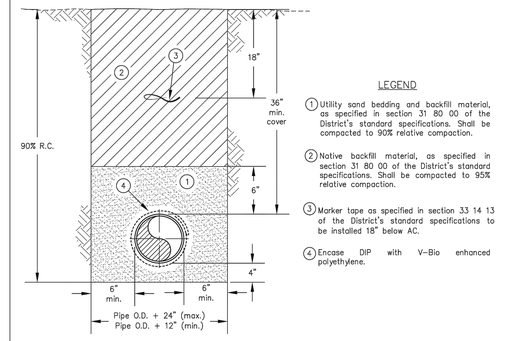
Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE B
GRAVELED AREAS / ROAD SHOULDERS

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-02

2 – TRENCH SECTION – TYPE B
SCALE: NO SCALE



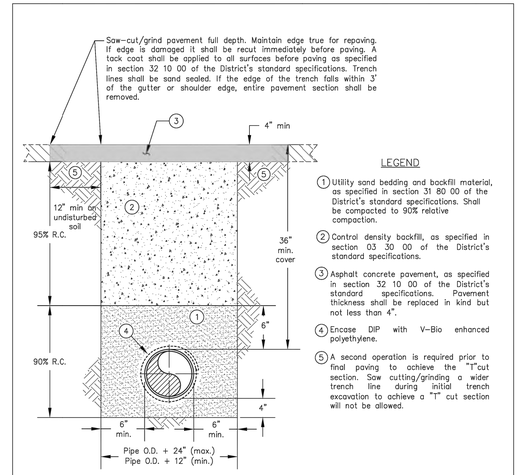
Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE C
UNIMPROVED AREA

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-03

3 – TRENCH SECTION – TYPE C
SCALE: NO SCALE



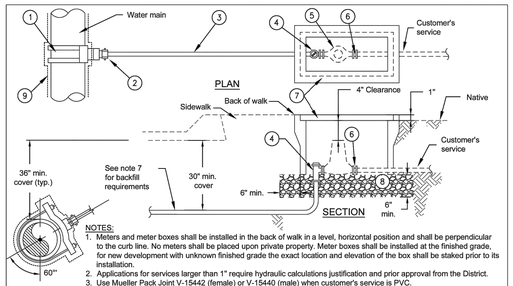
Note:
Replace existing tracer wire if damaged during trenching operation.

TRENCH SECTION – TYPE D
CONTROL DENSITY FILL

REV. 05/2018

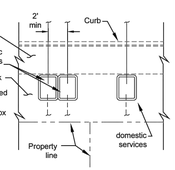
COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-04

4 – TRENCH SECTION – TYPE D
SCALE: NO SCALE



NOTES:
1. Meters and meter boxes shall be installed in the back of walk in a level, horizontal position and shall be perpendicular to the curb line. No meters shall be placed upon private property. Meter boxes shall be installed at the finished grade, for new development with unknown finished grade the exact location and elevation of the box shall be staked prior to its installation.
2. Applications for services larger than 1" require hydraulic calculations justification and prior approval from the District.
3. Use Mueller Pack Joint V-15442 (female) or V-15440 (male) when customer's service is PVC.
4. Service connections shall be a minimum of 2' away from a bell/joint and/or next service connection, or as directed by the District.
5. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line per Section 15100.
6. Sand shall be placed 2" below and 6" above the service line. Backfill and compact remaining section per applicable CCWD trench detail.
7. If fire service is present with a residential service, a minimum 1" fire service meter, per CC-18A detail, in addition to the domestic service meter shall be installed, as shown in diagram below.
8. Up to four (4) service connections per meter bank will be allowed upon District approval of the meter bank location and size.

LEGEND
1. Double strap bronze service saddle, Mueller BR2B "CC".
2. 1" corporation stop, Mueller B-25008N.
3. 1" dia. Type K soft copper pipe. Unions or couplings not permitted.
4. 1" compression ball angle meter valve, Mueller B-24258N.
5. ¾", 1", or 1" meter and bushing, if necessary (furnished by District).
6. Insulated meter coupling, Mueller H-10871N.
7. Meter box, Christy No. B9 for ¾" and 1" meters and No. B16 for 1", cover shall be purchased from the District. H-20 traffic rated box and H-20 cover with ½" probe hole shall be provided in traffic areas and where directed by the District. See detail CC-08 for meter box clearances.
8. ¾" drain rock per Section 31 80 00 of the District's standard specifications, shall be mechanically compacted.
9. Encase DIP in V-Bio enhanced polyethylene.

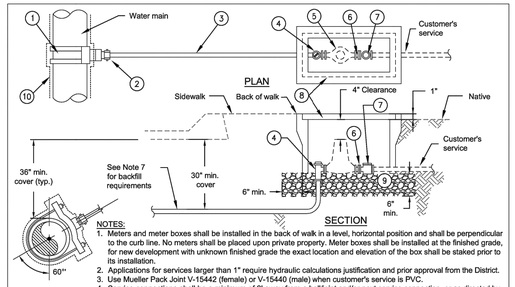


1" SERVICE CONNECTION

REVISED 06/2025

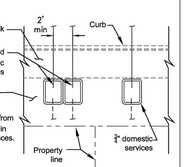
COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren, General Manager	STD. NO. CC-06

5 – 3/4" OR 1" SERVICE CONNECTION
SCALE: NO SCALE



NOTES:
1. Meters and meter boxes shall be installed in the back of walk in a level, horizontal position and shall be perpendicular to the curb line. No meters shall be placed upon private property. Meter boxes shall be installed at the finished grade, for new development with unknown finished grade the exact location and elevation of the box shall be staked prior to its installation.
2. Applications for services larger than 1" require hydraulic calculations justification and prior approval from the District.
3. Use Mueller Pack Joint V-15442 (female) or V-15440 (male) when customer's service is PVC.
4. Service connections shall be a minimum of 2' away from a bell/joint and/or next service connection, or as directed by the District.
5. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line per Section 15100.
6. Sand shall be placed 2" below and 6" above the service line. Backfill and compact remaining section per applicable CCWD trench detail.
7. If fire service is present with a residential service, a minimum 1½" fire service meter, per CC-18 detail, in addition to 1½" or 2" domestic service meter shall be installed, as shown in diagram below.
8. Up to four (4) service connections per meter bank will be allowed upon District approval of the meter bank location and size.

LEGEND
1. Double strap bronze service saddle, Mueller BR2B "CC".
2. 1½" or 2" corporation stop Mueller B-25008N.
3. 1½" or 2" dia. Type K soft copper pipe. Unions or couplings not permitted.
4. 1½" or 2" compression ball angle meter valve, Mueller B-24276N.
5. 1½" or 2" meter (furnished by District).
6. 1½" or 2" brass meter flange and brass nipple with Calpico flange insulation gasket kits.
7. 1½" or 2" meter check valve Mueller H-14243N.
8. Meter box, Christy No. B30 for 1½" meter and No. B36 for 2", cover shall be purchased from the District. H-20 traffic rated box and H-20 cover with ½" probe hole shall be provided in traffic areas and where directed by the District. See detail CC-08 for meter box clearances.
9. ¾" drain rock per Section 31 80 00 of the District's standard specifications, shall be mechanically compacted.
10. Encase DIP in V-Bio enhanced polyethylene.



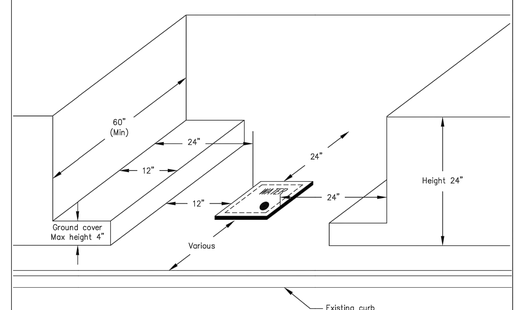
1-1/2" OR 2" SERVICE CONNECTION

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren, General Manager	STD. NO. CC-07

6 – 1-1/2" OR 2" SERVICE CONNECTION
SCALE: NO SCALE

NOTES
1. Minimum 24" radius clearance from the edge of a meter box to an existing hedges or fences is required.
2. Minimum 72" vertical clearance to a hanging tree branches or bushes is required.



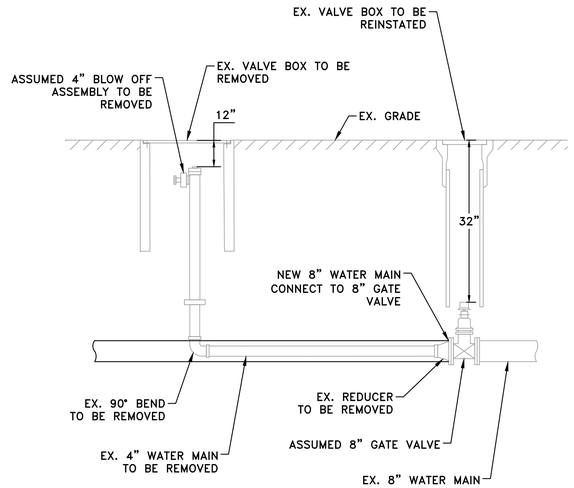
SERVICE METER CLEARANCES

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-08

7 – SERVICE METER CLEARANCES
SCALE: NO SCALE

NOTES:
1. PER CCWD STANDARD, THE EXISTING BLOW OFF IS ASSUMED TO BE A 4" B.O.



NEW WATER MAIN CONNECTION

8 – NEW WATER MAIN CONNECTION
SCALE: NO SCALE

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

DETAILS
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RYAN J. STEWART
No. C055183
Exp. 09/31/26
CIVIL
STATE OF CALIFORNIA

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hmbcity.com

REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 13
OF 17 SHEETS

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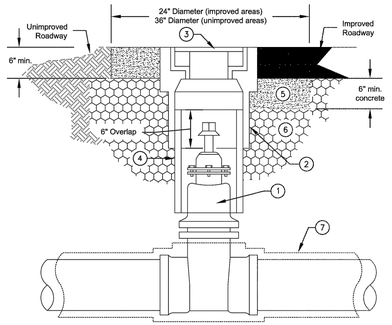


LEGEND

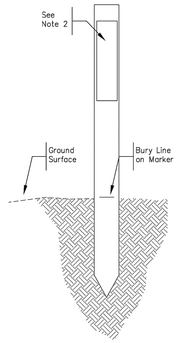
1. Gate valve, Mueller No. A-2362 with Type 316 SS bolts and nuts, and 2" square bronze operation nut. Steam seal shall be O-ring type. Valve stem shall be made of ASTM B138 manganese bronze; EPDM rubber; machined release groove below operating nut; and stuffing box aligned with the direction of the pipe. If coating on gate valve is damaged during the installation, it should be repaired using Mueller Epoxy Kit No. 280089 to the satisfaction of the District. Valve shall be set plumb.
2. Traffic valve box, Christy Concrete No. G05TBOX.
3. Cast iron traffic cover inscribed "WATER", Christy Concrete No. G05CT.
4. SDR 35 PVC pipe riser - 8" minimum diameter.
5. 2,000 psi high early strength. Asphalt shall be placed on top of concrete collar, same day.
6. Backfill material, aggregate base per road surface, see Detail CC-01.
7. Encase DIP in V-Bio enhanced polyethylene. Wrap excess film with 10-mil pipe tape.

