CITY COUNCIL AGENDA
REGULAR MEETING
CITY OF HALF MOON BAY

TUESDAY, FEBRUARY 15, 2022

REMOTE PARTICIPATION (SEE NEXT PAGE)

Debbie Ruddock, Mayor
Deborah Penrose, Vice Mayor
Robert Brownstone, Councilmember
Joaquin Jimenez, Councilmember
Harvey Rarback, Councilmember

7:00 PM

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 Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.

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

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

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

http://hmbcity.com/

SPECIAL REMOTE PARTICIPATION PROTOCOLS

This meeting will be held entirely by teleconference. All Councilmembers and staff will only participate via the Zoom platform using the process described below. The meeting is being conducted pursuant to recent amendments to the teleconference rules required by the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when local officials have recommended social distancing (AB 361). The purpose of AB 361 is to provide the safest environment for the public, elected officials, and staff while allowing for continued operation of the government and public participation during the COVID-19 pandemic.

*This meeting will be conducted via Zoom Webinar and live Spanish interpretation will be available within the Zoom platform. Members of the public are welcome to login into the webinar as Attendees. 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 Facebook at www.facebook.com/cityofhalfmoonbay. Please click to join the webinar: https://us06web.zoom.us/j/95535614263 or join by phone at 669-900-9128, using Webinar ID 955-3561-4263. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

CALL TO ORDER / ROLL CALL

APPROVAL OF AGENDA

PUBLIC FORUM

PROCLAMATIONS AND PRESENTATIONS

MIDCOAST COMMUNITY COUNCIL UPDATE
EQUITY EXPRESS PRESENTATION

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

CITY MANAGER UPDATES TO COUNCIL

COVID-19 UPDATE

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B WARRANTS FOR THE MONTH OF JANUARY 2022

Staff Recommendation: Accept the warrants list for the month of January 2022.

STAFF REPORT

ATTACHMENT 1

1.C APPROVAL OF MINUTES

Staff Recommendation: Approve meeting minutes for the October 5, 2021 Regular, November 2, 2021 Regular, November 9, 2021 Special, November 16, 2021 Special,

November 16, 2021 Regular, December 7, 2021 Closed Session, December 7, 2021 Special, December 7, 2021 Regular, December 21, 2021 Regular, and January 19, 2022 Special meetings.

ATTACHMENT 1

1.D BUILDING ELECTRIFICATION ORDINANCE - SECOND READING

Staff Recommendation: Waive second reading and adopt an ordinance adopting a new chapter 14.06 to the Half Moon Bay Municipal Code entitled "Electrification of Buildings."

STAFF REPORT

ORDINANCE

1.E MEMBERSHIP APPLICATION TO THE AARP NETWORK OF AGE FRIENDLY STATES AND COMMUNITIES

Staff Recommendation: Adopt a resolution approving the membership application to the AARP Network of Age Friendly States and Communities and authorize the Mayor to sign the accompanying letter.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

1.F RE-RATIFICATION OF RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS REMOTELY (AB 361)

Staff Recommendation: By motion, in accordance with Assembly Bill 361, re-ratify the findings in Resolution No. 2021-80 to continue conducting the City's Council, Commission, and Committee meetings remotely due to health and safety concerns to the public due to COVID-19.

STAFF REPORT

1.G RECEIPT OF LEGISLATIVE POSITION LETTERS

Staff Recommendation: Receive and file support letter sent for Senate Bill 45.

STAFF REPORT

ATTACHMENT 1

1.H REDISTRICTING PROCESS / TIMELINE

Staff Recommendation: Receive and file report on process and timeline for the 2021-2022 Redistricting Process and direct staff as appropriate.

STAFF REPORT

ATTACHMENT 1

2. ORDINANCES AND PUBLIC HEARINGS

2.A INTRODUCTION OF AN ORDINANCE TO AMEND MUNICIPAL CODE CHAPTER 1.24 WITH RESPECT TO ELECTING MEMBERS OF THE CITY COUNCIL, REDRAWING BOUNDARIES, AND SEQUENCING OF ELECTIONS WITHIN THE DISTRICTS (8:15 PM)

Staff Recommendation: Conduct a public hearing and introduce on first reading, an ordinance amending Chapter 1.24 of the Half Moon Bay Municipal Code with respect to electing members of the City Council, redrawing boundaries, and sequencing of elections within the districts.

STAFF REPORT

ORDINANCE

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

ATTACHMENT 5

3. RESOLUTIONS AND STAFF REPORTS

3.A POPLAR STREET - DEFERRED STREET IMPROVEMENT AGREEMENTS

Staff Recommendation:
It is recommended that the City Council:

1) Request staff send letters to the owners of the 20 parcels on Poplar Street with existing Deferred Street Improvement Agreements (Agreements) indicating the City's intent to seek payment for a portion of the deferred frontage improvements in conjunction with the Poplar Street Traffic Calming and Safety Project (Poplar Project); and

2) Direct staff to return to the City Council within 90 days to formalize the methodology of allocating and calculating costs for each parcel and alternatives for installment payment plans.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

COMMISSION / COMMITTEE UPDATES

CITY COUNCIL REPORTS / FUTURE ITEMS

ADJOURNMENT

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of**:** **February 15, 2021**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

From: Lisa Lopez, Administrative Services Director

TITLE: **WARRANTS FOR THE MONTH OF JANUARY 2022**

RECOMMENDATION:
Accept the warrants list for the month of January 2022.

STRATEGIC ELEMENT:
This recommendation supports the Fiscal Sustainability and Inclusive Governance Element.

DISCUSSION:
During this month, we processed 5 check runs. The first was on January 4, totaling $17,610.77. The second was on January 6, totaling $318,021.79. The third was on January 13, totaling $196,665.13. The fourth was on January 20, totaling $1,683,656.59. The fifth was on January 27, totaling $306,613.13. The total for the month was $2,522,567.43.

The City processed payments related to 20 capital improvement projects, in a total amount of $728,049.75. These projects include: Street Resurfacing, HWY 1 Safety/Traffic Reduction Improvements, HWY1 Safety/Congestion, Citywide Sidewalk Assessment, Poplar Complete Street Project, Urban Forest Management Program, Emergency Response Program, Facility Management Asset, Parks Master Plan Implementation, Carter Park Improvement, Poplar Beach Gateways Plan, Bikeway Connectivity Project- North, Main Street Bridge Rehabilitation, Climate Action and Adaption, Magnolia/Seymour Park, Smith Field Site Assessment, Main Street Lights, Corp Yard Improvements, Ocean Colony Pump Station Replacement, Inflow and Infiltration Program.

Staff is also including a list of all payments above $30,000 processed during this reporting period, as listed in the table below.

Over $30,000					
Check#	Vendor Number	Payee	Check Date	Check Amount	Description
50382	5326	DON FOWLER CONSTRUCTION	1/6/2022	101,583.88	JAN'22, SHERIFF SUBSTATION RENOVATION PROJECT
50399	3956	PENINSULA MUNICIPAL ENGINEERING INC.	1/6/2022	36,472.00	DEC'21, PROJECT MANAGEMENT SERVICES FOR EASTSIDE PARALLEL TRAIL AND HWY1 SAFETY NORTH
50440	3085	SHUTE MIHALY & WEINBERGER LLP	1/13/2022	80,305.08	LEGAL SERVICES
50460	89	HMB COASTSIDE CHAMBER OF COMMERCE	1/20/2022	40,000.00	2ND INSTALLMENT, FY21/22 BID FUNDING
50461	89	HMB COASTSIDE CHAMBER OF COMMERCE	1/20/2022	35,000.00	ANNUAL PAYMENT TO HMB CHAMBER OF COMMERCE
50468	1206	MARK THOMAS & CO. INC.	1/20/2022	59,650.23	OCT'21, HWY1 NORTH SAFETY & OPERATIONAL IMPROVEMENTS
50473	2784	PAPE MACHINERY INC	1/20/2022	154,972.76	JOHN DEERE 310SL-17028342
50478	216	SAN MATEO COUNTY SHERIFF'S OFFICE	1/20/2022	825,776.85	Q3, FY21/22 LAW ENFORCEMENT UAAL CREDIT
50480	159	SEWER AUTHORITY MID-COASTSIDE	1/20/2022	353,492.57	JAN'22, FY21/22 SEWER AUTHORITY MID-COASTSIDE OPERATIONS & MAINTENANCE (O&M)
50493	5225	CA STATE TREASURY CONDEMNATION FUND	1/27/2022	50,000.00	EMINENT DOMAIN ACTION FILED, CASE NO. 21-CIV-01560
50499	5326	DON FOWLER CONSTRUCTION	1/27/2022	55,848.60	JAN'22, SHERIFF SUBSTATION RENOVATION PROJECT

ATTACHMENTS:

Check Disbursement List by Check Date

Report Criteria:
Report type: Summary
Check.Type = "Calculated","manual"

Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description
50376	2407	ARAMARK	01/06/2022	409.20	MAINT SERVICE
50377	444	ASSOCIATION OF BAY AREA GOVERNMENTS	01/06/2022	346.52	LEVELIZED CHARGE NAT GAS
50378	3526	BIGGS CARDOSA ASSOCIATES INC	01/06/2022	432.50	DEC'21, PREPERATION OF PS&E AND ENVIRONMENTAL CLEAR
50379	5168	BLEYLE ELEVATOR, INC	01/06/2022	190.00	MAINT SERVICE
50380	5223	CAPITAL ONE TRADE CREDIT	01/06/2022	1,446.31	MAINT SUPPLIES
50381	4484	CSW/STUBER-STROEH ENGINEERING GROUP INC	01/06/2022	25,847.50	OCT'21-NOV'21, POPLAR STREET TRAFFIC CALMING AND SAF
50382	5326	DON FOWLER CONSTRUCTION	01/06/2022	101,583.88	JAN'22, SHERIFF SUBSTATION RENOVATION PROJECT
50383	4398	ELS ARCHITECTURE & URBAN DESIGN	01/06/2022	15,600.00	NOV'21, ARCHITECTURAL DESIGN FOR CORP YARD
50384	3446	FLYERS ENERGY, LLC	01/06/2022	1,748.69	VEHICLE FUEL
50385	3127	FREYER & LAURETA INC.	01/06/2022	11,895.00	NOV'21, SMITH FIELD PARKING LOT
50386	1545	GOVERNMENT FINANCE OFFICERS ASSOC.	01/06/2022	460.00	CERTIFICATE OF ACHIEVEMENT REVIEW FEE
50387	1853	HDL SOFTWARE LLC	01/06/2022	937.74	TOT AND BUSINESS LICENSE MANAGEMENT
50388	4267	IMPEC GROUP INC.	01/06/2022	16,145.74	DEC'21, FY21/22 JANITORIAL & MAINTENANCE SERVICES
50389	96	JAMES FORD INC.	01/06/2022	165.23	VEHICLE SERVICE
50390	4098	KIM GAINZA	01/06/2022	100.00	DEPOSIT REFUND 10/10/21 DEPOT ROOM
50391	4028	LORAL LANDSCAPING INC.	01/06/2022	2,000.00	DEC'21, FY21/22 LANDSCAPE AND MAINTENANCE SERVICES
50392	3746	MALCOLM C SMITH	01/06/2022	605.00	DEC'21, COMMUNICATION CONSULTANT
50393	3069	MANAGED HEALTH NETWORK	01/06/2022	304.00	EAP
50394	1206	MARK THOMAS & CO. INC.	01/06/2022	17,429.23	NOV'21, HWY1 NORTH SAFETY & OPERATIONAL IMPROVEMEN
50395	4589	MCA DIRECT	01/06/2022	1,801.07	MUNICIPAL ELECTION HANDBOOK
50396	2014	MOORE IAGOFANO GOLTSMAN INC.	01/06/2022	833.75	NOV'21, SUSTAINABILITY-CAAP
50397	3641	NEIGHBORHOOD RADIO	01/06/2022	200.00	ADVERTISING SERVICE
50398	457	OFFICE DEPOT INC.	01/06/2022	202.87	PW OFFICE SUPPLIES
50399	3956	PENINSULA MUNICIPAL ENGINEERING INC.	01/06/2022	36,472.00	DEC'21, PROJECT MANAGEMENT SERVICES FOR EASTSIDE PA
50400	141	PHIL'S TIRE & AUTO CARE	01/06/2022	1,409.28	VEHICLE REPAIR
50401	3951	PUBLIC PARKING ASSOCIATES INC	01/06/2022	165.00	MAINT SERVICE
50402	5219	RED CAR ANALYTICS	01/06/2022	1,158.75	DEC'21, HMB LIBRARY ZERO NET ENERGY SUPPORT SERVICE
50403	252	RICE TRUCKING-SOIL FARM INC.	01/06/2022	1,050.01	MAINT SUPPLIES
50404	3757	SCHAFF & WHEELER	01/06/2022	2,570.00	NOV'21, OCEAN COLONY CONSTRUCTION SUPPORT FOR 20/2
50405	3101	SHRED-IT USA LLC	01/06/2022	165.69	RECORDS MANAGEMENT
50406	5301	SUBURBAN PROPANE LP	01/06/2022	1,336.43	PROPANE
50407	1352	SWRCB ACCOUNTING OFFICE	01/06/2022	10,602.00	ANNUAL WATER PERMIT FEE
50408	1497	TURBO DATA SYSTEMS	01/06/2022	782.80	CITATION PROCESSING
50409	1232	U.S. BANK GLOBAL CORPORATE TRUST SERVICE	01/06/2022	24,858.10	FACITLIY LEASE #ISRF-21-139-A
50410	3701	V. W. HOUSEN & ASSOCIATES INC.	01/06/2022	18,075.50	NOV'21-DEC'21, FY21/22 WASTEWATER COLLECTION SYSTEM
50411	3871	WEST COAST ARBORISTS INC	01/06/2022	12,192.00	DEC'21, FY21/22 TREE MAINTENANCE

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Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description
50412	3162	WHELEN CONSTRUCTION	01/06/2022	6,500.00	SHERIFF SUBSTATION
50414	2022	ACC BUSINESS	01/13/2022	776.44	INTERNET SERVICE
50415	4300	AT&T	01/13/2022	1,767.56	PHONE SERVICE
50416	4115	BIG BELLY SOLAR INC	01/13/2022	2,542.02	DEC'21, SMART TRASH RECEPTACLES
50417	866	BOYS & GIRLS CLUB OF THE COASTSIDE	01/13/2022	150.00	EVENT CENTER RENTAL
50418	4577	CALIFORNIA ASSOCIATION OF PUBLIC INFO.	01/13/2022	625.00	EMERGENCY COMMUNICATIONS ACADEMY
50419	4193	CASELLE INC.	01/13/2022	3,744.00	ERP CONTRACT SUPPORT & MAINTENANCE
50420	1925	CITY OF BURLINGAME	01/13/2022	551.48	OCT'21 SMCO BID
50421	293	CLEARLITE TROPHIES	01/13/2022	296.87	OFFICE SUPPLIES
50422	3975	COLANTUONO HIGHSMITH WHATLEY PC	01/13/2022	28,486.50	LEGAL SERVICES -SAM
50423	3643	CORODATA RECORDS MANAGEMENT INC	01/13/2022	335.60	RECORDS MANAGEMENT
50424	3086	DIRECTV	01/13/2022	91.98	DIRECTV SERVICE
50425	5348	ECO OFFICE, INC.	01/13/2022	18,402.22	JAN'22, SHERIFF'S SUBSTATION RENOVATIONS
50426	4633	GRANICUS	01/13/2022	1,419.37	JAN'22, GRANICUS SERVICE
50427	89	HALF MOON BAY COASTSIDE CHAMBER OF COM	01/13/2022	7,331.00	OCT'21 OOC BID
50428	82	HALF MOON BAY REVIEW	01/13/2022	6,922.00	LEGAL AD
50429	1853	HDL SOFTWARE LLC	01/13/2022	613.92	BUSINESS LICENSE SOFTWARE
50430	4293	LOCKWORKS UNLIMINTED INC	01/13/2022	570.00	MAINT SERVICE
50431	3726	NICHOLAS LASZKIEWICZ	01/13/2022	1,258.00	TRANSLATION SERVICES
50432	457	OFFICE DEPOT INC.	01/13/2022	410.29	ADMIN OFFICE SUPPLIES
50433	4472	ON POINT LANGUAGE SOLUTIONS LLC	01/13/2022	2,175.00	TRANSLATION SERVICES
50434	5350	ORACIO BAUTISTA	01/13/2022	500.00	DEPOSIT REFUND 01/08/22 DEPOT ROOM
50435	3359	PACIFICA COMMUNITY TELEVISION	01/13/2022	18,100.00	FY21/22 Q2 RECORDING SERVICE
50436	5020	QUADIENT FINANCE USA, INC	01/13/2022	1,060.61	POSTAGE
50437	5020	QUADIENT LEASING USA, INC.	01/13/2022	1,151.44	LEASE PAYMENT
50438	5317	RAGAN COMMUNICATIONS, INC	01/13/2022	299.00	SUBSCRIPTION RENEWAL
50439	2797	SAN MATEO DAILY JOURNAL	01/13/2022	1,875.00	ADVERTISING SERVICE
50440	3085	SHUTE MIHALY & WEINBERGER LLP	01/13/2022	80,305.08	GENERAL MATTERS
50441	5319	TETRA TECH, INC.	01/13/2022	9,000.00	DEC'21, EMERGENCY OPERATIONS PLAN
50442	3955	TOWNSEND PUBLIC AFFAIRS	01/13/2022	5,000.00	NOV'21, TOWNSEND PUBLIC AFFAIRS
50443	4296	YOUTH LEADERSHIP INSTITUTE	01/13/2022	904.75	PLANNING AND IMPLEMENTATION TOWARDS POLICING IN HAL
50444	4211	ABUNDANT GRACE COASTSIDE WORKER	01/20/2022	28,389.66	SEP'21, FY21/22 COASTAL CLEAN TEAM
50445	18	ANDREINI BROTHERS INC.	01/20/2022	1,920.95	MAINT SERVICE
50446	3355	ASUNCION GIJON	01/20/2022	1,900.00	MAINT SERVICE
50447	4209	BAIRD & DRISKELL	01/20/2022	10,300.00	JAN'22, AFFORDABLE HOUSING ASSISTANCE
50448	481	BIG CREEK LUMBER	01/20/2022	7,127.50	CREDIT MAINT SUPPLIES
50449	4368	BRENDA CARRASCO	01/20/2022	500.00	DEPOSIT REFUND 02/05/22 DEPOT ROOM
50450	3079	CA DEPT OF INDUSTRIAL RELATIONS	01/20/2022	675.00	CONVEYANCE
50451	3532	CALIFORNIA COMPUTER AIDED DESIGN SOLS.	01/20/2022	900.00	FY20/21 WATER USAGE DATA COLLECTION
50452	3976	CIRCLEPOINT	01/20/2022	7,008.75	DEC'21, CONTINGENCY FOR HYATT HOTEL ENVIRONMENTAL I