GATE VALVE ASSEMBLY

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-09

1 – GATE VALVE ASSEMBLY
SCALE: NO SCALE



NOTES:

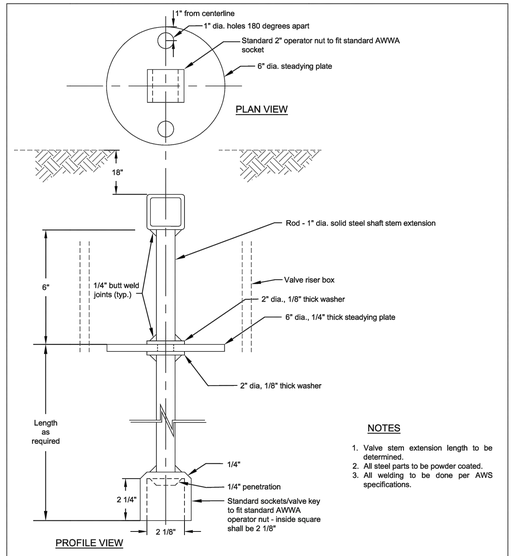
1. The marker post shall be 4" fiberglass 1-rail style, manufacturer by Rhino Marking System. The color of the post shall be blue.
2. Standard Warning Legends GD-1333K for "Water Pipeline" and GD-5226K for "Water Valve" shall be shall be used.
3. Marker post is only required for pipelines/valves in unpaved areas and shall be located in the field by the District.

WATER VALVE/WATER MAIN MARKER POST

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-10

2 – WATER VALVE/WAVER MAIN MARKER POST
SCALE: NO SCALE



NOTES

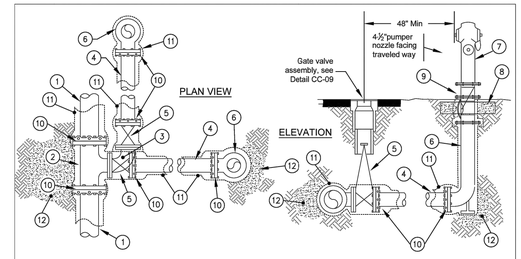
1. Valve stem extension length to be determined.
2. All steel parts to be powder coated.
3. All welding to be done per AWS specifications.

VALVE EXTENSION

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-11

3 – VALVE EXTENSION
SCALE: NO SCALE



LEGEND

1. Water main, DI pipe
2. Tee (type determined by District) or tapping sleeve, JCM 6432 all 316 hardware or as directed by the District
3. 6" 90° bend, FLG.
4. 6" DI pipe.
5. 6" gate valve, Mueller A-2362, FLG x MJ (restrained)
6. 6" bury, FLG x MJ (restrained)
7. Hydrant, Clow 2065 (wet barrel) with two 4½" pumper and one 2½" outlets, all NS threads.
8. 24"dia, 12" thick, 2,000 psi concrete collar.
9. Break-off check valve, Clow Valve model LP619. Install concrete collar (8) to allow removal of stainless steel bolts securing break-off riser. Native soil shall then placed on top of the collar to within 1" of the bottom of the break-off riser.
10. 6" mechanical joint restraint, EBAA Iron, "Megalug" Series 1100 for DI.
11. Encase DI fire hydrant lateral in V-Bio enhanced polyethylene film.
12. Thrust block (kicker) per CC-22

NOTES

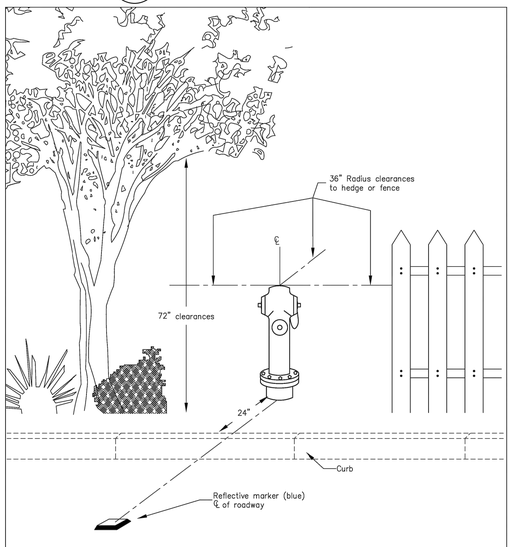
1. Contractor shall also coordinate with the local fire department for exact location of hydrants.
2. All joints used in the hydrant assembly shall be restrained and shall be of the mechanical joint "Megalug," or field locks.
3. Break-off riser shall be 1" above finish grade.
4. All bolts and nuts shall be Type 316 stainless steel excluding pre-manufactured break-off check valve. No breakaway bolts shall be allowed
5. Install a blue, two-way, reflective pavement marker at each hydrant location.
6. New fire hydrant assembly shall be pressure tested and disinfected per section 33 14 13.
7. New fire hydrant shall be factory painted "safety yellow." All metal above the concrete color shall also be factory painted "safety yellow."

FIRE HYDRANT ASSEMBLY

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-12

4 – FIRE HYDRANT ASSEMBLY
SCALE: NO SCALE

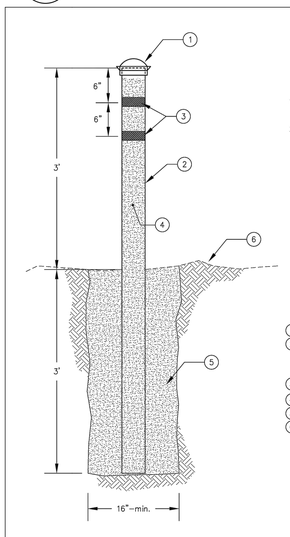


HYDRANT CLEARANCES

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-14

5 – HYDRANT CLEARANCES
SCALE: NO SCALE



NOTES

1. Bollards location to be located in the field by the District.
2. Bollards shall be permanent unless specified by the District otherwise.

LEGEND

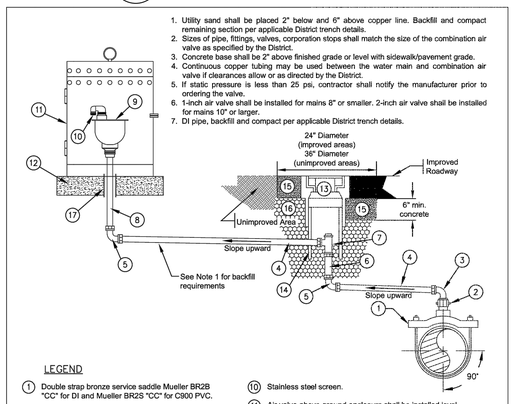
1. 4" galvanized tap on cap.
2. 4" dia. galvanized steel pipe. Pipe shall be painted with direct to metal (DTM) high performance industrial coatings system, safety yellow, (minimum two coats).
3. 2" red color, DOT-C2 reflective tape
4. Fill with class 2 concrete
5. Class 2 concrete
6. Finish grade

BOLLARD

REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: David Dickson, General Manager	STD. NO. CC-15

6 – BOLLARD
SCALE: NO SCALE



1. Utility sand shall be placed 2" below and 6" above copper line. Backfill and compact remaining section per applicable District trench details.
2. Sizes of pipe, fittings, valves, corporation stops shall match the size of the combination air valve as specified by the District.
3. Concrete base shall be 2" above finished grade or level with sidewalk/pavement grade.
4. Continuous copper tubing may be used between the water main and combination air valve if clearances allow or as directed by the District.
5. If static pressure is less than 25 psi, contractor shall notify the manufacturer prior to ordering the valve.
6. 1-inch air valve shall be installed for mains 8" or smaller. 2-inch air valve shall be installed for mains 10" or larger.
7. DI pipe, backfill and compact per applicable District trench details.

LEGEND

1. Double strap bronze service saddle Mueller BR2B "CC" for DI and Mueller BR2S "CC" for C900 PVC.
2. Corporation stop, Mueller B-20045N (CC x FIP).
3. 90° MIP x Comp Mueller fitting
4. Type K copper tubing. Maintain upward slope. Unions or couplings not permitted
5. 90° Comp x Comp Mueller fitting
6. Straight copper pipe
7. Ball angle meter valve, Mueller B-24258N for 1-inch assembly, Mueller B-24276N for 2-inch assembly
8. Brass pipe (low lead)
9. Combination air valve Cla-val 36 series, (functions as both air release and air/vacuum valves).
10. Stainless steel screen.
11. Air valve above ground enclosure shall be installed level. Pipeline Products, VC-316 powder coated blue.
12. Concrete base 4"H x 24"dia w/ steel wire mesh in middle. Base shall be installed level
13. Traffic valve box, Christy Concrete No. G05 with cast iron traffic cover inscribed "WATER", Christy Concrete No G05C
14. SDR 35 PVC pipe riser - 8" minimum diameter
15. 2,000 psi concrete collar. Minimum 24 hours cure prior to placement of asphalt
16. Backfill material, aggregate base per road surface, see Detail CC-01
17. SDR 35 PVC pipe - 3" diameter.

1" OR 2" COMBINATION AIR VALVE

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT 766 MAIN STREET HALF MOON BAY, CA	Approved by: Mary Rogren Mary Rogren, General Manager	STD. NO. CC-16

7 – 1" OR 2" COMBINATION AIR VALVE
SCALE: NO SCALE

DETAILS

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
No. C 055183
Exp. 09/31/26
CIVIL
STATE OF CALIFORNIA

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THE CITY OF HALF MOON BAY CALIFORNIA

City of
Half Moon Bay

501 Main Street
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CA 94019

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f 650-726-8261
hmbcity.com

REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 14
OF 17 SHEETS

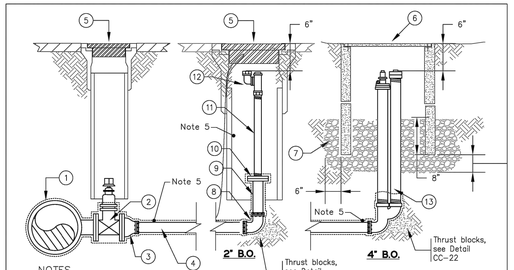
APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

Z:\Projects\276.City of Half Moon Bay\013 Wavecrest Waterline\AAA Latest\Sheet 10-13 - Details.dwg



NOTES

1. 2-inch blow-off shall be installed for mains 6" or smaller.
2. 4-inch blow-off shall be installed for mains 8" or larger.
3. The top of the box shall be flush with pavement when located in traffic areas.
4. All buried nuts and bolts shall be type 316 stainless steel.
5. Encase branch tee, bends, nipples, and ductile pipe in 8 mil. linear low-density polyethylene film.

LEGEND

1. 4" tee/tapping sleeve JCM 6432 for 4" mains, or 6" branch tee/tapping sleeve JCM 6432 for 6" and bigger mains, as directed by the District.
2. Gate valve, FLxFL, Mueller No. 2362.
3. 6"x4" reducer, FLxMJ (restrained) for 6" mains and bigger.

2" BLOW-OFF

8. 4" DI 90° bend, MJxMJ (restrained).
9. 4" DI FLxPE or PVC with restrained flanged adapter.
10. 4" Companion flange with a 2" threaded IP outlet.
11. 2" Brass nipple, minimum of 8-inches in length.
12. 2" ball angle valve, Mueller B-24286N, with flange bend coupling (90°), Mueller H-14204N, and full face meter gasket EPDM/NSF61; Garlock 98206. All hardware shall be type 316 SS.

4. 4" DI/PVC.
5. Traffic valve box with cast iron cover Inscribed "WATER" per CC-09. G5 box shall be used for gate valve and G12 box with 12" PVC riser for 2" blow-off
6. Traffic box, Christy No. B1017 BOX (H-20 Loading) with B1017-S1JH steel checker plate cover and extension.
7. 3/4" drain rock, up to valve only.

4" BLOW-OFF

13. 4" Blowoff/flushing hydrant, Mainguard Model 7600 manufactured by Kupferle Foundry Co.

BLOW-OFF ASSEMBLY

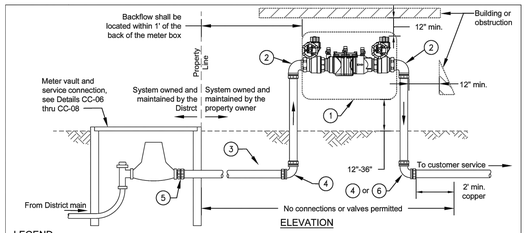
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-17

1 - BLOW-OFF ASSEMBLY
SCALE: NO SCALE



ELEVATION

LEGEND

1. U.S.C. approved double check/reduced pressure backflow assembly. Assembly shall be "Lead Free" and the entire assembly including isolation valve and test cocks shall be provided as a complete unit.
2. Brass 90° bends, Mueller H-15531N.
3. Utility sand shall be placed 2" below and 6" above copper line. Backfill and compact remaining section per applicable District details and specifications.
4. Mueller 110 compression connection H-15526N.
5. For ⅝", ¾", and 1" customer services, use Mueller 110 compression connection H-10871N. For 1½" and 2" services, use brass meter flange (low lead) with Mueller 110 compression connection H-10129N.
6. Mueller 110 compression connection H-15533N on the customer's side, if applicable.

REQUIREMENTS

1. A backflow prevention assembly must be installed on service connections that have auxilary water supply, a cross-connection, or a risk of backflow, contamination, or cross-connection. The type of backflow assembly required shall be determined by the District.
2. All backflow assemblies shall be installed on the customer's property adjacent to the meter. Pressure reducing valves on the District pipelines will not be permitted.
3. Contractor shall furnish all labor, equipment, and material to connect water service to the customer line.
4. Installation as required by the District's backflow requirements, the California State Water Resources Control Board's Cross-Connection Control Policy Handbook, California Plumbing Code, and Title 22 of the California Code of Regulations.
5. Installation shall comply with the latest plumbing codes and applicable local agency requirements. Check with local building department if a permit is required.
6. Vertical installations are allowed with District approval prior to design and installation.
7. Backflow prevention assembly may be protected by an enclosure that provides the minimum clearance around the assembly, as directed by the District.
8. Backflow prevention assembly shall be tested and certified by a District-approved tester prior to being put in service and shall not be modified following approval.
9. Maintain a minimum side clearance of 12" on all sides of the assembly and a minimum of 24" on the side of the assembly that contains the test cocks. Assembly must be accessible for testing and maintenance. Location shall be approved by the District prior to installation.

REDUCED PRESSURE OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY (UP TO 2")

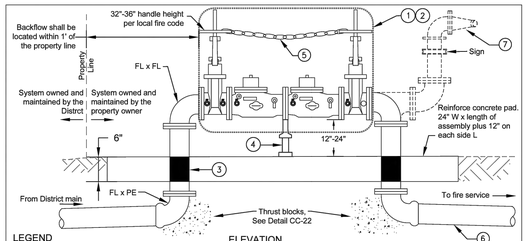
REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
Mary Rogren, General Manager

STD. NO. CC-18

2 - BACKFLOW PREVENTOR
SCALE: NO SCALE



ELEVATION

LEGEND

1. U.S.C. approved double check detector/reduced pressure backflow assembly. Assembly shall be "Lead Free" and the entire assembly including isolation valve and test cocks shall be provided as a complete unit.
2. OS&Y shutoff valves as required by the local fire department.
3. CALPICO VI-10 protective tape or equal.
4. Backflow prevention assemblies 8" and larger shall be supported by galvanized adjustable pipe support, Grinell Fig. 264, Elcen Fid 40, or approved equal. Support shall be galvanized after fabrication.
5. ½" stainless steel chain with minimum slack.
6. Pipe, backfill, and compaction per applicable District details and specifications.
7. Optional: Siamese fire department connection with individual clapper valves and brass plugs with chains.

REQUIREMENTS

1. A backflow prevention assembly must be installed on all fire service connections. The type of backflow assembly required shall be determined by the District.
2. Installation as required by the District's backflow requirements, the California State Water Resources Control Board's Cross-Connection Control Policy Handbook, and Title 22 of the California Code of Regulations.
3. Installation shall comply with the latest plumbing codes and applicable local agency requirements. Check with local building department if a permit is required.
4. Vertical installations as well as setters are allowed with District approval prior to design and installation.
5. Backflow prevention assembly may be protected by bollards/guard posts when located near traffic areas, as directed by the District.
6. Backflow prevention assembly may be protected by an enclosure that provides the minimum clearance around the assembly, as directed by the District.
7. Backflow prevention assembly shall be tested and certified by a District-approved tester prior to being put in service and shall not be modified following approval.
8. All backflow assemblies shall be installed on the customer's property. The appropriate easements must be dedicated to the District prior to plan approval.
9. Maintain a minimum side clearance of 12" on all sides of the backflow prevention assembly and a minimum of 24" on the side of the assembly that contains the test cocks. Assembly must be accessible for testing and maintenance. Location shall be approved by the District prior to installation.
10. Tying into the fire sprinkler bell shall meet local fire department requirements.

REVISED 06/2025

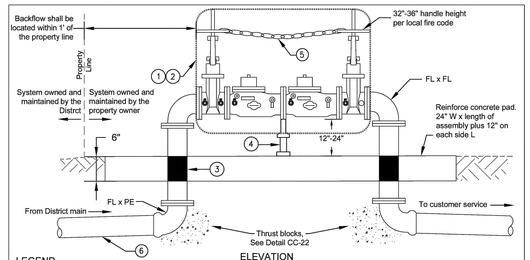
FIRE SERVICE REDUCED PRESSURE OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY (2.5" AND LARGER)

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
Mary Rogren, General Manager

STD. NO. CC-19

3 - FIRE SERVICE CONNECTION
SCALE: NO SCALE



LEGEND

1. U.S.C. approved double check/reduced pressure backflow assembly. Assembly shall be "Lead Free" and the entire assembly including isolation valve and test cocks shall be provided as a complete unit.
2. OS&Y shutoff valves as required by the local fire department.
3. CALPICO VI-10 protective tape or equal.
4. Backflow prevention assemblies 8" and larger shall be supported by galvanized adjustable pipe support, Grinell Fig. 264, Elcen Fid 40, or approved equal. Support shall be galvanized after fabrication.
5. ½" stainless steel chain with minimum slack.
6. Pipe, backfill, and compaction per applicable District details and specifications.

REQUIREMENTS

1. A backflow prevention assembly must be installed on service connections that have auxilary water supply, a cross-connection, or a risk of backflow, contamination, or cross-connection. The type of backflow assembly required shall be determined by the District.
2. Installation as required by the District's backflow requirements, the California State Water Resources Control Board's Cross-Connection Control Policy Handbook, and Title 22 of the California Code of Regulations.
3. Installation shall comply with the latest plumbing codes and applicable local agency requirements. Check with local building department if a permit is required.
4. Vertical installations as well as setters are allowed with District approval prior to design and installation.
5. Backflow prevention assembly may be protected by bollards/guard posts when located near traffic areas, as directed by the District.
6. Backflow prevention assembly may be protected by an enclosure that provides the minimum clearance around the assembly, as directed by the District.
7. Backflow prevention assembly shall be tested and certified by a District-approved tester prior to being put in service and shall not be modified following approval.
8. All backflow assemblies shall be installed on the customer's property. The appropriate easements must be dedicated to the District prior to plan approval.
9. Maintain a minimum side clearance of 12" on all sides of the backflow prevention assembly and a minimum of 24" on the side of the assembly that contains the test cocks. Assembly must be accessible for testing and maintenance. Location shall be approved by the District prior to installation.

REDUCED PRESSURE OR DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY (2.5" AND LARGER)

REVISED 06/2025

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

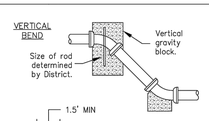
Approved by:
Mary Rogren, General Manager

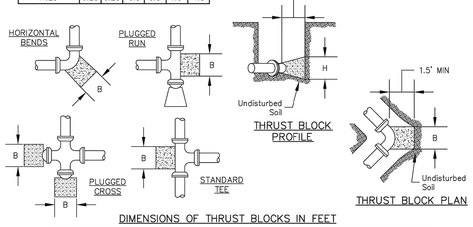
STD. NO. CC-20

4 - DOUBLE CHECK BACKFLOW ASSEMBLY
SCALE: NO SCALE

VOLUME OF GRAVITY BLOCK IN CUBIC YARDS

VERTICAL FITTING	DIAMETER OF PIPE					
	6"	8"	10"	12"	14"	16"
90°	1.0	2.0	3.0	4.0	5.0	6.0
45°	0.5	1.0	1.5	2.0	2.5	3.0
22.5°	0.25	0.5	1.0	1.5	2.0	2.5
11.25°	0.25	0.25	0.5	0.5	1.0	1.5





DIMENSIONS OF THRUST BLOCKS IN FEET

HORIZONTAL FITTING	DIAMETER OF PIPE											
	6"		8"		10"		12"		14"		16"	
	B	H	B	H	B	H	B	H	B	H	B	H
90°	1'-9"	1'-9"	2'-3"	2'-3"	2'-9"	2'-9"	3'-3"	3'-3"	3'-9"	3'-9"	4'-3"	4'-3"
45°	1'-0"	1'-0"	1'-6"	1'-6"	2'-0"	2'-0"	2'-6"	2'-6"	3'-0"	3'-0"	3'-6"	3'-6"
22.5°	1'-0"	0'-6"	1'-0"	0'-8"	1'-6"	0'-8"	1'-6"	1'-0"	1'-6"	1'-6"	2'-0"	1'-6"
11.25°	1'-0"	0'-6"	1'-0"	0'-6"	1'-0"	0'-6"	1'-0"	0'-8"	1'-8"	0'-8"	1'-5"	1'-0"
PLUG/TEE	1'-3"	1'-3"	1'-9"	1'-9"	2'-3"	2'-3"	2'-9"	2'-9"	3'-3"	3'-3"	3'-9"	3'-9"

NOTES:

1. Use 2,000 psi high early strength concrete.
2. All thrust blocks and gravity blocks shall bear against undisturbed earth.
3. Encased DI pipe in 8 mil. linear low-density polyethylene film.
4. Maintain a minimum clearance of 2" between the thrust block reinforcing steel and pipe.
5. Concrete not to extend beyond the face of the bell.
6. Thrust block shall encompass at least one-half of the outside diameter of the pipe.
7. Flanges, bolts, and nuts shall be kept clear of concrete.
8. Dimensions above include use of mechanical restraints on pipe.
9. If groundwater is presented, thrust block dimensions shall be determined by the District.
10. Thrust block dimensions shall be doubled if used on non-restrained connections.

THRUST RESTRAINT - THRUST BLOCK DETAILS

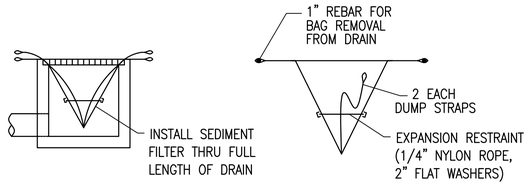
REV. 05/2018

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by:
David Dickson, General Manager

STD. NO. CC-22

5 - THRUST BLOCK
SCALE: NO SCALE



INSTALLATION DETAIL BAG DETAIL

NOTES:

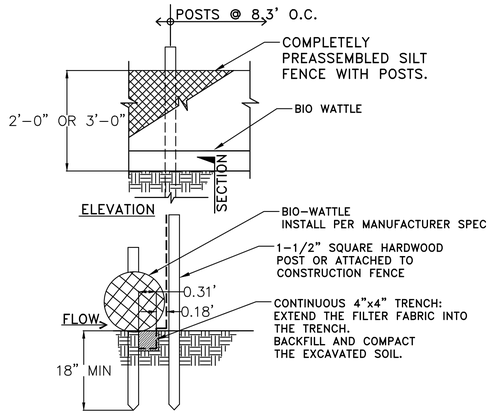
1. SEDIMENT FILTERS SHALL BE INSPECTED REGULARLY THROUGHOUT THE COURSE OF CONSTRUCTION TO INSURE PROPER PLACEMENT AND CONDITION OF FILTER.