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Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description
50453	51	COASTSIDE COUNTY WATER DISTRICT	01/20/2022	4,554.46	LIFT STATION FAIRWAY
50454	5318	COLUMN SOFTWARE, PBC	01/20/2022	132.00	PUBLIC NOTICE
50455	4398	ELS ARCHITECTURE & URBAN DESIGN	01/20/2022	12,500.00	NOV'21, CARTER PARK IMPROVEMENTS
50456	3127	FREYER & LAURETA INC.	01/20/2022	17,229.45	NOV'21-DEC'21, KELLY AVE INTERSECTION IMPROVEMENTS P
50457	3782	GRIFFIN STRUCTURES INC.	01/20/2022	846.72	DEC'21, CARTER PARK RENOVATION PROJECT
50458	76	HALF MOON BAY BUILDING & GARDEN	01/20/2022	290.78	MAINT SUPPLIES
50459	2564	HALF MOON BAY GRADING & PAVING INC.	01/20/2022	12,379.32	DEC'21, STORM DRAIN REPAIR AND STORM CLEAN UP
50460	89	HMB COASTSIDE CHAMBER OF COMMERCE	01/20/2022	40,000.00	2ND INSTALLMENT, FY21/22 BID FUNDING
50461	89	HMB COASTSIDE CHAMBER OF COMMERCE	01/20/2022	35,000.00	ANNUAL PAYMENT TO HMB CHAMBER OF COMMERCE
50462	3429	HUE & CRY INC	01/20/2022	157.95	SECURITY SERVICE
50463	1645	HUFFMAN-BROADWAY GROUP INC	01/20/2022	8,662.50	OCT'21-DEC'21, POPLAR BEACH GATEWAYS PLAN
50464	96	JAMES FORD INC.	01/20/2022	1,495.66	VEHICLE SERVICE
50465	5351	JOAQUIN TEJEDA	01/20/2022	500.00	DEPOSIT REFUND 01/15/22 DEPOT ROOM
50466	103	KIKUCHI & ASSOC.	01/20/2022	640.00	DEC'21, DESIGN AND CDP FOR MAGNOLIA PARK
50467	4110	LISA POPE	01/20/2022	1,093.75	TRANSCRIPTION SERVICE
50468	1206	MARK THOMAS & CO. INC.	01/20/2022	59,650.23	OCT'21, HWY1 NORTH SAFETY & OPERATIONAL IMPROVEMEN
50469	209	MAZE & ASSOCIATES	01/20/2022	5,570.00	FY20/21 AUDITING SERVICES
50470	3934	MITEL	01/20/2022	2,798.24	SHERIFF SUBSTATION PHONE SERVICE
50471	4566	PACIFIC COAST TRANE	01/20/2022	357.00	DEC'21, LIBRARY BUILDING MANAGEMENT SYSTEMS SUPPOR
50472	137	PACIFIC GAS & ELECTRIC	01/20/2022	8,356.92	NW HWY1 & MAIN STREET
50473	2784	PAPE MACHINERY INC	01/20/2022	154,972.76	JOHN DEERE 310SL-17028342
50474	3370	PRESIDIO SYSTEMS INC.	01/20/2022	2,750.00	MAINT SERVICE
50475	29	READYREFRESH	01/20/2022	69.15	WATER FOR CORP YARD
50476	5352	REYNALDO BULOSAN	01/20/2022	600.00	RESERVATION REFUND 01/29/22 GRAND OAK
50477	751	SAN MATEO COUNTY ENVIRONMENTAL HEALTH	01/20/2022	954.00	HEALTH INSPECTION
50478	216	SAN MATEO COUNTY SHERIFF'S OFFICE	01/20/2022	825,776.85	Q3, FY21/22 LAW ENFORCEMENT UAAL CREDIT
50479	2797	SAN MATEO DAILY JOURNAL	01/20/2022	660.00	ADVERTISING SERVICE
50480	159	SEWER AUTHORITY MID-COASTSIDE	01/20/2022	353,492.57	JAN'22, FY21/22 SEWER AUTHORITY MID-COASTSIDE OPERATI
50481	159	SEWER AUTHORITY MID-COASTSIDE	01/20/2022	24,752.37	JAN'22, FY21/22 SEWER COLLECTIONS
50482	3519	SWCA INCORPORATED	01/20/2022	2,465.00	TREE MAINT
50483	1352	SWRCB ACCOUNTING OFFICE	01/20/2022	600.00	ANNUAL WATER PERMIT FEE
50484	1232	U.S. BANK GLOBAL CORPORATE TRUST SERVICE	01/20/2022	21,115.63	FACITLIY LEASE #ISRF-21-139-B
50485	407	UNITED RENTALS NORTHWEST INC.	01/20/2022	654.00	MAINT SERVICE
50486	4429	WESTERN EXTERMINATOR COMPANY	01/20/2022	1,207.42	DEC'21, FY21/22 PEST MANAGEMENT PROGRAM
50487	3162	WHELEN CONSTRUCTION	01/20/2022	14,890.00	SHERIFF SUBSTATION
50488	5190	Wood Consulting Services	01/20/2022	7,760.00	NOV'21, ECONOMIC DEVELOPMENT CONSULTATION
50489	2022	ACC BUSINESS	01/27/2022	776.44	INTERNET SERVICE
50490	3332	AMERICAN PORTABLES	01/27/2022	1,612.81	JAN'21, FY21/22 PORTABLE RESTROOM FACILITIES
50491	4115	BIG BELLY SOLAR INC	01/27/2022	1,271.01	JAN'22, SMART TRASH RECEPTACLES
50492	3626	BKF ENGINEERS	01/27/2022	4,775.00	NOV'21-DEC'21, CORP YARD IMPROVEMENT PROJECT

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Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description	
50493	5225	CA STATE TREASURY CONDEMNATION FUND	01/27/2022	50,000.00	EMINENT DOMAIN ACTION FILED, CASE NO. 21-CIV-01560	
50494	5225	CA STATE TREASURY CONDEMNATION FUND	01/27/2022	10,000.00	EMINENT DOMAIN ACTION FILED, CASE NO. 21-CIV-06027	
50495	1925	CITY OF BURLINGAME	01/27/2022	9,164.48	NOV'21 SMCO BID	
50496	2941	CSG CONSULTANTS INC.	01/27/2022	3,248.75	DEC'21, NPDES STORMWATER SERVICES	
50497	4484	CSW/STUBER-STROEH ENGINEERING GROUP INC	01/27/2022	20,924.67	JAN'21, POPLAR STREET TRAFFIC CALMING AND SAFETY PRO	
50498	3086	DIRECTV	01/27/2022	98.23	DIRECTV SERVICE	
50499	5326	DON FOWLER CONSTRUCTION	01/27/2022	55,848.60	JAN'22, SHERIFF SUBSTATION RENOVATION PROJECT	
50500	4398	ELS ARCHITECTURE & URBAN DESIGN	01/27/2022	11,500.00	DEC'21, CARTER PARK PHASE 2 DESIGN SERVICES	
50501	5349	GATES AND ASSOCIATES	01/27/2022	9,218.46	DEC'21, SMITH FIELD FACILITIES MASTER PLAN	
50502	89	HALF MOON BAY COASTSIDE CHAMBER OF COM	01/27/2022	17,439.00	NOV'21 OOC BID	
50503	2564	HALF MOON BAY GRADING & PAVING INC.	01/27/2022	21,483.90	MAINT SERVICE	
50504	1853	HDL SOFTWARE LLC	01/27/2022	28,954.95	TOT AND BUSINESS LICENSE MANAGEMENT	
50505	1283	KATHY OLER	01/27/2022	1,900.00	FEB'22, TEMPORARY CITY PARKING LOT RENTAL	
50506	2699	KONICA MINOLTA BUSINESS SOLUTIONS	01/27/2022	2,273.21	JAN'21, PRINTER AND SCANNER LEASE AGREEMENT	
50507	3922	LLOYD A MCVICKER	01/27/2022	3,360.00	FEB'22 ANNEX RENT	
50508	3069	MANAGED HEALTH NETWORK	01/27/2022	304.00	EAP	
50509	2997	NICHOLS CONSULTING ENGINEERS CHTD	01/27/2022	5,465.79	DEC'21,POPLAR BEACH GATEWAYS PLAN	
50510	4339	PLAN JPA	01/27/2022	6,578.64	GENERAL LIABILITY CLAIMS	
50511	252	RICE TRUCKING-SOIL FARM INC.	01/27/2022	568.75	MAINT SUPPLIES	
50512	1760	STEPFORD	01/27/2022	15,115.00	MAR'21, FY20/21 IT SERVICES	
50513	3519	SWCA INCORPORATED	01/27/2022	6,593.02	DEC'21, CORP YARD ON-CALL ENVIRONMENTAL CONSULTING	
50514	3004	VERIZON WIRELESS	01/27/2022	307.84	MOBILE SERVICES	
50515	3871	WEST COAST ARBORISTS INC	01/27/2022	17,830.60	DEC'21, FY21/22 TREE MAINTENANCE	
50516	3923	WELLS FARGO	01/04/2022	17,610.77	12/01/21 HASSETT/PUMP STATION GATE PARTS	M
Grand Totals:						
140				2,522,567.43		

Report Criteria:
Report type: Summary
Check.Type = "Calculated","manual"

M = Manual Check, V = Void Check

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, OCTOBER 5, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING / ROLL CALL

Mayor Brownstone called the meeting to order at 7:11 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

PUBLIC FORUM

The following individuals addressed the Council:

- Tim Pond
- Shannon Murray
- Ralph Litscher
- Sarah Bueno
- Lizzette Solis

Councilmember Penrose requested the Council reconsider the vote on Measure D.

PROCLAMATIONS AND PRESENTATIONS

NATIONAL INDIGENOUS PEOPLES DAY PROCLAMATION

Mayor Brownstone read the proclamation declaring October 11, 2021 as National Indigenous Peoples Day.

LGBTQ HISTORY MONTH PROCLAMATION

Mayor Brownstone read the proclamation declaring October as LGBTQ History Month. Jenny Walter thanked the Council and invited the community to the upcoming activities.

PG&E WILDFIRE SAFETY UPDATE

Emergency Services Analyst Stocker discussed the PG&E Wildfire Webinar regarding recent outages and efforts to stop catastrophic wildfires.

Deputy City Manager Chidester provided an update on isolated outages.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that the Council met on September 30, 2021 and took no reportable action.

CITY MANAGER UPDATES TO COUNCIL

COASTSIDE RECOVERY

City Manager Nisbet provided an update on the Coastside Recovery Initiative including the Recovery Task Force members and its work.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B OCEAN VIEW PARK PLAYGROUND IMPROVEMENTS (CIP PROJECT 0609)
1.C ACCEPTANCE OF THE PREQUALIFIED LIST OF FIRMS FOR ON-CALL MATERIAL TESTING AND SPECIAL INSPECTION SERVICES FOR VARIOUS CITY PROJECTS
1.D AMENDMENT OF CITYWIDE TRAFFIC REGULATIONS FOR EMERGENCY ACCESS AND SAFETY ON CHESTERFIELD AVENUE AND PABLO COURT/ARROYO LEON DRIVE
1.E APPROVE CITY'S RESPONSE TO THE JULY 27, 2021 GRAND JURY REPORT ENTITLED "BUILDING GREATER TRUST BETWEEN COMMUNITY & LAW ENFORCEMENT VIA THE RACIAL AND IDENTITY PROFILING ACT"
1.F MEMORANDUM OF UNDERSTANDING WITH THE NATIONAL SKI PATROL FOR VOLUNTEER BIKE PATROL SERVICES
1.G RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS REMOTELY (AB361)

MOTION

Mayor Brownstone moved and Councilmember Penrose seconded a motion to approve the Consent Calendar. The question was called and the motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

None.

3. RESOLUTION AND STAFF REPORTS

3.A AWARD OF PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGEMENT OF THE JOHN L. CARTER PARK RENOVATION PROJECT (CIP NO. 611)

City Engineer Bozorginia presented the staff report.

Jon Hughes expressed enthusiasm in being part of the project.

MOTION

Councilmember Penrose moved and Councilmember Ruddock seconded a motion to adopt a resolution authorizing the Administrative Services Director to amend the FY 2021-22 Capital Budget by adding $245,000 from the unallocated capital budget to CIP Project No. 611 and authorizing the City Manager to award and execute a professional services agreement with Griffin Structures, Inc., in an amount not to exceed $245,000, for project and construction management services for the John L. Carter Park project. The question was called and the motion carried unanimously.

3.B BUILDING ELECTRIFICATION ORDINANCE STUDY SESSION (CONTINUED)

Public Works Director Doughty presented the staff report.

The Council discussed the item and asked questions of staff.

The following individuals addressed the Council:

- Tom Kabat
- Krystlyn Giedt
- Karen Wang
- Bruce Naegel
- Adrienne Etherton

The Council reviewed the Tables considered during the study session.

COMMISSION / COMMITTEE UPDATES

Deputy City Manager Chidester summarized the Joint Parks and Recreation Commission / Bike and Pedestrian Advisory Committee meeting and announced the Public Art Policy would be considered by the Commission on October 27, 2021.