2. DAMAGED OR PUNCTURED SEDIMENT FILTERS SHALL BE REPLACED IMMEDIATELY AND ALL CAPTURED SEDIMENT/DEBRIS SHALL BE PROPERLY DISPOSED OF.

3. TYPE OF SEDIMENT BAG TO BE DETERMINED IN THE FIELD BY THE CITY'S REPRESENTATIVE.

4. EXACT LOCATION OF INLET CAPTURE BAG INSTALLATION FOR EACH SITE SHALL BE DETERMINED IN THE FIELD BY THE CITY'S REPRESENTATIVE.

6 - INLET PROTECTION
SCALE: NO SCALE



NOTE:
USE MIRIFI PREFABRICATED SILT FENCE BY MIRIFI INC. OR EQUAL COMPLETELY PREASSEMBLED SILT FENCE WITH POSTS.

7 - SILT FENCE AND FIBER ROLL
SCALE: NO SCALE

DETAILS
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEDA
No. 55183
Exp. 09/30/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
(415)534-7070 • www.freyerlaureta.com

THE CITY OF HALF MOON BAY CALIFORNIA

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REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 15 OF 17 SHEETS

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER
DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

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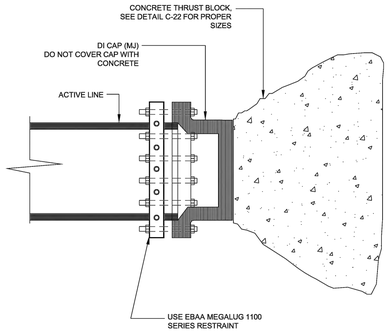


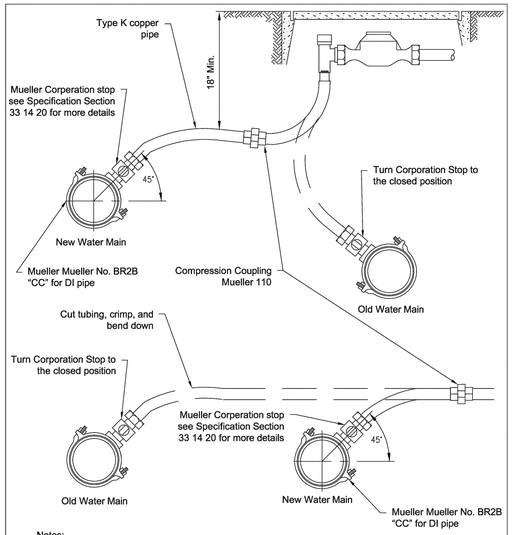
CAPPING ACTIVE LINE

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by: Mary Rogren
Mary Rogren, General Manager

STD. NO. CC-25

1 – CAPPING ACTIVE LINE
SCALE: NO SCALE



Notes:
1. Salvage exposed copper piping, crimp, and abandon remaining pipe in place.

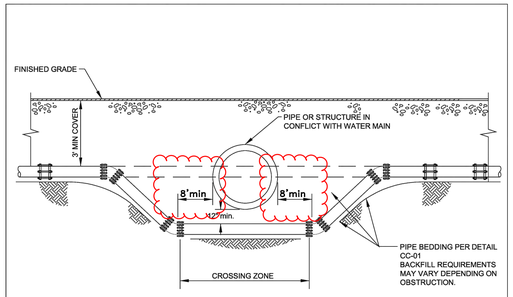
SERVICE RECONNECTION

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by: Mary Rogren
Mary Rogren, General Manager

STD. NO. CC-28

2 – SERVICE RECONNECTION
SCALE: NO SCALE



NOTES:
1. ALL BENDS SHALL BE 45° OR 22-1/2° FITTINGS, AS REQUIRED FOR PROPER HORIZONTAL SEPARATION.
2. ALL MECHANICAL JOINTS SHALL BE PROVIDED WITH APPROVED JOINT RESTRAINT DEVICES, "MEGALUGS" BY EBBA, OR EQUAL.
3. THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES AND VALVES IN ACCORDANCE WITH STANDARD DETAIL CC-22
4. NEW WATER MAINS SHALL NOT BE INSTALLED IN THE SAME TRENCH AS, AND SHALL BE AT LEAST 10 FT. HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL SANITARY SEWER LINE. WATER MAIN SHALL BE ENCAPSOLATED WITH CONCRETE OR CDF IF CROSSING UNDER SANITARY SEWER LINE.
5. NEW WATER MAINS SHALL BE INSTALLED AT LEAST 4 FEET HORIZONTALLY FROM, AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL STORM DRAINAGE PIPELINE. WATER MAIN SHALL BE ENCAPSOLATED WITH CONCRETE OR CDF IF CROSSING UNDER STORM DRAINAGE PIPELINE.
6. IF CROSSING A SANITARY OR STORM DRAINAGE PIPELINE, A NEW WATER MAIN SHALL BE CONSTRUCTED NO LESS THAN 45 DEGREES TO AND AT LEAST ONE FOOT ABOVE THAT PIPELINE. NO CONNECTION JOINTS SHALL BE MADE IN THE WATER MAIN WITHIN EIGHT HORIZONTAL FEET OF THE SANITARY OR STORM DRAINAGE PIPELINE.
7. NEW WATER MAINS SHALL NOT BE INSTALLED WITHIN 100 HORIZONTAL FEET OF THE NEAREST EDGE OF ANY SANITARY LANDFILL, WASTEWATER DISPOSAL POND, OR HAZARDOUS WASTE DISPOSAL SITE, OR WITHIN 25 FEET OF THE NEAREST EDGE OF ANY CESSPOOL, SEPTIC TANK, SEWAGE LEACH FIELD, SEEPAGE PIT, UNDERGROUND HAZARDOUS MATERIALS.

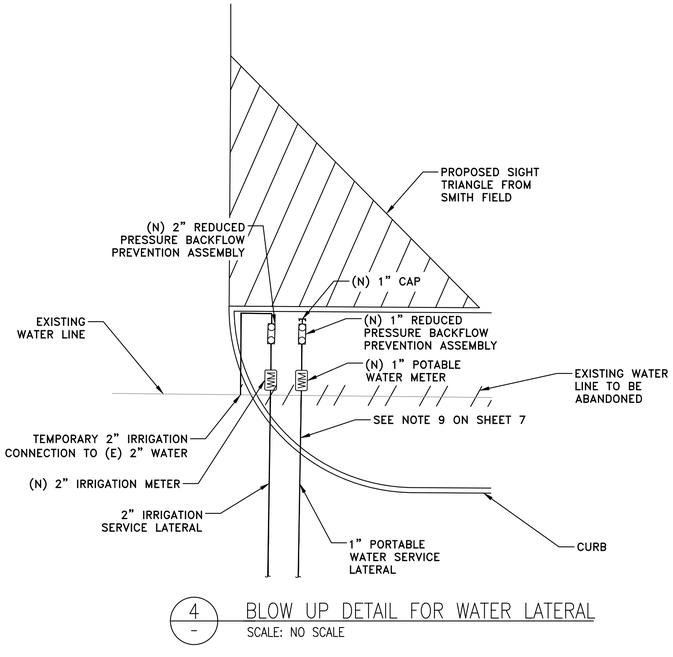
UTILITY CROSSING

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA

Approved by: Mary Rogren
Mary Rogren, General Manager

STD. NO. CC-31

3 – UTILITY CROSSING
SCALE: NO SCALE



4 – BLOW UP DETAIL FOR WATER LATERAL
SCALE: NO SCALE

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

DETAILS

WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. FREYER
No. C55755
Exp. 6/30/26
CIVIL
STATE OF CALIFORNIA

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THE CITY OF HALF MOON BAY CALIFORNIA

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REVISIONS	BY

DATE 05-12-2026
SCALE AS SHOWN
DRAWN KDP/PSS/MJR
JOB NO. 276013
DWG
SHEET 16
OF 17 SHEETS

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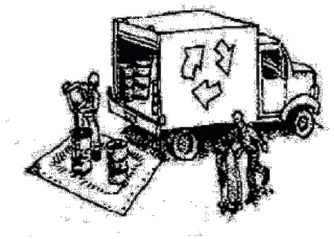
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

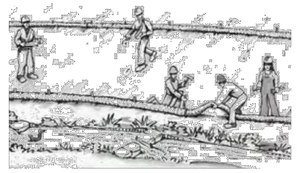
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

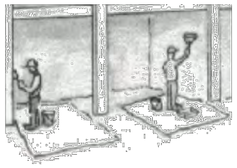
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

REGISTERED PROFESSIONAL ENGINEER
DALE LEDA
NO. 78436
EXP. 09/30/27
CIVIL
STATE OF CALIFORNIA

BEST MANAGEMENT PRACTICES
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

REGISTERED PROFESSIONAL ENGINEER
No. C055183
Exp. 03/31/26
CIVIL
STATE OF CALIFORNIA

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134
(415)934-7070 • www.freyerlaureta.com

THE CITY OF HALF MOON BAY CALIFORNIA

City of
Half Moon Bay
501 Main Street
Half Moon Bay
CA 94019
p 650-726-7177
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hmbcity.com

REVISIONS	BY

DATE 04-10-2026
SCALE AS SHOWN
DRAWN PSS/MJR
JOB NO. 276013
DWG
SHEET 17
OF 17 SHEETS

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BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Dale Leda, Interim Public Works Director/City Engineer
Todd Seeley, Public Works Superintendent

TITLE: **PROFESSIONAL SERVICES AGREEMENT WITH BRUSH HOG TREE CARE, INC.**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to execute a professional services agreement with Brush Hog Tree Care, Inc., to provide city-wide median landscape maintenance services for Fiscal Year 2026-27 in an amount not to exceed $35,400 with up to four (4) optional one-year extensions.

FISCAL IMPACT:
The fiscal impact for this contract is $35,400 and will be funded through the FY 2026-27 adopted Public Works Operating Budget. The scope of services includes weed removal and general cleaning of all City maintained Highway 1 and 92 medians.

STRATEGIC ELEMENT:
This action supports the *Infrastructure and Environment* and *Inclusive Governance* Elements of the Strategic Plan.

BACKGROUND:
The Half Moon Bay Public Works Department is responsible for the maintenance, replacement, and enhancement of City infrastructure, including development and implementation of the City's Three-Year Capital Improvement Program (CIP). The majority of ongoing maintenance of the City's parks, buildings, facilities, and utilities are managed by the Public Works Maintenance Division with support from qualified contractors for certain, specialized activities.

The City first contracted with Loral Landscaping, Inc. in 2019 to maintain the City's landscaped medians located along Highway 1 and Highway 92. In FY 2022-23, with the completion of the Highway 1 South project, additional landscaping along Highway 1 was completed and City has responsibility for ongoing maintenance. Upon completion, the additional landscaped area was added to the scope of services for Loral for ongoing maintenance. Loral's contract was

previously approved through FY 2025-26, at which point staffed opted to issue a new Request for Proposals (RFP).

CEQA DETERMINATION:
The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 because it consists of repair and rehabilitation of existing public facilities involving no expansion of existing or former use. None of the exceptions set forth in CEQA Guidelines Section 15300.2 applies. The contract award is an implementation action within the scope of that exemption.

DISCUSSION:
The mission of the Public Works Department is to promote safety, livability, and sustainability through effective management of streets, parks, facilities, and utilities. In order to meet this mission within the current capabilities, resources, and constraints of the Department, the City occasionally relies on outside consultants and contractors with specialized skills, tools and/or expertise, allowing full-time staff to continue providing other assigned duties or services.

On June 18, 2026, the City issued an RFP for Landscape Maintenance Services for Highway 1 and Highway 92, with proposals due July 9, 2026. The scope includes ongoing maintenance of all city-owned median areas with an additional alternate bid for pricing for irrigation repairs.

The City received five proposals from the following firms: J. Cozzolino Landscaping, Loral Landscaping, Brush Hog Tree Care, New Image Landscape, and Brightview Landscape. The total yearly costs for the work ranged from $35,400 to $63,780, and all the bids received were deemed to be responsive and complete. A summary of total annual costs is:

Brush Hog Tree Care, Inc.	$35,400.00
Loral Landscaping	$48,000.00
BrightView Landscape	$50,875.80
J. Cozzolino Landscape	$61,920.00
New Image Landscape	$63,780.00

Brush Hog's bid is considerably lower than all the other bids. Staff confirmed they have all of the necessary licensing (Qualified Applicators License and registration with the State of California) to perform the scope of services requested. Staff also met with the owner of the company to talk through their approach to the project and the firm is aware that this is a high-visibility project with significant expectations from the community. Brush Hog walked staff through how they best feel they can address the City's needs, and staff are excited about the opportunity to work with a local company on this project. Brush Hog's proposal fully addresses all RFP requirements including project management and licensing requirements.

ATTACHMENTS:
Resolution

RESOLUTION NO. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH BRUSH HOG TREE CARE, INC. FOR LANDSCAPE MAINTENANCE SERVICES FOR FY 2026-27 IN AN AMOUNT NOT TO EXCEED $35,400, WITH UP TO FOUR (4) ONE-YEAR EXTENSIONS.

WHEREAS, the City of Half Moon Bay Public Works Department is responsible for median landscape maintenance as an ongoing essential service; and

WHEREAS, the solicited bids for the maintenance of these areas through an RFP; and

WHEREAS, Brush Hog Tree Care, Inc. submitted the lowest responsible bid, and has a track record of excellent service and response times for requests for service; and

WHEREAS, adequate funds are available in the City's adopted FY 2026-27 budget for these services.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to execute the Professional Services Agreement with Brush Hog Tree Care, Inc. for landscape maintenance services for FY 2026-27 in an amount not to exceed $35,400, with up to four (4) one-year extensions.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Kenneth Stiles, Interim Administrative Services Director

TITLE: **AMENDMENT TO AGREEMENT FOR GOLF FACILITIES FEES**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to negotiate and execute an Amendment to the Owner Participation Agreement with Ocean Colony Partners, LLC, to extend the Termination Date to September 16, 2036, amend the Fee, and amend or delete certain Sections of the Agreement.

FISCAL IMPACT:
Under the terms of the current agreement, which expires on September 17, 2026, the City receives on average approximately $670 thousand per year in revenue per year. The proposed Amendment would generate approximately $560 thousand in year one and $450 thousand annually thereafter. The FY 2026-27 Adopted Budget did not anticipate an extension of the fee revenue, so if approved the additional revenue will be included in the mid-year budget update.

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

BACKGROUND:
In 1991, the City (as the Community Development Agency of the City of Half Moon Bay, or the "Agency") entered into an Owner Participation Agreement with Ocean Colony Partners, L.P. (the "Participant" or "OCP"), related to a golf course redevelopment project at Half Moon Bay Golf Links. As part of the project, the agreement required payment of a Golf Course Facilities Fee where non-Half Moon Bay residents playing rounds of golf at the Golf Links would pay a specified amount. Pursuant to the agreement, the Fee expires on September 17, 2026, with no further obligation from OCP. Under the current agreement, OCP collects 6% of Green Fees from non-resident golfers, which generates approximately $670,000 per year to the City's General Fund. At the expiration of the Agreement, this fee will no longer be collected, and the FY 2026-27 Adopted Budget accounts for this revenue loss, which has a direct impact on the ongoing structural deficit the City continues to address.

On July 15, 2025, the Council appointed an Ad Hoc subcommittee to work with Staff to develop and evaluate strategies for renegotiating the Agreement, or explore other ways to replace the revenue. Ocean Colony Partners and the City have come to agreement on an amendment and extension of the Fees, at a reduced rate, with minor changes to the Agreement.

DISCUSSION:
The draft Amendment extends the Termination Date an additional ten years from September 17, 2026, to September 16, 2036, while reducing the Golf Course Fees from 6% of Green Fees paid by non-resident golfers to 5% in year one (September 17, 2026, to September 16, 2027), and 4% for the remainder of the Term (September 17, 2027, to September 16, 2036). Additionally, Section 905 (Preferential Golf Rate) would be deleted in its entirety, removing the requirement for preferential rates for residents of Half Moon Bay. It is estimated that under this amendment, the City will receive approximately $560 thousand in FY 2026-27, and approximately $450 thousand per fiscal year through the end of the term, not accounting for inflation or other economic factors.

NEXT STEPS:
The Amendment needs to be finalized Staff recommends the Council authorize the City Manager to finalize negotiation of the Amendment, in consultation with the City Attorney and Ad Hoc Committee, and when complete, execute the Amendment.

ATTACHMENTS:
1. Resolution
2. Owner Participation Agreement dated September 28, 1993

Resolution No. C-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE OWNER PARTICIPATION AGREEMENT WITH OCEAN COLONY PARTNERS, LLC, TO EXTEND THE TERMINATION DATE TO SEPTEMBER 16, 2036, AMEND THE FEE, AND AMEND OR DELETE CERTAIN SECTIONS OF THE AGREEMENT

WHEREAS, in 1991 the City and Ocean Colony Partners, L.P. (OCP) entered into an Owner Participation Agreement related to a golf course redevelopment project at Half Moon Bay Golf Links; and

WHEREAS, under the terms of the Agreement, a Golf Course Facilities Fee would be collected from non-Half Moon Bay residents playing rounds of golf at the Golf Links and remitted to the City; and

WHEREAS, Pursuant to the agreement, the Fee expires on September 17, 2026, with no further obligation from OCP; and

WHEREAS, the City and OCP have negotiated an extension of the Golf Course Facilities Fee, as well as other amendments to the Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the city Manager to negotiate and execute an Amendment to the Owner Participation Agreement with Ocean Colony Partners, LLC, to extend the Termination Date to September 16, 2036, amend the Fee, and amend or delete certain Sections of the Agreement.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21ST day of July 2026, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Maggie Rodriguez, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

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

TO: Honorable Mayor and City Council

FROM: Matthew Chidester, City Manager

TITLE: **AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH THE SAN MATEO COUNTY SHERIFF'S OFFICE**

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to:

1. Execute a Law Enforcement Services Agreement with the San Mateo County Sheriff's Office for a term of five years from July 1, 2025, through June 30, 2030; and
2. Execute Amendment One to the Law Enforcement Services Agreement setting the Rates and Payment Schedule for Fiscal Year 2026-27.

FISCAL IMPACT:

The updated Agreement and Amendment One include a Fiscal Year 2026-27 cost for law enforcement services of $7,251,351, which represents an increase of 9.1% over the previous fiscal year, mostly due to negotiated increases in personnel wages and support services. The budget is based on estimated costs for services, which will be reconciled at the end of the fiscal year. Historically the end of year reconciliation results in a credit back to the City.

STRATEGIC ELEMENT:

This action supports the *Healthy Communities and Public Safety* and *Fiscal Sustainability* elements of the Strategic Plan.

OVERVIEW:

On June 7, 2011, the City Council entered into an Agreement with the San Mateo County Sheriff to provide law enforcement services in Half Moon Bay, as a cost saving measure versus the historic City police department. The initial agreement ran for a five-year period ending June 30, 2016. The original Agreement addressed the complex issues associated with a transfer of City police services to the County.

Over the course of the last 15 years, the City has not only realized annual cost savings and long-term savings in retirement/pension related costs but also benefitted from increased efficiencies and services for both City residents and visitors. The contract model has provided access to a wider variety of resources which the community and residents of Half Moon Bay have benefitted from. Examples of some of the expanded resources provided by the Sheriff include, but aren't limited to, additional resource officers dedicated to community policing efforts, access to the Crime Suppression Unit, a large

multi-disciplinary investigations unit, and the Sheriff's Activity League, which serves the youth of our community with educational, athletic and leadership activities and programs.

The 2023 mass shooting incident and subsequent investigations served as a tangible example of the benefits of our contractual relationship with the Sheriff and their relationships with the District Attorney and other emergency services agencies. The City has received positive feedback from Fire and EMS that communications and related emergency response was seamless during the event and immediate aftermath. Additionally, the Sheriff was instrumental in the successful implementation of the CARES Team program on the Coastside and is now working with the County's Mobile Crisis Response Team.

BACKGROUND:
The original Agreement has been extended a number of times since its inception. Amendment 17, approved by the City Council on January 21, 2025, increased the annual budget for law enforcement services to $6,269,114 through June 30, 2025. Due to the ongoing leadership turmoil in the Sheriff's Office at the time, the agreement expired and services have continued under the same terms and conditions. In March 2025 the County provided an updated fee schedule totaling $6,643,773, which was included in the City's FY 2025-26 Revised Budget. Without an amendment of the contract and Council approval of the increased costs, the City could only pay up to the amount previously approved in the last fiscal year. Fortunately, the actual costs of services, which are reconciled at the end of each fiscal year, have historically been less than the budgeted amount, resulting in a credit of the fees paid in excess. The reconciliation for FY 2025-26 will be finalized in the next month, but preliminary review by the County indicates that the actual costs were less than what the City paid, and the City will again receive credit back for the excess. The City and County are focused on the future of the contractual relationship.

DISCUSSION:
In November 2025, the County appointed Kenneth Binder as the new Sheriff, filling the remainder of the term from the previously elected Sheriff. Since that time, the Sheriff's Office has stabilized, and many of the positions that were vacant have been filled. The County has now provided an updated Agreement for the City's consideration, which would retroactively extend Sheriff services to Half Moon Bay for a term of five years beginning July 1, 2025, and expiring on June 30, 2030. The updated Agreement is generally similar to the previously amended contract, but fully consolidated and simplified.

The Agreement also incorporates several changes in order to make all of the Sheriff's contracts standardized, which in the case of our agreement, include: mandatory community events (3 per year, Sheriff-led trust-building events) have been removed, additional traffic control during summer/tourist months has been removed, and the special Events coordinator role (Pumpkin Festival, 4th of July, etc.) has been removed. These items had been added over time to address needs within our community, and many remain important. Additionally, several other terms have been removed or updated in all contracts, as they've been deemed outdated/unnecessary or standardized in other ways.

On May 19, 2026, the Council was presented with the updated Agreement and provided feedback on several of the terms and conditions that have been modified from the previous contract. Council appointed an Ad Hoc Committee to support Staff and meet with the Sheriff's Office to discuss the modifications and potentially negotiate additional terms. Staff and the Ad Hoc met with Sheriff's leadership, discussed the terms that have been modified or removed, and came to an understanding on several items. In the case of the additional services specific to Half Moon Bay, the Sheriff confirmed that all of those services remain available to the City, and should be coordinated directly between the City Manager and the Sheriff's Captain assigned to the Coastside Patrol Bureau, who meet regularly to discuss issues and coordinate operations. Additionally, the Captain has agreed to provide more frequent updates and presentations to the Council than the annual report, which will allow the Council and the community to provide feedback and share ideas on a regular basis. Other more technical changes to the Agreement have been discussed and deemed acceptable.

In addition to the updated Agreement, the Sheriff has provided Amendment One to the Agreement, which sets the rates and payments for Fiscal Year 2026-27. Under state law, the County is required to obtain full cost recovery for the law enforcement services it provides to the City. Each year the Agreement must be amended to estimate the actual costs of providing those services, and a full reconciliation of actual costs takes place at the end of each fiscal year. If the City has underpaid the actual costs, the City would need to make the County whole, and if the City has overpaid, the County credits the additional costs back to the City. Amendment One sets the annual rates and payments for this fiscal year at $7,251,351, which has been included in the FY 2026-27 Adopted Budget.