CITY COUNCIL REPORTS / ITEMS

Mayor Brownstone discussed the recent meeting regarding College of San Mateo resources and access in the city.

Vice Mayor Ruddock announced the One Shoreline Climate Resilience Forum on October 14, 2021.

MOTION

Councilmember Penrose moved and Vice Mayor Ruddock seconded a motion that the Council revisit the Measure D permits for Accessory Dwelling Units. The Council concurred to bring the matter back on October 2, 2021.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 9:37 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, NOVEMBER 2, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING / ROLL CALL

Mayor Brownstone called the meeting to order at 7:04 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

PUBLIC FORUM

The following individuals addressed the Council:

- Danielle Lacampagne
- Harsh Luthra (Lee)

PROCLAMATIONS AND PRESENTATIONS

UNITED AGAINST HATE WEEK PROCLAMATION

Mayor Brownstone presented the proclamation to Jacquelyn McCormick, Chief of Staff for Berkeley Mayor Jesse Arreguin.

Ms. McCormick discussed the creation and purpose of United Against Hate and thanked the Council and community for its support.

VETERAN'S DAY PROCLAMATION

Mayor Brownstone presented the proclamation to Public Works Superintendent Todd Seeley.

Mr. Seeley discussed the honor of serving in the Army and thanked the Council for recognizing Coastside veterans.

REIMAGINE SAMTRANS PRESENTATION

City Engineer Bozorginia introduced the item and the SAMTrans team.

Jessica Epstein and Millie Tolleson, SAMTrans, provided project background, Phase 2 outreach, recommended networking, and Phase 3 outreach.

The Council asked questions and discussed the item.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

None.

CITY MANAGER UPDATES TO COUNCIL

IMAGINE MAGNOLIA PARK EVENT RECAP

Associate Planner Phillips provided an update on the recent Magnolia Park outreach event.

MAKE IT MAIN STREET ANNOUNCEMENT

Deputy City Manager Chidester announced an upcoming Make It Main Street event and Movies on Main Street.

FALL COMMUNITY RECYCLING EVENT ANNOUNCEMENT

Sustainability Analyst Vostinak reminded residents of the Fall Community Recycling Day on November 6, 2021, from 9 a.m. to 12 p.m.

LET'S TALK HOUSING MEETING ANNOUNCEMENT

Associate Planner Cozzolino discussed the upcoming Housing Work Session on November 9, 2021, at 5 p.m.

COAST HOUSE COMMUNITY FORUM ANNOUNCEMENT

Management Analyst Gaitan announced the community forum on November 17, 2021, at 6 p.m.

ABUNDANT GRACE WORKFORCE DEVELOPMENT CENTER

City Manager Nisbet announced the grand opening of the Abundant Grace Workforce Development Center on November 6, 2021, from 12 to 3 p.m.

TRUTH ACT FORUM

Councilmember Rarback announced the Truth Act Forum on November 3, 2021, from 6 – 8 p.m.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B RESOLUTION OF SUPPORT AND SUBMITTAL OF A GRANT APPLICATION FOR MEASURE A/W HIGHWAY PROGRAM FUNDING FOR THE HIGHWAY 1 NORTH IMPROVEMENTS (CIP NO. 538)
1.C TREASURER'S REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2021
1.D QUARTERLY FINANCIAL REPORT FOR THE FIRST QUARTER OF FISCAL YEAR 2021-22
1.E RE-RATIFICATION OF RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS REMOTELY (AB 361)

MOTION

Mayor Brownstone moved and Councilmember Penrose seconded a motion to approve the Consent Calendar. The question was called and the motion carried unanimously.

RECESS

Mayor Brownstone called a recess at 8:21 p.m. The meeting reconvened at 8:30 p.m. with all Councilmembers present.

2. ORDINANCES AND PUBLIC HEARINGS

2A. RESOLUTION OF NECESSITY AUTHORIZING AN EMINENT DOMAIN ACTION TO ACQUIRE REAL PROPERTY OWNED BY CLAUDIA GULASCH, MARTHA STANGER, AND HARRIETT LEWIS (SAN MATEO COUNTY APN 056-128-070)

City Attorney Engberg presented the staff report.

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to adopt by a 4/5 vote a resolution authorizing an eminent domain action to acquire the real property owned by Claudia Gulasch, as the heir to Barbara Gemanis, Martha Stagner, and Harriett Lewis (San Mateo County APN 056-128-070) (Property) located in the West of Railroad area. Acquisition of the Property is required to implement the City's 1985 Local Coastal Land Use Plan (LUP), 1996 certified Local Coastal Program, and 2020 LUP Update by

protecting significant habitat and scenic values, providing an area for green infrastructure to control drainage and manage hazards/erosion, managing retreat of the Coastal Trail, mitigating cumulative traffic impacts through its lot retirement program, and maintaining public access and recreational opportunities in the West of Railroad area (Project); 2. Authorize the City Attorney to deposit the amount of probable compensation in the amount of $15,000 with the court. The question was called and the motion carried unanimously.

3. RESOLUTION AND STAFF REPORTS

3.A CENSUS 2020-INFORMATIONAL UPDATE

Management Analyst Gaitain presented the staff report.

The Council asked questions of staff and discussed the item.

3.B 2021 MEASURE D ALLOCATIONS TRANSFER

Associate Planner Cozzolino and Community Development Director Ekas presented the staff report.

The following individuals addressed the Council:

- Tim Pond
- Rachel Bross
- Keith Weiner
- Belle Gorham
- Lisa Damrosch
- Daniel Lamb
- Lizzette Solis

The Council discussed the item and asked questions.

MOTION

Mayor Brownstone moved and Councilmember Ruddock seconded a motion to adopt a resolution approving a transfer of the 16 remaining Downtown base Measure D allocations, in addition to the four already transferred on September 21, 2021, comprising all of the Downtown base allocations remaining as of November 2021, to be used for new dwelling units proposed outside of the Downtown area, prioritized according to affordability, readiness, and location within the Town Center and discuss the issue of deed restrictions at the November 9, 2021 housing meeting with the Planning Commission. The question was called and the motion carried 4-0-1 (Councilmember Jimenez dissenting).

COMMISSION / COMMITTEE UPDATES

Deputy City Manager Chidester provided an update on the recent and upcoming Parks and Recreation Commission meetings.

Community Development Director Ekas provided an update on the Planning Commission.

CITY COUNCIL REPORTS / ITEMS

Councilmember Jimenez discussed the recent Day of the Dead event.

Councilmember Rarback requested consideration of a resolution requiring full vaccination for anybody working for the City within city limits including contractors and Sheriff's Department personnel. Councilmember Penrose concurred.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 10:23 p.m.

Respectfully Submitted:

_____
Jessica Blair, City Clerk

Approved:

_____
Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL / PLANNING COMMISSION JOINT MEETING

TUESDAY, NOVEMBER 9, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CALL TO ORDER / ROLL CALL

Mayor Brownstone called the meeting to order at 5:05 p.m.

ROLL CALL

PRESENT: Councilmembers Jimenez, Penrose (arrived at 5:08 p.m.) and Rarback, Vice Mayor Ruddock, Mayor Brownstone, Planning Commission Chair Ruddock, Vice Chair Polgar, Commissioners Benjamin and Gorn

ABSENT: Commissioner Hernandez

1. SPECIAL WORK SESSION: CITY COUNCIL AND PLANNING COMMISSION

1.A. WORK SESSION- HOUSING SITES AND MEASURE D

City Manager Nisbet introduced the item.

Community Development Director Ekas and Associate Planner Cozzolino presented the staff report including affordable housing, Regional Housing Needs Allocation (RHNA), and potential housing sites - Town Center, Farmworker, Planned Development, Mobile Home Parks, and Public Owned.

The following individuals addressed the City Council:

- Sean McPhetridge
- Jack Hebb
- Mike Ferreira
- Ana Gonzalez
- Raayan Modashemi
- Greg Jamison
- Joann Rokosky
- Dora

- Jose Avila
- Ariana Vidrio
- Alice
- Belinda Arriage
- Juana Ruano
- Carmen Avila
- Guadalupe Cacho
- Lizet Cortes
- Judy Taylor
- Angeles Avila
- Omar Garcia
- Carolina Sandoval
- Maria Avila
- Juan
- Miguel Antonio
- Francisca Villalobos
- Cristy Velasquez

RECESS

Mayor Brownstone called a recess at 7:05 p.m. The meeting reconvened at 7:21 p.m. with all Councilmembers and Planning Commissioners present, except Commissioner Hernandez.

The Planning Commission and City Council discussed the item.

RECESS

Mayor Brownstone called a recess at 8:49 p.m. The meeting reconvened at 8:56 p.m. with all Councilmembers and Planning Commissioners present, except Commissioner Hernandez.

Community Development Director Ekas and Associate Planner Cozzolino presented the staff report on Measure D implementation challenges.

The Commission and Council asked questions of staff.

The following individuals addressed the City Council:

- Judy Taylor
- Raayan Modashemi
- Jack Hebb
- Mike Ferreira
- Dora

Councilmember Rarback left the meeting at 9:50 p.m.

The Commission and Council discussed Measure D.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 10:13 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

SPECIAL MEETING

TUESDAY, NOVEMBER 16, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CALL TO ORDER / ROLL CALL

Mayor Brownstone called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

1. SPECIAL MEETING – COASTSIDE RECOVERY INITIATIVE

Senior Management Analyst Decker and Project Consultant Wood provided an update on the Coastside Recovery Initiative including goals, guiding principles, process overview, task force, milestones and timeline, accomplishments, and recommendations.

Gopi Mattel, Task Force Member, discussed his experience and applauded the City for supporting the initiative.

Deputy City Manager Chidester read comments from the owners of the Barn Restaurant in Half Moon Bay and Nic Erridge, Pescadero Municipal Advisory Council and South Coast resident.

Sophia Layne, Task Force Member, discussed her service on the Task Force, particularly Team Integrate.

City Manager Nisbet and Deputy City Manager Chidester discussed structure and resource considerations.

The following individuals addressed the Council:

- Sandra Winter
- Krystylyn Giedt
- Belinda Arriaga

The Council discussed the item.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 7:03 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, NOVEMBER 16, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING / ROLL CALL

Mayor Brownstone called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

PUBLIC FORUM

The following individuals addressed the Council:

- Virginia
- Terry Lehigh

PROCLAMATIONS AND PRESENTATIONS

MIDCOAST COMMUNITY COUNCIL UPDATE

Clare Toutant provided an update on recent activities of the Midcoast Community Council.