ATTACHMENTS:

1. Resolution
2. Law Enforcement Services Agreement Between the County of San Mateo and the City of Half Moon Bay
3. Amendment One to the Law Enforcement Services Agreement

RESOLUTION NO. C-2026-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO: 1) EXECUTE A LAW ENFORCEMENT SERVICES AGREEMENT WITH THE SAN MATEO COUNTY SHERIFF'S OFFICE FOR A TERM OF FIVE YEARS FROM JULY 1, 2025, THROUGH JUNE 30, 2030; AND 2) EXECUTE AMENDMENT ONE TO THE LAW ENFORCEMENT SERVICES AGREEMENT SETTING THE RATES AND PAYMENT SCHEDULE FOR FISCAL YEAR 2026-27.

WHEREAS, in 2011, the City of Half Moon Bay entered into an agreement with the County of San Mateo to provide Law Enforcement Services for the City; and

WHEREAS, the Agreement has been amended seventeen times to extend the term, increase service levels, and increase the charges; Amendment Seventeen extended the term through June 30, 2025; and

WHEREAS, the Sheriff's Office has consolidated, simplified, and standardized the Agreement, and desires to retroactively enter into an agreement with the City for five years from July 1, 2025, through June 30, 2030; and

WHEREAS, the Sheriff's Office has also provided Amendment One setting the setting the rates and payment schedule for fiscal year 2026-27.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to execute a Law Enforcement Services Agreement with the San Mateo County Sheriff's Office for a term of five years from July 1, 2025, through June 30, 2030, in a form substantially similar to the form attached hereto, with minor amendments that may be approved by the City Attorney; and to execute Amendment One to the Law Enforcement Services Agreement setting the Rates and Payment Schedule for Fiscal Year 2026-27, in a form substantially similar to the form attached hereto, with minor amendments that may be approved by the City Attorney.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 21st day of July 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, City Clerk	Debbie Ruddock, Mayor

LAW ENFORCEMENT SERVICES AGREEMENT

Between the County of San Mateo and the City of Half Moon Bay

July 1, 2025 through June 30, 2030

Version: May 19, 2026

A G R E E M E N T

FOR LAW ENFORCEMENT SERVICES BETWEEN THE COUNTY OF SAN MATEO AND CITY OF HALF MOON BAY

THIS AGREEMENT, entered into on the 1st day of July, 2025, by and between the **CITY OF HALF MOON BAY**, a general law city in the County of San Mateo, State of California, hereinafter referred to as "City" and the **COUNTY OF SAN MATEO**, a political subdivision of the State of California, hereinafter referred to as "County."

W I T N E S S E T H

***WHEREAS**, pursuant to Government Code §§51300, et seq. County may contract with City for the performance of City functions by the appropriate officers and employees of County; and*

***WHEREAS**, City is desirous of having the County provide law enforcement services through the Sheriff's Office, as hereinafter set forth, for and on behalf of City, within the territorial limits of said City, and the County is willing to perform such services as provided herein below:*

***NOW, THEREFORE, IT IS HEREBY AGREED** as follows:*

1. EXHIBITS AND ATTACHMENTS.

1.1 The following exhibits and attachments are included hereto and incorporated by reference herein:

- Exhibit A – Services
- Exhibit B - Rates / Payments

2. SERVICES TO BE PERFORMED BY COUNTY.

2.1 In consideration of the payments set forth herein and in Exhibit B, County shall provide law enforcement and police services within City. Said services are described in Exhibit A.

2.2 The City is not limited to the services identified in Exhibit A, and may request and fund additional services in the field of public safety, law enforcement or related fields within the legal authority of the Sheriff to provide, subject to additional service costs.

3. PAYMENTS.

3.1 The City shall pay the County for the services provided under the terms of this Agreement at the rates set forth in Exhibit B.

3.1.1 At the City's request, the City will receive a quarterly overtime, salary, and benefits

report that will include year-to-date expenditures for overtime, salary, special pays, and benefits. The report will provide a summary level comparison between the actual expenditures and budgeted amounts based on the costs for personnel outlined in the adopted Exhibit B.

3.1.2 An annual reconciliation will be completed at the end of each fiscal year wherein the Sheriff's Office will reconcile the amount in this Agreement against the actual cost of services delivered. Any surplus funds will be set aside in an interest-earning account held by the County and available to the City to cover potential future deficits or other one-time needs. However, if this excess revenue exceeds $1M, the balance exceeding $1M will be returned to the City at year-end for the City to utilize at its discretion.

3.2 The rates set forth in Exhibit B shall be readjusted by the County annually effective July 1st of each year, and attached as an Amendment to this Agreement, to reflect the cost of such services as provided in Government Code Section 51350 and in accordance with the policies and procedures for the determination of such rates as approved by the County Board of Supervisors. County shall provide City with the proposed rates for the following contract year on or before April 1 of each year.

3.3 The City shall be billed based on the service level provided within the parameters of Exhibit A.

3.4 The cost of additional services, requested by City, in the field of public safety, law or related fields within the legal authority of the Sheriff to provide not set forth in Exhibit A shall be reflected in an amendment to Exhibits A and B.

3.5 **Retirement – Unfunded Actuarial Accrued Liabilities**.

3.5.1 Retirement rates reflected in Exhibit B are calculated using the County's employer rate, consisting of a normal cost component and an amortization component for the Unfunded Actuarial Accrued Liability (UAAL). Upon annual receipt of City's CALPERS Actuarial Valuation for the Safety Plan documenting the City's annual UAAL cost for Police Only, and subject to Section 3.5.2, County will credit subsequent quarterly invoices in the amount due from City to CalPERS for UAAL payments made on behalf of the Safety members from prior law enforcement service.

3.5.2 Under no circumstances will this credit exceed County's Total UAAL attributed to the Half Moon Bay Agreement or result in City's obligation for retirement costs to County being below the County's normal cost as reflected in the annual actuarial valuation provided by SamCERA.

3.5.3 It is City's responsibility to provide County with an official CalPERS report detailing the amount of UAAL for Police Only. The credit will not include any amounts paid for other Safety members including Fire or non-Safety members.

3.5.4 In determining the threshold for normal cost, if County does not receive its annual SamCERA actuarial report prior to the first invoice, normal cost will be calculated using the prior year's SamCERA actuarial report until the new report is received. The invoice immediately following receipt of the SamCERA report will reflect a retroactive adjustment due to the change in normal cost, when such change results in a reduction or addition to City liability to County.

3.5.5 City must provide County with proof of payment by July 31st of each year. If

payment made to CalPERS for purposes identified in 3.5.1 is less than the applied credit, City will be billed for the difference. If payment made to CalPERS for purposes identified in 3.5.1 is higher than the credit received, City will receive a retroactive adjustment subject to section 3.5.2 on the first invoice immediately following receipt of proof of such payment.

3.5.6 City will receive a credit that is based on the amortization of side fund payment and other UAAL contributions identified in future valuations for police subject to limitations identified in section 3.5.2. This credit will be adjusted annually to reflect actual payments.

3.5.7 Proof of payment shall be a copy of canceled check in addition to any documentation sent to CalPERS with the payment.

4. TERM.

4.1 This Agreement shall be in full force and effect from: **JULY 1, 2025 to JUNE 30, 2030**.

4.2 City shall notify County by each January 1st of its desire for the Sheriff's Office to continue to provide law enforcement services for and on behalf of City within the territorial limits of City, and the parties shall thereafter endeavor to reach a mutual agreement for said law enforcement services to take effect upon expiration of this Agreement.

5. RIGHT OF TERMINATION.

5.1 Either party may terminate this Agreement with or without cause effective as of the first day of July of the following year upon written notice to the other party of not less than twelve (12) months prior thereto.

5.2 In the event of termination, each party shall fully discharge all obligations owed to the other party accruing prior to the effective date of such termination, and, except as otherwise provided herein, each party shall be released from all obligations which would otherwise accrue subsequent to the date of termination.

5.3 The City may terminate this Agreement or a portion of the services referenced in the Exhibits based upon City's unavailability of funds, by providing written notice to County as soon as is reasonably possible after the City learns of said unavailability of funding.

5.4 If City terminates for non-appropriation, it will be liable to pay County for: (1) the portion of the contract costs attributable to all services performed, on or before the effective date of the termination; and (2) reasonable costs and expenses that County incurs as a result of early termination of the Agreement.

6. HOLD HARMLESS.

6.1 City shall defend, hold harmless and indemnify County, its officers, agents, and/or employees from any and all claims for injuries to persons and/or damage to property which arise out of the terms and conditions of this Agreement and which result from the negligent acts or omissions of City, its officers, agents and/or employees.

6.2 County shall defend, hold harmless and indemnify City, its officers, agents and/or employees from any and all claims for injuries to persons and/or damage to property which arise out of the terms and conditions of this Agreement and which result from the negligent

acts or omissions of County, its officers, agents, and/or employees.

6.3 In the event of the concurrent negligence of City, its officers, agents and/or employees, and County, its officers, agents and/or employees, then the liability for any and all claims for injuries or damages which arise out of the terms and conditions of this Agreement shall be apportioned under California's Theory of Comparative negligence as presently established or may be hereafter modified.

7. INSURANCE.

7.1 Both parties shall maintain sufficient insurance, self-insurance or a combination thereof to comply with the following requirements, and, if requested, each party shall furnish the other party with certificates of insurance evidencing the required coverage. Thirty (30) days' notice must be given, in writing, to County of any pending change in the limits of liability or of any cancellation or modification of the policy.

7.1.1 Worker's Compensation and Employer's Liability Insurance. Both parties shall have in effect during the entire life of this Agreement Worker's Compensation and Employer's Liability Insurance, or an acceptable program of self-insurance providing full statutory coverage. In signing this Agreement, parties certify, as required by Section 1861 of the California Labor Code, that they are aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of the Code, and parties will comply with such provisions before commencing the performance of the work of this Agreement.

7.1.2 Liability Insurance. City and County shall take out and maintain during the life of this Agreement such Bodily Injury Liability and Property Damage Liability Insurance for services covered by this Agreement from any and all claims for damages for bodily injury, including accidental death, as well as any and all claims for property damage which may arise from City's and County's operations under this Agreement, whether such operations be by himself/herself or by any sub-contractor or by anyone directly or indirectly employed by either of them. Such insurance shall be combined single limit bodily injury and property damage for each occurrence and shall be not less than the amount specified below.

Such insurance shall include:

- ☐ Comprehensive General Liability $5,000,000
- ☐ Motor Vehicle Liability Insurance $5,000,000

8. NON-DISCRIMINATION AND OTHER REQUIREMENTS.

8.1 *Section 504*. City and County shall comply with § 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990, as amended, which provide that no otherwise qualified handicapped individual shall, solely by reason of a disability, be excluded from the participation in, be denied the benefits of, or be subjected to

discrimination in the performance of this Agreement, and that reasonable and legally-specified accommodations will be made to serve individuals with disabilities.

8.2 *General Non-discrimination.* No person shall, on the grounds of race, color, religion, ancestry, gender, age (over 40), national origin, medical condition (cancer), physical or mental disability, sexual orientation, pregnancy, childbirth or related medical condition, marital status, or political affiliation be denied any benefits or subject to discrimination under this Agreement.

8.3 *Equal Employment Opportunity.* City and County shall ensure equal employment opportunity based on objective standards of recruitment, classification, selection, promotion, compensation, performance evaluation, and management relations for all employees under this Agreement. City's and County's equal employment policies shall be made available to either party upon request.

8.4 *Violation of Non-discrimination Provisions.* Violation of the non-discrimination provisions of this Agreement shall be considered a breach of this Agreement and may result in termination of this Agreement, and /or legal action to recover any Court-imposed damages incurred as a result of said violation(s). To effectuate the provisions of this section, the County Manager and City Manager may request authorization to examine City's or County's employment records relating to this Agreement, as the case may be with respect to compliance with this paragraph, and City and County shall not unduly withhold authorization.