COLLEGE OF SAN MATEO PRESENTATION

Dr. Jennifer Taylor-Mendoza, President, and Lisa Petrides, Board of Trustees, provided an update on the College of San Mateo including shared priorities, connecting to the Coastside, Promise Scholars Program, data on students, support during the pandemic, and shared challenges.

The Council discussed the item.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

None.

CITY MANAGER UPDATES TO COUNCIL

None.

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B WARRANTS FOR THE MONTH OF OCTOBER 2021
1.C APPROVAL OF MINUTES
1.D RE-RATIFICATION OF RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS REMOTELY (AB 361)
1.E ADOPTION OF CALTRANS LOCAL ASSISTANCE PROCEDURES MANUAL (LAPM) CHAPTER 10: CONSULTANT SELECTION

MOTION

Mayor Brownstone moved and Councilmember Rarback seconded a motion to approve the Consent Calendar. The question was called and the motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2A. BUILDING ELECTRIFICATION ORDINANCE

Sustainability Analyst Vostinak presented the staff report.

Mayor Brownstone opened the public hearing.

The following individuals addressed the Council:

- Steve Fineman
- Terry Nagel
- Paul Gregorieff
- Linda Hutchins Knowles
- Linda Acosta Anderson
- Monet
- Tony Angelli
- Kurt Common
- Michelle Arias
- Joy Alfia
- Jack Hebb

- Bill Balson
- Les Deman
- Bruce Nagel
- Hunter McDivitt
- Frank Mento
- Frank Gerrity
- Dorene Gerrity
- Adrienne Etherton
- Elijah Leary
- Lauren Weston
- Suzanne Emmerson
- Natasha Elliot
- David Dalton
- Jim Cedrow
- Anne Fleming
- Crystal Wickham
- Virginia Terzian
- Allen Stromeyer
- Tom Kabat
- Terry Leighigh
- Kevin Stidemeyer
- Dave Eblovi
- Joe Fullerton
- Scott Shell
- Mr. Wonderful
- Diane Bailey
- Gina Azari
- Dave Shore
- Penny Marshal
- Karen Wang
- Jared Johnson
- Vic Birelli
- Lance Amatto
- Robert Whitehair
- Sven Tisom
- Gina Bay
- John Ullom
- Sean Armstrong
- Elsa Shafer
- Brianna Duarte

RECESS

Mayor Brownstone called a recess at 9:43 p.m. The meeting reconvened at 9:50 p.m. with all Councilmembers present.

The Council asked questions of staff, discussed the provisions of the proposed ordinance and provided direction to staff.

MOTION

Mayor Brownstone moved and Councilmember Ruddock seconded a motion to continue the hearing to December 7, 2021. The question was called and the motion carried unanimously.

2B. ELECTRIC VEHICLE AND PHOTOVOLTAIC SYSTEM REACH CODES FOR 2019 ENERGY CODE

MOTION

Mayor Brownstone moved and Councilmember Ruddock seconded a motion to continue the hearing to December 7, 2021. The question was called and the motion carried unanimously.

3. RESOLUTION AND STAFF REPORTS

3.A VACCINATIONS

The item was continued to December 7, 2021.

COMMISSION / COMMITTEE UPDATES

None.

CITY COUNCIL REPORTS / ITEMS

None.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 11:25 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 7, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE SPECIAL MEETING

Mayor Brownstone called the meeting to order at 5:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))
Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al., - San Clara Superior Court Civil No. 17CIV316927

ADJOURN SPECIAL MEETING

Mayor Brownstone adjourned the special meeting at 6:00 p.m.

Respectfully Submitted: Approved:

Jessica Blair, City Clerk

Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

SPECIAL MEETING

TUESDAY, DECEMBER 7, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CALL TO ORDER / ROLL CALL

Mayor Brownstone called the meeting to order at 6:00 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

PROCLAMATIONS AND PRESENTATIONS

CONNECT THE COASTSIDE

Supervisor Don Horsley and Chanda Singh provided an overview of Connect the Coastside.

The Council asked questions and discussed the item.

CITY MANAGER UPDATES

City Manager Nisbet announced the purpose of the placeholder vaccination item on the Regular meeting agenda. He clarified misinformation on the Poplar Complete Street Project.

City Engineer Bozorginia announced closures on Highway 92 for PG&E work.

1. RESOLUTIONS AND STAFF REPORTS

1.A. PUBLIC ART POLICY

Deputy City Manager Chidester and Management Analyst Gaitan presented the staff report.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to adopt a resolution adopting the City of Half Moon Bay Public Art Policy, which provides procedures for the City to manage the funding, commission, submission, evaluation, acceptance, or denial of public art, as well as its installation, maintenance, and if necessary, removal. The question was called and the motion carried unanimously.

1.B. VACCINATIONS

Administrative Services Director Lopez presented the staff report.

The following individuals addressed the Council:

- David Eblovi
- Stacy Sabol
- Angela Bolten

The Council discussed the item.

MOTION

Councilmember Rarback moved and Councilmember Penrose seconded a motion to require that anyone working for the City within city limits be fully vaccinated, including contractors and Sheriff's Department personnel. The question was called and the motion carried 4-1, Councilmember Ruddock dissenting.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 7:15 p.m.

Respectfully Submitted: Approved:

_____ _____

Jessica Blair, City Clerk Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 7, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING / ROLL CALL

Mayor Brownstone called the meeting to order at 7:03 p.m.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

PUBLIC FORUM

The following individuals addressed the Council:

- Aisha Baro
- Mr. Wonderful
- Krystlyn Giedt
- Brian and Laura Wilson

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that the Council met in Closed Session and took no reportable action.

1. CONSENT CALENDAR

Councilmember Jimenez pulled Item 1.C - 2022 Residential Dwelling Unit Allocation Pursuant to Half Moon Bay Municipal Code Chapter 17.06 (Measure D). He requested a comparison of the number of ADU locations in 2020, 2021 and 2022. Community Development Director Ekas discussed data points. Associate Planner Cozzolino provided the number of 2020 and 2021 ADUs.

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B RE-RATIFICATION OF RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS REMOTELY (AB 361)

1.C 2022 RESIDENTIAL DWELLING UNIT ALLOCATION PURSUANT TO HALF MOON BAY MUNICIPAL CODE CHAPTER 17.06 (MEASURE D)

1.D SAN MATEO COUNTY LOCAL MULTIJURISDICTIONAL HAZARD MITIGATION PLAN 2021

1.E FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HDL COMPANIES FOR BUSINESS LICENSE AND TRANSIENT OCCUPANCY TAX ADMINISTRATION AND COLLECTION

1.F FINAL ACCEPTANCE OF THE OCEAN COLONY FORCE MAIN AND PUMP STATION PROJECT (CIP NO. 9025)

1.G ACKNOWLEDGING COMPLETION OF THE SANITARY SEWER IMPROVEMENTS AND ACCEPTANCE FOR THE CITY'S OWNERSHIP AND THE RESPONSIBILITY TO MAINTAIN THE SANITARY SEWER MAIN CONSTRUCTED WITHIN THE PUBLIC EASEMENT IN THE CARNOUSTIE PHASE 4 SUBDIVISION

1.H HIGHWAY 1 SAFETY AND OPERATIONAL IMPROVEMENTS SOUTH PROJECT (CIP NO. 523)

MOTION

Mayor Brownstone moved and Councilmember Penrose seconded a motion to approve the Consent Calendar, with the exception of Item 1.C. The question was called and the motion carried unanimously.

MOTION

Mayor Brownstone moved and Councilmember Penrose seconded a motion to adopt a resolution setting the 2022 Residential Dwelling Unit Allocation and Administration System pursuant to Half Moon Bay Municipal Code Chapter 17.06 for 69 residential dwelling units, 46 units for the Downtown and 23 units outside of the Downtown. The question was called and the motion carried unanimously.

2. ORDINANCES AND PUBLIC HEARINGS

2.A MANDATORY ORGANICS WASTE DISPOSAL REDUCTION ORDINANCE

Public Works Program Manager Chong presented the staff report.

Mayor Brownstone opened the public hearing.

The following individuals addressed the Council:

- John Ullom
- Paul Grigorieff
- Krystlyn Giedt

Public Works Director Doughty responded to comments from the public.

There being no additional speakers, Mayor Brownstone closed the public hearing.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Rarback seconded a motion to waive first reading, and introduce an ordinance: a. Confirming without re-enacting previous repeal of Chapter 7.20 entitled "Garbage and Rubbish Disposal" in its entirely effective July 1, 2011; b. Repealing existing Chapter 7.21 entitled "Mandatory Solid Waste Collection Service"; c. Adopting a new Chapter 7.20 entitled "Solid Waste Collection, Recycling and Disposal"; and d. Adopting a new Chapter 7.21 entitled, "Edible Food Recovery." The question was called and the motion carried unanimously.

RECESS

Mayor Brownstone called a recess at 8:20 p.m. The meeting reconvened at 8:25 p.m. with all Councilmembers present.

2B. BUILDING ELECTRIFICATION ORDINANCE

Sustainability Analyst Vostinak presented the staff report.

Mayor Brownstone opened the public hearing.

The following individuals addressed the Council:

- Joe Fullerton
- Dashiell Leeds
- John Ullom
- Ben Granholm
- Terry Leighey
- Adrienne Etherton
- Natasha Elliot
- Robert Whitehair
- Bruce Negal
- Mr. Wonderful
- Paul Grigorieff

There being no additional speakers, Mayor Brownstone closed the public hearing.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to introduce an ordinance adopting a new chapter 14.06 to the Half Moon Bay Municipal Code entitled “Electrification of Buildings." The questioned was called and the motion carried 3-2, Mayor Brownstone and Councilmember Jimenez dissenting.

2.C ELECTRIC VEHICLE AND PHOTOVOLTAIC SYSTEM REACH CODES FOR 2019 ENERGY CODE

Sustainability Analyst Vostinak presented the staff report.

Mayor Brownstone opened the public hearing.

The following individuals addressed the Council:

- Adrienne Etherton
- Paul Grigorieff
- Bruce Negal
- Mr. Wonderful
- Robert Whitehair

There being no additional speakers, Mayor Brownstone closed the public hearing.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to introduce an ordinance repealing and replacing Chapter 14.04.040 and Chapter 14.04.120 of the Half Moon Bay Municipal Code to expand the requirements for photovoltaic systems in new non-residential buildings, require pre-wiring for back up battery storage and expand electric vehicle charging requirements in new residential buildings. The question was called and the motion carried unanimously.

3. RESOLUTION AND STAFF REPORTS

3.A VACCINATIONS

Council action was taken on this item during the December 7, 2021 Special meeting at 6:00 p.m.

The following individuals addressed the Council:

- John Ullom
- David Eblovi

COMMISSION / COMMITTEE UPDATES

None.

CITY COUNCIL REPORTS / ITEMS

Councilmember Ruddock discussed SB9 regarding subdivision of existing lots and requested a discussion on how the City would implement SB9.

Councilmember Jimenez discussed the success of Night of Lights.

Mayor Brownstone thanked the Council for allowing him to serve as Mayor.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 10:05 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Robert Brownstone, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

TUESDAY, DECEMBER 21, 2021

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CONVENE REGULAR MEETING / ROLL CALL

Mayor Brownstone called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Penrose, Rarback and Jimenez, Vice Mayor Ruddock, and Mayor Brownstone

PUBLIC FORUM

The following individuals addressed the Council:

- David Eblovi
- Krystlyn Giedt
- Mary Bernier
- Aisha Baro

2021 STATE OF THE CITY PRESENTATION

VIDEO PRESENTATION BY MAYOR BROWNSTONE, COASTSIDE CHAMBER CEO KRYSTLYN GIEDT, AND HMB LIBRARY MANAGER ANNIE MALLEY

The 2021 State of the City video was shown.

CITY COUNCIL REORGANIZATION

REMARKS BY OUTGOING MAYOR

Mayor Brownstone discussed the highlights of his term as Mayor and thanked the Council for its support.

PUBLIC REMARKS - OUTGOING MAYOR

The following individuals addressed the Council:

- Katrina Rill, representing Congresswoman Jackie Speier
- Joan Dentler, representing Senator Josh Becker
- Leslie Bulbuk, representing Assemblymember Marc Berman

Vice Mayor Ruddock commended Mayor Brownstone and presented a gavel plaque for his service as Mayor.

SELECTION OF MAYOR FOR 2022

MOTION

Mayor Brownstone moved and Councilmember Rarback seconded a motion to nominate Debbie Ruddock to serve as Mayor. The question was called and the motion carried unanimously.

SELECTION OF VICE MAYOR FOR 2022

MOTION

Mayor Ruddock moved and Councilmember Rarback seconded a motion to nominate Deborah Penrose to serve as Vice Mayor. The question was called and the motion carried unanimously.

REMARKS BY INCOMING MAYOR

Mayor Ruddock discussed her upcoming term as Mayor and suggested the Council focus on mental health awareness and community care and connection.

REMARKS BY INCOMING VICE MAYOR

Vice Mayor Penrose expressed her enthusiasm for serving as Vice Mayor for the coming year.

Councilmember Rarback and Councilmember Jimenez thanked Councilmember Brownstone for his service as Mayor and expressed enthusiasm for the coming year.

PROCLAMATIONS AND PRESENTATIONS

COASTSIDE JEWISH COMMUNITY 30TH ANNIVERSARY PROCLAMATION

Mayor Ruddock read the proclamation acknowledging the Coastside Jewish Community (CJC) 30th Anniversary.

Deputy City Manager Chidester displayed the proclamation and certificates of recognition from Assembly, Senate, and County representatives.

Sharon Turner, President of CJC, thanked the Council for its recognition.

MIDCOAST COMMUNITY COUNCIL UPDATE

Claire Toutant provided an update on the Midcoast Community Council.

HALF MOON BAY LIBRARY ANNUAL PRESENTATION

Deputy City Manager Chidester discussed library services.

Half Moon Bay Library Manager Annie Malley provided the San Mateo County Libraries Annual Report.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

None.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

None.

CITY MANAGER UPDATES TO COUNCIL

City Manager Nisbet congratulated Mayor Ruddock on her retirement from the State Coastal Conservancy.

1. CONSENT CALENDAR

Mayor Ruddock pulled items 1.H and 1.J for individual consideration.

The consent calendar consisted of the following items:

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
1.B WARRANTS FOR THE MONTH OF NOVEMBER 2021
1.C 2022 CALENDAR OF CITY COUNCIL MEETINGS
1.D AB1600 REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR ENDED JUNE 30, 2021
1.E ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE FISCAL YEAR ENDED JUNE 30, 2021
1.F ACCEPTANCE OF STATE OF CALIFORNIA LOCAL ASSISTANCE SPECIFIED GRANT FOR THE JOHN L. CARTER PARK RENOVATION PROJECT (CIP NO. 0611)
1.G RE-RATIFICATION OF RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS

REMOTELY (AB 361)

1.I ELECTRIC VEHICLE AND PHOTOVOLTAIC SYSTEM REACH CODES FOR 2019 ENERGY CODE-SECOND READING

MOTION

Councilmember Jimenez moved and Councilmember Rarback seconded a motion to approve the Consent Calendar, with the exception of Items 1.H and 1.J. The question was called and the motion carried unanimously.

The following items were pulled from the Consent Calendar for individual consideration:

1.J MANDATORY ORGANICS WASTE DISPOSAL REDUCTION ORDINANCE AND SOLID WASTE CODE UPDATE – SECOND READING

Public Works Director Doughty presented the staff report.

The following individuals addressed the Council:

- Paul Grigorieff

MOTION

Vice Mayor Penrose moved and Councilmember Brownstone seconded a motion to waive second reading and adopt an ordinance: 1) confirming without re-enacting previous repeal of Chapter 7.20 entitled "Garbage and Rubbish Disposal" in its entirety effective July 1, 2011; 2) repealing existing Chapter 7.21 entitled "Mandatory Solid Waste Collection Service"; 3: adopting a new Chapter 7.20 entitled "Solid Waste Collection, Recycling and Disposal"; and 4) adopting a new Chapter 7.21 entitled, "Edible Food Recovery." The question was called and the motion carried unanimously.

RECESS

Mayor Ruddock called a recess at 8:34 p.m. The meeting reconvened at 8:39 p.m. with all Councilmembers present.

1.H ORDINANCE AMENDING THE HALF MOON BAY MUNICIPAL CODE TO ADD A NEW CHAPTER "ELECTRIFICATION OF BUILDINGS" – SECOND READING

The following individuals addressed the Council:

- Jeff Hamilton
- Paul Grigorieff
- Les Deman
- Terri Lahey

- Matthyse
- Bruce Nagel
- Adrienne Etherton
- Aisha Baro
- David Eblovi
- Francesca Civoli
- Harry Quackenboss
- Tom Kabat

The Council discussed the item.

MOTION

Councilmember Brownstone moved and Councilmember Jimenez seconded a motion to bring back an ordinance at the February 1, 2022 Council meeting removing all remodels, including only new construction for commercial and residential and providing an exemption for agriculture, wastewater treatment plant. The question was called and the motion carried 4-1, Vice Mayor Penrose dissenting.

2. ORDINANCES AND PUBLIC HEARINGS

None.

3. RESOLUTION AND STAFF REPORTS

3.A SOUTH SEA LEVEL RISE VULNERABILITY ASSESSMENTS

Public Works Director Doughty presented the staff report.

Hilary Papendick, Climate Change Program Manager, San Mateo County South Coast Office of Sustainability, presented the Sea Level Vulnerability Assessment and Adaptation Plan.

The Council asked questions of staff and discussed the item.

MOTION

Councilmember Brownstone moved and Councilmember Jimenez seconded a motion to direct staff to return to the City Council on January 19, 2022 with an amendment to the Professional Services Agreement with Integral Consulting, Inc. and funding proposal for Phase 2 (adaptation strategies in the Ocean Colony area). The question was called and the motion carried unanimously.

COMMISSION / COMMITTEE UPDATES

None.

CITY COUNCIL REPORTS / ITEMS

Mayor Ruddock stated she was reappointed by CCAG as the coastal rep to One Shore Line.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 10:36 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Debbie Ruddock, Mayor

MINUTES

CITY OF HALF MOON BAY CITY COUNCIL

WEDNESDAY, JANUARY 19, 2022

VIRTUAL VIA ZOOM MEETING (COVID-19 PROTOCOLS)

CALL TO ORDER / ROLL CALL

Mayor Ruddock called the meeting to order at 7:03 p.m. and led the pledge of allegiance.

ROLL CALL

PRESENT: Councilmembers Brownstone, Jimenez, and Rarback, and Jimenez, Vice Mayor Penrose, and Mayor Ruddock

PUBLIC FORUM

The following individuals addressed the Council:

- Gregg Dieguez
- Ellen Hage
- David Eblovi

PROCLAMATIONS AND PRESENTATIONS

VOLUNTEER RECOGNITION - DYLAN RAGOZIN (COASTSIDE AYSO)

Mayor Ruddock thanked Mr. Ragozin for his dedication to the community. Mr. Ragozin expressed gratitude for the ability to continue with the soccer season.

NATIONAL SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH PROCLAMATION

Mayor Ruddock presented the proclamation to Pamela Estes, County Human Trafficking Division.

Ms. Estes discussed the Human Trafficking program.

MIDCOAST COMMUNITY COUNCIL UPDATE

None.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Ruddock reminded residents that they could order free COVID-19 test kits.

SERVICE REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that the Council met in Closed Session and took no reportable action. She discussed the Sewer Authority Mid-Coastside lawsuit, indicated a tentative ruling, reconsideration, and expected final decision in the next 90 days.

CITY MANAGER UPDATES TO COUNCIL

INTRODUCTION OF CAPTAIN ANDY ARMANDO

City Manager Nisbet introduced Captain Andy Armando.

COVID-19 UPDATE

Deputy City Manager Chidester provided an update on the mask mandate, San Mateo County data, vaccinations, and testing.

SMITH FIELD SURVEY ANNOUNCEMENT

Public Works Doughty provided an update and encouraged residents take the survey.

FEDERAL INFRASTRUCTURE ACT UPDATE

Andres Ramirez and Ben Goldeen, Townsend Public Affairs, presented information on the Infrastructure Investment and Jobs Act.

1. CONSENT CALENDAR

Councilmember Jimenez pulled Item 1.D – Mayor's List of Council Representatives.

- 1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
- 1.B WARRANTS FOR THE MONTH OF DECEMBER 2021
- 1.C RE-RATIFICATION OF RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS REMOTELY (AB 361)
- 1.E ESTABLISH THE CLASSIFICATION AND SALARY SCHEDULE FOR ASSISTANT CITY CLERK
- 1.F FINAL ACCEPTANCE OF THE POPLAR PEDESTRIAN PATHWAY PROJECT (CIP NO. 1003)
- 1.G RECEIPT OF LEGISLATIVE POSITION LETTERS

MOTION

Councilmember Brownstone moved and Councilmember Rarback seconded a motion to approve the Consent Calendar, with the exception of Item 1.D. The question was called and the motion carried unanimously.

The following item was pulled from the Consent Calendar for individual consideration:

1.D MAYOR'S LIST OF CITY COUNCIL REPRESENTATIVES AND DESIGNATED ASSIGNMENTS FOR 2022

Councilmember Jimenez requested appointment as the Homeless Liaison. Councilmember Rarback conceded to Councilmember Jimenez.