8.5 *Compliance with Equal Benefits Ordinance.* With respect to the provision of employee benefits, City shall comply with the County Ordinance which prohibits contractors from discriminating in the provision of employee benefits between an employee with a domestic partner and an employee with a spouse.

8.6 *Other Statutory Compliance.* City and County shall comply fully with the non-discrimination requirements required by 41 CFR 60-741.5 (a), which is incorporated herein as if fully, set forth. All services to be performed pursuant to this Agreement shall be performed in accordance with all applicable Federal, State, County, and municipal laws, including, but not limited to, Health Insurance Portability and Accountability Act of 1996 (HIPAA) and all Federal regulations promulgated thereunder, as amended.

8.7 *Compliance with Contractor Employee Jury Service Ordinance.* City and County shall comply with the County Ordinance with respect to provision of jury duty pay to employees and have and adhere to a written policy that provides that its employees shall receive from the City, on an annual basis, no less than five days of regular pay for actual jury service in San Mateo County. The policy may provide that employees deposit any fees received for such jury service with the City or that the City deduct from the employees regular pay the fees received for jury service.

9. RETENTION OF RECORDS.

9.1 Each party agrees to provide to the other party, to any federal or state department having monitoring or reviewing authority, to County's or City's authorized representatives and/or their appropriate audit agencies upon reasonable notice, access to and the right to examine and audit records and documents necessary to determine compliance with relevant federal, state, and local statutes, rules, and regulations, and this Agreement, and to evaluate the quality, appropriateness and timeliness of services performed.

9.2 City and County shall maintain and preserve all financial records relating to this

Agreement for a period of four (4) years from the termination date of this Agreement, or until audit findings are resolved, whichever is greater.

10. MERGER CLAUSE.

10.1 This Agreement and the Transfer Agreement including the Exhibits attached to each constitutes the sole Agreement of the parties hereto and correctly states the rights, duties, and obligations of each party as of this document's date. Any prior agreement, promises, negotiations, or representations between the parties not expressly stated in this document are not binding. All subsequent modifications to either Agreement shall be in writing and signed by the parties.

11. CONTROLLING LAW.

11.1 The validity of this Agreement and of its terms or provisions, as well as the rights and duties of the parties hereunder, the interpretation, and performance of this Agreement shall be governed by the laws of the State of California.

12. DISPUTE RESOLUTION.

12.1 Should any dispute arise out of this Agreement, the parties shall first meet and confer in an attempt to resolve the dispute. Should such efforts fail to resolve the dispute within twenty (20) days, the parties shall meet in mediation and attempt to reach a resolution with the assistance of a mutually acceptable mediator. Neither party shall file legal action without first meeting in mediation and making a good faith attempt to reach a mediated resolution. The costs of the mediator, if any, shall be paid equally by the parties. If a mediated settlement is reached neither party shall be deemed the prevailing party for purposes of the settlement and each party shall bear its own legal costs.

13. FINES AND FORFEITURES.

13.1 City shall be entitled to the fines and forfeitures to which City would otherwise be entitled pursuant to Penal Code Section 1463.001, et seq.

13.2 As legally permitted and in compliance with federal, state, and local rules and regulations, City shall remain entitled to the following revenue during the duration of this agreement:

- Abandoned Vehicle Recovery
- Accident Reports Fee
- First Chance Fee
- Crime Reports
- SB 90 Reimbursements
- Good Conduct Letter
- Drunk Driving Cost Recovery
- Incident Photos
- Vehicle Release Fee
- Repo Vehicle Info Entering Fee

13.3 Unless otherwise specified in this agreement, City shall remain responsible for the billing and collection of these fees. Information obtained by County that is required by City to complete the billing will be forwarded upon the request of City.

13.4 Collection of Fees.

13.4.1 Any fees collected at 330 Bradford Street by the County on City's behalf will be collected in accordance with City's fee schedule and shall be credited to the City's interest-bearing account.

13.4.2 Any fees collected on behalf of the County at the Half Moon Bay Substation will be collected in accordance with the County's fee schedule and forwarded to County in a manner that is mutually agreed upon.

13.4.3 City will provide and maintain currency drawers. The assigned Records Technician will balance the currency drawer as required by the City.

13.5 POST Reimbursements. City shall be credited for all POST reimbursements received by County for backfill of City's assigned deputies. All other POST reimbursements will remain revenue of County.

13.6 Third Party Providers. For any costs currently charged to the Half Moon Bay Police Department, directly or indirectly, by third party providers other than the Sheriff's Office, the City reserves the right to either recover directly, or with the County's agreement, have those costs recovered by the County and credited against the Agreement for Law Enforcement Services with County.

14. NOTICES.

14.1 Any notice, request, demand, or other communication required or permitted hereunder shall be deemed to be properly given when deposited in the United State mail, postage prepaid, or when deposited with a public telegraph company for transmittal, charges prepaid, and addressed to:

In the case of County, to:
San Mateo County Sheriff's Office
ATTN: Sheriff
330 Bradford Street, 5th Floor
Redwood City, CA 94063

In the case of City, to:
City of Half Moon Bay
ATTN: City Manager
537 Kelly St
Half Moon Bay, CA 94019

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have affixed their hands.

COUNTY OF SAN MATEO
A Political Sub-division of the
State of California

BY: _____
President, Board of Supervisors

DATE: _____

ATTEST:

BY: _____
Clerk of Said Board

CITY OF HALF MOON BAY

BY: _____
City Manager

DATE: _____

ATTEST:

BY: _____
City Clerk

EXHIBIT A
SERVICES

Agreement for Law Enforcement Services between the
County of San Mateo and City of Half Moon Bay

In consideration of the payments set forth in Exhibit B, County shall provide City with the following services:

1. <u>DESCRIPTION OF SERVICES PROVIDED BY COUNTY.</u>

1.1 LAW ENFORCEMENT SERVICES.

1.1.1 The County agrees, through the Sheriff of the County of San Mateo (hereinafter referred to as "Sheriff"), to provide general law enforcement services within the corporate limits of the City to the extent and in the manner hereinafter set forth in this Agreement.

1.1.2 Except as otherwise specifically set forth in this Agreement, such services shall only encompass duties and functions of the type coming within the jurisdiction of and customarily rendered by the Sheriff under the County Charter, the statutes of the State of California, and under the City municipal codes.

1.1.3 General law enforcement services performed hereunder may include, if requested by the City, supplemental security support, supplemental sworn officer support, and supplemental professional civilian support staff.

1.2 SUPPORT SERVICES.

1.2.1 Administrative staff provided to City, as outlined in Exhibit A, will provide general administrative support and will perform the services necessary for the collection of Abandoned Vehicle Recovery Fees and Alarms Permits & Response Fees.

1.2.2 *<u>Alarm Permit & Response Fees.</u>* City shall remain responsible for the actual billing and collection of Alarms Permit and Response revenue. Administrative staff will maintain and forward the necessary information to City's Finance Department for the billing and collection of said revenue upon request of City.

1.2.3 *<u>Records Fees.</u>* County's Sheriff's Records Bureau will perform the services necessary and collect fees on behalf of City for the following:

- Vehicle Release Fee
- Accident Reports
- Crime Reports
- Good Conduct Letter

2. <u>ADMINISTRATION OF PERSONNEL.</u>

2.1 The rendition of the services performed by the Sheriff's Office, the standards of performance, the discipline of personnel, and other matters incident to the performance of such services and the control of personnel so employed shall remain with the County.

2.2 In the event of a dispute between the parties to this Agreement as to the extent of the duties and functions to be rendered hereunder, or level of services or manner of performance of such services, the Sheriff and the City shall meet and confer to resolve such disputes.

2.3 All City employees who work in conjunction with the Sheriff's Office pursuant to this Agreement shall remain employees of the City and shall not have any claim or right to

employment, civil service protection, salary, or benefits or claims of any kind from the County based on this Agreement.

2.4 The City shall not be called upon to assume any liability for the direct payment of any Sheriff's Office salaries, wages, or other compensation to any County personnel performing services hereunder for said City. Except as herein otherwise specified, the City shall not be liable for compensation or indemnity to any County employee or agent of the County for injury, disability or illness arising out of services provided under this Agreement.

3. DEPLOYMENT OF PERSONNEL.

3.1 Services performed hereunder shall be developed in conjunction with the Sheriff and detailed in *Exhibit A, Section 8 - Assignment / Selection of Personnel*.

4. REPORTS.

4.1 The Sheriff or Sheriff's designee shall report periodically to the City Council, at the City Manager's discretion, all violations of law within its borders coming to the Sheriff's attention. Quarterly statistical reports will be provided to City by the Sheriff upon request.

5. UNIFORMS & INSIGNIA.

5.1 Personnel performing such law enforcement services as herein provided shall be in the prescribed uniform of the San Mateo County Sheriff's Office during the performance of their duties.

5.2 Similarly, patrol vehicles used by deputies assigned to provision of services under this Agreement shall bear the markings and insignia of the Sheriff's Office and may include the City's logo. Any future changes to the markings and insignia of the Half Moon Bay Bureau vehicles may be made by mutual agreement of the Sheriff and the City Manager.

5.3 If the City should desire any customization of uniforms or insignia relative to services provided, the City shall notify Sheriff of same, and the Sheriff in their sole discretion may decide whether it is feasible and agreeable to do so. In that case, the cost of modification to uniforms and/or insignia shall be borne by the City.

6. CITY OBLIGATIONS.

6.1 City shall furnish at its own cost and expense all necessary office space, furniture and furnishings, office supplies, janitorial service, telephone, light, water and other utilities, in order for the Sheriff to maintain a substation office in the City. The area to be utilized for the substation is located at 537 Kelly St in Half Moon Bay.

6.2 It is expressly further understood that such areas may be used by the Sheriff or the County of San Mateo in connection with the performance of duties in territory outside of City and adjacent thereto.

6.3 Notwithstanding the foregoing, it is agreed that in all instances where special supplies, stationery, notices, forms, and the like must be issued in the name of City, the same shall be supplied by said City at its own cost and expense.

7. PERFORMANCE OF AGREEMENT.

7.1 For the purpose of performing said general law enforcement services, County shall furnish and supply all necessary labor, supervision, equipment and supplies necessary to maintain the agreed level of services to be rendered hereunder.

7.2 Notwithstanding the foregoing, the City may provide additional resources for the County to

utilize in performance of the services.

8. ASSIGNMENT/SELECTION OF PERSONNEL.

8.1 Assigned Personnel.

POSITION	# of FTE
Captain	0.75
Sergeants	2.00
Deputies	9.00
Community Service Officers (1 FT)	1.00
Administrative Assistant	0.50
Records Technician	1.00
TOTAL # (FTE)	**14.25**

9. ASSIGNMENT OF SPECIFIC PERSONNEL.

9.1 In the event that the position of Captain assigned to the City (via this Agreement) needs to be filled, the Sheriff will provide City with up to three (3) candidates for consideration, contingent upon availability and vacancies in the Captain classification. City Manager shall select one of the three candidates.

9.2 The City Manager may request reassignment of personnel assigned to the City at any time. The Sheriff and City Manager shall meet and confer regarding the request within ten (10) days.

EXHIBIT B
RATES / PAYMENTS

Agreement for Law Enforcement Services between the County of San Mateo and City of Half Moon Bay

In consideration of the services described in Exhibit A, City shall pay County based on the following fee schedule:

1. CHARGES FOR SERVICES.

1.1 City shall pay County for services described in this Agreement as calculated based on the formulas set forth in Section 6, Calculated Rates, attached hereto and incorporated by reference herein.

1.2 Section 6, Calculated Rates, shall be readjusted by the County annually effective July 1 of each year and attached hereto as an updated / revised Section 6.