MOTION

Councilmember Penrose moved and Councilmember Rarback seconded a motion to accept the assignments as amended. The question was called the motion carried unanimously.

RECESS

Mayor Rudock called a recess at 8:01 p.m. The meeting reconvened at 8:14 p.m. with all Councilmembers present.

2. ORDINANCES AND PUBLIC HEARINGS

2.A PUBLIC HEARING TO REVIEW REDISTRICTING FOCUS MAPS (8:15 PM)

Communications Director / City Clerk Blair, Redistricting Advisory Committee Chair Holt and Vice Chair Gater, and Shalice Tilton, Consultant, presented the staff report.

Mayor Ruddock opened the public hearing.

The following individuals addressed the Council:

- Hal Bogner
- David Eblovi
- Claudia Marshall
- Bill Balson
- Sandra Winter
- Michal Settles
- Jan Hanson
- James Benjamin
- Joyce Logan

There being no additional speakers, Mayor Ruddock closed the public hearing.

RECESS

Mayor Rudock called a recess at 9:21 p.m. The meeting reconvened at 9:25 p.m. with all Councilmembers present.

The Council asked questions, discussed the maps, and offered the following opinions:

Vice Mayor Penrose suggested four districts for less division and indicated her preference of Map 403b.

Councilmember Rarback indicated support for five districts and Map 504c.

Councilmember Brownstone concurred with Councilmember Rarback on five districts and Map 504c.

Councilmember Jimenez also supported five districts and Map 504c.

Mayor Ruddock discussed the survey results and her preference for four districts. The Council provided its consideration of the public survey. Mayor Ruddock suggested obtaining more input on Maps 504c and 402 with a two-year mayor.

MOTION

Councilmember Brownstone moved and Councilmember Jimenez seconded a motion to direct staff to bring back an ordinance adopting Map 504c. The question was called and the motion carried 3-2, Mayor Ruddock and Vice Mayor Penrose dissenting.

2B. INTRODUCTION OF AN ORDINANCE AMENDING HALF MOON BAY MUNICIPAL CODE TITLE 15 – SIGN ORDINANCE

City Attorney Engberg presented the staff report.

Mayor Ruddock opened the public hearing. There being no speakers, Mayor Ruddock closed the public hearing.

MOTION

Vice Mayor Penrose moved and Councilmember Brownstone seconded a motion to introduce on first reading an ordinance amending portions of Title 15 of the Half Moon Bay Municipal Code relating to signs and advertising structures. The question was called and the motion carried unanimously.

3. RESOLUTION AND STAFF REPORTS

3.A AGREEMENT WITH EL CENTRO DE LIBERTAD FOR COMMUNITY RESPONDER PILOT PROGRAM

City Manager Nisbet, Deputy City Manager Chidester, and Jeff Essex, El Centro de Libertad, presented the report.

The Council asked questions and discussed the item.

MOTION

Councilmember Brownstone moved and Councilmember Rarback seconded a motion to adopt a resolution authorizing the City Manager to finalize and execute an agreement with El Centro de Libertad for a Community Responder pilot program, at a cost not-to-exceed $150,000, for a term beginning March 1, 2022, and ending September 30, 2022.

COMMISSION / COMMITTEE UPDATES

None.

CITY COUNCIL REPORTS / ITEMS

Mayor Ruddock encouraged the Council to report on their outside committee meetings.

Mayor Ruddock indicated she was recused from the Poplar Project item and left the meeting at 10:39 p.m.

COMMUNICATIONS TO THE CITY COUNCIL

POPLAR PROJECT CDP MEMO – CITY MANAGER

City Manager Nisbet and Public Works Director Doughty presented the report.

The following individuals addressed the Council:

- Hilary Stamper
- David Eblovi
- James Benjamin

The Council discussed the item and agreed refer the matter back to the Planning Commission.

ADJOURNMENT

Vice Mayor Penrose adjourned the meeting at 11:16 p.m.

Respectfully Submitted:

Jessica Blair, City Clerk

Approved:

Debbie Ruddock, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **February 15, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jessica Blair, Communications Director / City Clerk

TITLE: **BUILDING ELECTRIFICATION ORDINANCE – SECOND READING**

RECOMMENDATION:
Waive second reading and adopt an ordinance adopting a new chapter 14.06 to the Half Moon Bay Municipal Code entitled "Electrification of Buildings."

FISCAL IMPACT:
There is no fiscal impact associated with the adoption of this ordinance.

STRATEGIC ELEMENT:
This action supports the Inclusive Governance Elements of the Strategic Plan.

DISCUSSION:
On February 1, 2022, the City Council introduced the ordinance following the conduct of a duly-noticed public hearing. As required by law, the ordinance appears for second reading and adoption at a regular meeting more than five days past introduction.

ATTACHMENT:
Ordinance adopting a new chapter 14.06 to the Half Moon Bay Municipal Code entitled "Electrification of Buildings"

ORDINANCE NO. C-2022-____

ORDINANCE AMENDING THE HALF MOON BAY MUNICIPAL CODE TO ADD A NEW CHAPTER 14.06 TO TITLE 14 ENTITLED "ELECTRIFICATION OF BUILDINGS"

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

Section 1. Findings. The City Council of the City of Half Moon Bay hereby adds a new Chapter 14.06 ("Electrification of Buildings") to Title 14 of the Half Moon Bay Municipal Code. The City Council finds and declares as follows:

(a) Health and Safety Code Section 18941.5, with reference to Section 17958.7, allows for more restrictive local amendments to the current California Building Standards Code ("Building Codes") that are reasonably necessary because of local climatic, geological, or topographical conditions.

(b) The Half Moon Bay City Council expressly declares that these proposed amendments to the Building Codes are reasonably necessary because of local climatic, topographical, and geological conditions, and hereby adopts the findings of reasonable necessity as set forth in Attachment A accompanying this ordinance.

(c) Express findings that these modifications to the Building Codes are reasonably necessary are hereby made and will be filed with the California Building Standards Commission in accordance with California Health and Safety Code Section 17958.7 before this ordinance takes effect.

(d) Failure to address and significantly reduce greenhouse gas emissions could result in rises in sea level that could put at risk Half Moon Bay homes and businesses, public facilities, and portions of major local and regional transportation infrastructure.

(e) Due to changes in rainfall patterns expected with climate change, the City of Half Moon Bay is likely to be subject to more severe weather events, including droughts as well as more intense storms that increase the risks of, and have actually resulted in, extreme wildfires, erosion, overland local flooding and landslides.

(f) It is expected that climate change will result in further severe and frequent extreme heat events, intensifying local heat islands and putting vulnerable populations at health risk, which has already occurred at unprecedented levels with sea level rise and widespread wildfires in the area.

(g) In 2016, the State of California enacted Senate Bill (SB) 32 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by 2030.

DRAFT

(h) In 2018, Governor Brown signed Executive Order (EO) B-55-18 which calls for California to achieve carbon neutrality as soon as possible, and no later than 2045.

(i) The City of Half Moon Bay is preparing its Climate Action and Adaptation Plan to, at minimum meet State emissions goals established in SB32 and EO B-55-18.

(j) Based upon the latest available data, 48 percent of Half Moon Bay's local greenhouse gas emissions came from buildings, with 80 percent of that total coming from onsite Fuel Gas combustion.

(k) The City Council has identified electrifying buildings as a necessary strategy to achieve the City's 2030 and 2045 greenhouse gas reduction targets.

(l) Half Moon Bay primarily receives electricity from Peninsula Clean Energy, whose electricity portfolio is 100% carbon free as of January 2021, prioritizing local renewable generation and local green jobs development.

(m) Onsite Fuel Gas combustion is known to lead to elevated levels of harmful indoor air pollutants that disproportionately affect frontline communities, including people of color, immigrants, indigenous communities, low-income people, those with disabilities, and the unhoused.

(n) The indoor air pollutants that arise from onsite Fuel Gas combustion have been shown to contribute to respiratory ailments such as asthma, such that children living in homes with gas cooking are 42 percent more likely to have asthma.

(o) Fuel Gas infrastructure and pipelines contribute to the risk of fires and explosions such as the 2010 San Bruno pipeline explosion, with the risk magnified in cases of major earthquakes.

(p) Climate disruption is being fueled by the burning of fossil fuels, including "natural gas," oil, and coal, and the disruption is already having devastating impacts on those who can least afford it and are least responsible for the problem.

(q) Requiring all newly constructed buildings to be all-electric will create the groundwork for clean energy technologies to proliferate and become cost-competitive and provide the impetus for workforce development in clean energy technologies and building electrification retrofits.

(r) Highly efficient buildings enhance Half Moon Bay's public health, welfare, and resiliency by promoting environmental and economic health and safety through the design, construction, maintenance, and operation of buildings.

(s) It is reasonably necessary to require buildings to produce renewable, low-carbon electricity and to reduce energy consumption through efficient design in order to reduce the

effects of climate change (which have already been experienced locally through sea level rise and wildfires), reduce regional pollution, improve overall safety, and improve resilience to climate change.

(t) Costs for all-electric new construction have been shown to be on par with or less than those for mixed-fuel construction in the Half Moon Bay climate zone.

(u) On February 2, 2021, the City Council conducted a study session on Building Electrification and directed staff to prepare a draft ordinance for consideration by the community and City Council.

(v) The requirements specified in this Ordinance were the subject of stakeholder outreach from June through September 2021, including public meetings and individual stakeholder interviews.

(w) On September 25 and October 5, 2021, the City Council conducted additional study sessions to provide policy guidance on the draft Building Electrification ordinance.

(x) Half Moon Bay can help lead the climate change movement by implementing climate solutions to benefit all people in our community, particularly those that have been disadvantaged by air pollution and other environmental harms in our most vulnerable communities.

Section 2. Addition of Chapter 14.06 to Title 14 of the HALF MOON BAY Municipal Code. The Half Moon Bay Municipal Code is hereby amended with the addition of Chapter 14.06, "Electrification of Buildings," which is adopted as set forth in Attachment B. Attachment B of this Ordinance is incorporated herein in its entirety.

Section 3. Severability. If any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council herby declares that it would have passed this Ordinance and adopted this Ordinance and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 4. California Environmental Quality Act. The City Council finds that this Ordinance is exempt from CEQA under CEQA Guidelines section 15061(b)(3) on the grounds that the standards contained therein are more stringent than those set forth in the State Building Standards Code, and as a result there are no reasonably foreseeable adverse impacts or possibility that the activity in question may have a significant effect on the environment. Given Half Moon Bay's clean energy sources, this Ordinance's provisions requiring a shift from fuel gas to electricity will not have any significant effect on the environment. In particular, all Half Moon Bay energy customers are automatically enrolled in the Peninsula Clean Energy (PCE) EcoPlus

Service, which provides 100% Carbon Free Electricity. PCE generates electricity from 50% renewable sources, and all customers may opt into PCE's Eco100 tier, which generates energy from 100% renewable sources. There is no reasonable possibility that increasing the City's reliance on these clean and renewable energy sources could have a significant effect on the environment. The Ordinance is also exempt from CEQA under CEQA Guidelines section 15308, because it is a regulatory action for the protection of the environment. The foregoing determination is made by the City Council in its independent judgment.