2. INVOICING / BILLING.

2.1 On a quarterly basis in accordance with Section 3 below, Sheriff's Office Fiscal Services Bureau shall submit an invoice to the City. At the end of each fiscal year, the Sheriff's Office will reconcile the amount in this Agreement against the actual cost of services delivered. Any surplus funds will be set aside in an interest-earning account held by the County and available to the City to cover potential future deficits or other one-time needs. However, if this excess revenue exceeds $1M, the balance exceeding $1M will be returned to the City at year-end for the City to utilize at its discretion.

2.2 Payments and questions regarding invoicing shall be directed to the Sheriff's Office Fiscal - Invoicing at Sheriffs_Fiscal_Unit@smcgov.org or be mailed to:

San Mateo County Sheriff's Office
Fiscal Services Bureau
330 Bradford Street, 5th floor
Redwood City, CA 94063

3. PAYMENTS.

3.1 Total charges due for the period of July 1, 2025 through June 30, 2026 are $ 6,643,773. Invoices will be issued according to the following schedule:

Invoice Issued	Amount
July 1, 2026	$ 1,660,943.25
October 1, 2026	$ 1,660,943.25
January 1, 2027	$ 1,660,943.25
April 1, 2027	$ 1,660,943.25

NOTE: UAAL credits are not reflected in the above amounts.

3.2 Future Fiscal Year payments will be in accordance with the revised Calculated Rates effective July 1 of each year. Payments will be due the first day of each quarter for each subsequent year of this Agreement.

4. BOOKING / MESSAGE SWITCH/ FORENSIC LABORATORY FEES.

4.1 City shall not be responsible for paying Jail Access Fees, Booking Fees, Message Switch Fees, or Forensic Laboratory Fees to the County.

5. JOINT POWERS AGREEMENTS.

5.1 City shall continue to be responsible for fees set forth in the Joint Powers Agreements pertaining to the Narcotics Task Force (NTF) Department of Emergency Management (DEM).

6. CALCULATED RATES.

6.1 Rates for FY 2025-26 are outlined below.

San Mateo County Sheriff's Office
Half Moon Bay Law Enforcement Services
FY 2025-26 Budget

	Position Count	Employee Salaries	Employee Overtime	Employee Benefits	Total Expenses FY 2025-26
BASIC LAW ENFORCEMENT SERVICES:					
PERSONNEL COSTS:					
Deputy Sheriff - Day	4.00	$ 705,902	$ 219,407	$ 690,393	$ 1,615,702
Deputy Sheriff - Night	4.00	$ 741,871	$ 230,586	$ 719,468	$ 1,691,925
Investigative Deputy Sheriff-Detective	1.00	$ 185,200	$ -	$ 162,381	$ 347,581
Sergeant - Day	1.00	$ 215,679	$ 65,637	$ 203,867	$ 485,183
Sergeant - Night	1.00	$ 226,467	$ 68,920	$ 212,567	$ 507,954
Captain	0.75	$ 226,056	$ -	$ 184,109	$ 410,165
Community Services Officer	1.00	$ 83,507	$ 14,092	$ 62,370	$ 159,969
Administrative Assistant	0.50	$ 60,439	$ -	$ 37,517	$ 97,956
Records Technician	1.00	$ 83,627	$ -	$ 61,140	$ 144,767
PERSONNEL COSTS - TOTAL:	**14.25**	**$ 2,528,748**	**$ 598,642**	**$ 2,333,812**	**$ 5,461,202**
OPERATING COSTS:					
Uniform Allowances					$ 17,850
Office Supplies & Miscellaneous Expenses					$ 24,650
Equipment Maintenance					$ 182,442
Training Expenses					$ 15,675
Radio and Communications Charges					$ 54,884
Information Services Charges					$ 39,974
Vehicle Maintenance & Replacement Costs					$ 220,992
HR and Risk Management Service Charges					$ 43,826
Support Services					$ 582,280
OPERATING COSTS - TOTAL:					**$ 1,182,571**
TOTAL COST OF BASIC LAW ENFORCEMENT SERVICES:					**$ 6,643,773**
CalPERS UAAL Credit (Actual credit subject to limitations outlined in the contract)					$ (845,317)
TOTAL ADJUSTED COST OF BASIC LAW ENFORCEMENT SERVICES:					**$ 5,798,456**

6.2 The average overtime hourly rates for supplemental services described in Exhibit A are as follows:

San Mateo County Sheriff's Office FY 2025-26 Hourly Rates*	
Position	**Overtime Rate**
Admin Sergeant (Day)	$217.75
Sergeant (84 Plan Day)	$217.75
Sergeant (84 Plan Night)	$228.64
Detective Sergeant (Day)	$228.13
Deputy Sheriff (84 Plan Day)	$178.17
Deputy Sheriff (84 Plan Night)	$187.25
K-9 Deputy Sheriff (84 Plan Day)	$187.25
K-9 Deputy Sheriff (84 Plan Night)	$196.33
Motorcycle Deputy	$187.25
Detective Deputy Sheriff	$186.98
Community Services Officer II	$65.67
Criminal Records Tech II (Day)	$65.77

*Rates subject to change based on union negotiated rates and benefits

AMENDMENT ONE

AGREEMENT FOR LAW ENFORCEMENT SERVICES
BETWEEN THE COUNTY OF SAN MATEO AND CITY OF HALF MOON BAY

This **FIRST AMENDMENT** to the Agreement for Law Enforcement Services, dated for reference purposes only as of June 30, 2026, is made between the County of San Mateo, hereinafter referred to as "County" and the City of Half Moon Bay, hereinafter referred to as "City."

* * * * *

W I T N E S S E T H

WHEREAS, on July 1, 2025, County and City entered into an Agreement for the performance of the agreed upon law enforcement services within the City's boundaries by the County through the Sheriff; and

WHEREAS, both parties now wish to amend the Law Enforcement Services Agreement to incorporate the FY 2026-27 costs set forth in Exhibit B.

Now, therefore, it is hereby agreed by the parties hereto as follows:

1. "Exhibit B - Rates / Payments", to the Agreement is hereby deleted in its entirety and replaced with "Exhibit B - FY 2026-27 Rates / Payments", attached hereto and incorporated herein by reference.

2. This Amendment One is hereby incorporated and made a part of the original Agreement and is subject to all provisions therein. All other terms of the original Agreement not in conflict with Amendment One remain in effect and are incorporated by reference.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have affixed their hands.

COUNTY OF SAN MATEO
A Political Sub-division of the
State of California

BY: _____
SHERIFF KENNETH BINDER

DATE: _____

CITY OF HALF MOON BAY

BY: _____
CITY MANAGER

DATE: _____

APPROVED AS TO FORM

_____
CITY ATTORNEY

ATTEST:

BY: _____
CITY CLERK

EXHIBIT B
FY 2026-27 RATES / PAYMENTS

Agreement for Law Enforcement Services between the County of San Mateo and City of Half Moon Bay

In consideration of the services described in Exhibit A, City shall pay County based on the following fee schedule:

1. CHARGES FOR SERVICES.

1.1 City shall pay County for services described in this Agreement as calculated based on the formulas set forth in Section 6, Calculated Rates, attached hereto and incorporated by reference herein.

1.2 Section 6, Calculated Rates, shall be readjusted by the County annually effective July 1 of each year and attached hereto as an updated / revised Section 6.

2. INVOICING / BILLING.

2.1 On a quarterly basis in accordance with Section 3 below, Sheriff's Office Fiscal Services Bureau shall submit an invoice to the City. At the end of each fiscal year, the Sheriff's Office will reconcile the amount in this Agreement against the actual cost of services delivered. Any surplus funds will be set aside in an interest-earning account held by the County and available to the City to cover potential future deficits or other one-time needs. However, if this excess revenue exceeds $1M, the balance exceeding $1M will be returned to the City at year-end for the City to utilize at its discretion.

2.2 Payments and questions regarding invoicing shall be directed to the Sheriff's Office Fiscal - Invoicing at Sheriffs_Fiscal_Unit@smcgov.org or be mailed to:

San Mateo County Sheriff's Office
Fiscal Services Bureau
330 Bradford Street, 5th floor
Redwood City, CA 94063

3. PAYMENTS.

3.1 Total charges due for the period of July 1, 2026 through June 30, 2027 are **$7,251,351**. Invoices will be issued according to the following schedule:

Invoice Issued	Amount
July 1, 2026	$1,812,837.75
October 1, 2026	$1,812,837.75
January 1, 2027	$1,812,837.75
April 1, 2027	$1,812,837.75

NOTE: UAAL credits are not reflected in the above amounts.

3.2 Future Fiscal Year payments will be in accordance with the revised Calculated Rates effective July 1 of each year. Payments will be due the first day of each quarter for each subsequent year of this Agreement.

4. BOOKING / MESSAGE SWITCH/ FORENSIC LABORATORY FEES.

4.1 City shall not be responsible for paying Jail Access Fees, Booking Fees, Message Switch Fees, or Forensic Laboratory Fees to the County.

5. JOINT POWERS AGREEMENTS.

5.1 City shall continue to be responsible for fees set forth in the Joint Powers Agreements pertaining to the Narcotics Task Force (NTF) Department of Emergency Management (DEM).

6. CALCULATED RATES.

6.1 Rates for FY 2026-27 are outlined below.

San Mateo County Sheriff's Office
Half Moon Bay Law Enforcement Services
FY 2026-27 Budget

	Position Count	Employee Salaries	Employee Overtime	Employee Benefits	Total Expenses FY 2026-27
BASIC LAW ENFORCEMENT SERVICES:					
PERSONNEL COSTS:					
Deputy Sheriff - Day	4.00	$ 773,808	$ 251,116	$ 707,699	$ 1,732,623
Deputy Sheriff - Night	4.00	$ 813,237	$ 263,911	$ 737,434	$ 1,814,582
Investigative Deputy Sheriff-Detective	1.00	$ 203,016	$ -	$ 157,784	$ 360,800
Sergeant - Day	1.00	$ 236,427	$ 76,725	$ 209,333	$ 522,485
Sergeant - Night	1.00	$ 248,253	$ 80,563	$ 218,252	$ 547,068
Captain	0.75	$ 235,769	$ -	$ 170,473	$ 406,242
Community Services Officer	1.00	$ 87,095	$ 15,702	$ 65,555	$ 168,353
Administrative Assistant	0.50	$ 63,036	$ -	$ 35,955	$ 98,992
Records Technician	1.00	$ 87,219	$ -	$ 59,315	$ 146,534
PERSONNEL COSTS - TOTAL:	**14.25**	**$ 2,747,861**	**$ 688,017**	**$ 2,361,800**	**$ 5,797,678**
OPERATING COSTS:					
Uniform Allowances					$ 17,850
Office Supplies & Miscellaneous Expenses					$ 14,650
Equipment Maintenance					$ 43,450
Training Expenses					$ 16,530
Radio and Communications Charges					$ 53,699
Information Services Charges					$ 66,379
Vehicle Maintenance & Replacement Costs					$ 209,675
HR and Risk Management Service Charges					$ 82,855
Support Services					$ 948,586
OPERATING COSTS - TOTAL:					**$ 1,453,673**
TOTAL COST OF BASIC LAW ENFORCEMENT SERVICES:					**$ 7,251,351**
CalPERS UAAL Credit (Actual credit subject to limitations outlined in the contract)					$ (860,731)
TOTAL ADJUSTED COST OF BASIC LAW ENFORCEMENT SERVICES:					**$ 6,390,620**

6.2 The average overtime hourly rates for supplemental services described in Exhibit A are as follows:

San Mateo County Sheriff's Office FY 2026-27 Hourly Rates*	
Position	**Overtime Rate**
Sergeant (84 Plan Day)	$238.70
Sergeant (84 Plan Night)	$250.64
Deputy Sheriff (84 Plan Day)	$195.31
Deputy Sheriff (84 Plan Night)	$205.26
Detective Deputy Sheriff	$204.97
Community Services Officer II	$68.49
Administrative Assistant	$99.15
Criminal Records Technician II (Day)	$68.59

*Rates subject to change based on union negotiated rates and benefits