Section 5. Publication. The City Clerk of the City of Half Moon Bay is hereby directed to publish this Ordinance, or the title hereof as a summary, pursuant to Government Code Section 36933, once within fifteen (15) days after its passage in the Half Moon Bay Review, a newspaper of general circulation published in the City of Half Moon Bay.

Section 6. Effective date. This Ordinance shall take effect and be in force on the thirtieth (30th) day from and after its final passage.

INTRODUCED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the 1st day of February, 2022.

ADOPTED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the 15th day of February, 2022, by the following vote:

Ayes, Councilmembers:
Noes, Councilmembers:
Absent, Councilmembers:
Abstain, Councilmembers:

ATTEST:

_____ _____

Jessica Blair, City Clerk Debbie Ruddock, Mayor

Attachment A

Section 1. Findings: The City Council hereby finds the following facts to be true:

A. Scientific evidence has established that natural gas combustion, procurement and transportation produce significant greenhouse gas emissions that contribute to global warming and climate change;
B. On June 18th, 2019, the Half Moon Bay City Council adopted a climate emergency declaration, calling for a mobilization effort to end citywide greenhouse gas emissions as quickly as possible;
C. The City of Half Moon Bay is preparing its Climate Action and Adaptation Plan to, at minimum meet State emissions goals established in SB32 and EO B-55-18; and
D. The additions and modifications to the California Building Standards Code listed below are reasonably necessary because of the following local climatic, geologic, and topographical conditions:
    1. The City limits of Half Moon Bay includes and borders areas that are considered by the State Fire Hazard Severity zone mapping system to be of High and Very High fire hazard. As such, the City is extremely vulnerable to wildfires. Human activities releasing greenhouse gas into the atmosphere cause increases in worldwide average temperature, drought conditions, vegetative fuel, and length of fire seasons, all of which have the potential to affect Half Moon Bay;
    2. Half Moon Bay is within the Coastside Fire Protection District, which is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event;
    3. In the event of a natural disaster such as earthquake or fire, the natural gas infrastructure in and around the City of Half Moon Bay presents risks to the life and safety of residents and first responders. Moreover, the electric grid system can be brought back online more swiftly than the natural gas pipeline when the community is recovering from such an event;
    4. Half Moon Bay is situated along the Pacific Coastline and the potential impacts of sea level rise are anticipated to increase the City's exposure to shoreline hazards. Human activities releasing greenhouse gas into the atmosphere contribute to sea level rise. Rising sea levels are likely to affect the amount of area in the City at risk of coastal flooding, the rate of erosion along the shoreline and bluffs, the area of the City's tsunami inundation zone, and potential seawater intrusion into riparian systems and groundwater supplies. Loss of shoreline due to rising waters may also

threaten the stability of coastal habitats, recreation areas, public access, and infrastructure; and

5. It is reasonably necessary to require buildings to produce renewable, low-carbon electricity and to reduce energy consumption through efficient design in order to reduce the effects of climate change (which have already been experienced locally through sea level rise and wildfires), reduce regional pollution, improve overall safety, and improve resilience to climate change.

Based on the above facts, the City Council finds that Half Moon Bay's local, geological, topographical, and climatic conditions require amendments to the California Building Standards Code to establish more restrictive conditions to reduce greenhouse gas emissions in new buildings, thereby reducing the environmental and health hazards produced by the consumption and transportation of natural gas as summarized in the matrix included hereto in Section 2.

Section 2. Matrix of Justifications.

Matrix of Justifications for Electrification of Buildings (Half Moon Bay Municipal Code Chapter 14.06)		
Half Moon Bay Municipal Code Section(s)	**Title**	**Justification (see Section 1)**
14.06.030	Requirement for All-Electric Newly Constructed Buildings	1-5
14.06.040	Prohibition on Conversion to Mixed-Fuel Buildings	1-5
14.06.050	Termination of Gas Services	1-5

Attachment B

Chapter 14.06 is hereby added to Title 14 of the Half Moon Bay Municipal Code to read as follows:

Chapter 14.06 ELECTRIFICATION OF BUILDINGS

Sections

14.06.010—Title

14.06.020—Definitions

14.06.030—Requirement for All-Electric Newly Constructed Buildings

14.06.040—Prohibition on Conversion to Mixed-Fuel Buildings

14.06.050—Termination of Gas Service

14.06.060—Exceptions

14.06.070—Periodic Review

14.06.080—Violations

14.06.010 Title

This chapter shall be known as "Electrification of Buildings."

14.06.020 Definitions

A. "Accessory Dwelling Unit" shall have the same meaning as specified in Section 18.02.040 of the Half Moon Bay Municipal Code.

B. "All-Electric Building" or "All-Electric Design" is a building or building design that uses a permanent supply of electricity as the source of energy for all space heating, water heating (including pools and spas), cooking appliances, and clothes drying appliances, and has no Fuel Gas plumbing installed in the building.

C. "All-Electric Conversion" shall mean the conversion of a Mixed-Fuel building to a building that uses a permanent supply of electricity as the source of energy for all space heating, water heating (including pools and spas), decorative uses and lighting, cooking appliances, clothes drying appliances, and in which any previously existing Fuel Gas plumbing connection is capped or decommissioned.

D. "Building" shall have the same meaning as specified in Section 18.02.040 of the Half Moon Bay Municipal Code. Notwithstanding that definition, for purposes of this ordinance, "Building" does not include mobile homes or manufactured homes, pursuant to Health & Safety Code §§ 18015, 18030.5, and 18300(a).

E. “Commercial Greenhouse” shall have the same meaning as specified in Section 18.02.040 of the Half Moon Bay Municipal Code.

F. “Dwelling Unit” shall have the same meaning as specified in Section 18.02.040 of the Half Moon Bay Municipal Code.

G. “Electrically Pre-Wire" shall mean to install necessary electrical components to permit future conversion to electric appliances. The required Pre-Wiring measures shall include the following:

a. A dedicated circuit, phased appropriately, for each appliance, with a minimum amperage requirement for a comparable electric appliance (see manufacturer’s recommendations) with an electrical receptacle or junction box that is connected to the electric panel with conductors of adequate capacity, extending to within 3 feet of the appliance and accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors;

b. Both end of the conductor or conduit shall be labeled with the words “For Future Electric appliance” and be electrically isolated;

c. A circuit breaker shall be installed in the electrical panel for the branch circuit and labeled for each circuit (i.e., “For Future Electric Range”) and;

d. All electrical components, including conductors, receptacles, junction boxes, or blank covers related to this section shall be installed in accordance with the California Electric Code.

H. “Fuel Gas” shall be as defined in the California Plumbing Code Section 208.0 and the California Mechanical Code Section 208.0.

I. “Junior Accessory Dwelling Unit” means a unit as defined in California Government Code Section 65852.22.

J. “Mixed-Fuel Building” means a building that uses Fuel Gas as fuel for space heating or cooling, exterior heating, decorative uses or lighting, water heating (including pools and spas), cooking appliances, clothes drying appliances, or onsite generation of electricity (except where primarily fueled by onsite digestion of organic material).

K. ”Mixed-Use Building” shall have the same meaning as specified for “Mixed Use” in Section 18.02.040 of the Half Moon Bay Municipal Code.

L. “Newly Constructed Building” is a building that has never before been used or occupied for any purpose.

M. “Non-Residential Building” shall have the same meaning as specified in the California Energy Code Section 100.1.

N. “Residential Building” means a building in which sleeping accommodation is provided for normal residential purposes and includes one or more family dwellings, including private garages of such buildings. For purposes of this ordinance, “Residential Building” does not include mobile homes or manufactured homes, pursuant to Health & Safety Code §§ 18015, 18030.5, and 18300(a).

14.06.030 Requirement for All-Electric Newly Constructed Buildings

Newly Constructed Buildings shall meet the definition of an All-Electric Building and shall be designed using an All-Electric Design.

Exceptions:

1. Development projects for which all building and related permits have been issued and remain valid prior to January 1, 2023. These projects may be constructed as Mixed-Fuel Buildings; however, they must be Electrically Pre-Wired for future electric appliances in any location where a Fuel Gas appliance is installed.

2. New and existing Accessory Dwelling Units and Junior Accessory Dwelling Units that are attached or wholly within an existing Mixed-Fuel Residential Building may utilize Fuel Gas appliances.

3. This section shall not apply to development projects that have obtained vested rights pursuant to state law prior to the effective date of this Ordinance.

14.06.040 Prohibition on Conversion to Mixed-Fuel Buildings

A. Residential Buildings. No existing All-Electric Building may be converted into a Mixed-Fuel Building on or after the effective date of this Chapter.

B. Non-Residential and Mixed-use Buildings. No existing All-Electric Building may be converted into a Mixed-Fuel Building on or after January 1, 2045.

14.06.050 Termination of Gas Service

No later than January 1, 2045, all buildings within Half Moon Bay shall be All-Electric Buildings or All-Electric Conversions and all Fuel Gas plumbing lines shall be capped and/or decommissioned.

14.06.060 Exemptions

A. Commercial Greenhouses shall be exempt from this Chapter until January 1, 2045.

B. Wastewater Treatment Facilities shall be exempt from this Chapter until January 1, 2045.

C. Fuel gas generators shall be exempt from the Chapter until January 1, 2045.

D. The requirements of this Chapter shall not apply to the use of portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances.

14.06.100 Infeasibility Waiver

A. Waiver. If an applicant for a permit for a Newly Constructed Building believes that physical or technical circumstances exist that make it technically or physically infeasible to meet the requirements of this Chapter in part or in whole, the applicant may request an infeasibility waiver as set forth below. Financial considerations alone shall not be a sufficient basis for technical or physical infeasibility. In applying for an exemption, the burden is on the Applicant to show infeasibility.

B. Application Process. An applicant may apply for an infeasibility waiver by submitting a written letter of justification for an infeasibility waiver as early as practicable. Where the project involves issuance of a Coastal Development Permit (CDP) the waiver request shall be filed concurrently and considered concurrently with the CDP. The applicant shall indicate in their letter of justification the maximum threshold of compliance he or she believes is feasible for the project and the circumstances that make it infeasible to fully comply with this Chapter. Circumstances that constitute infeasibility include, but are not limited to the following:

1. There is conflict with another City regulation, such as those requiring historic preservation;

2. There is a lack of commercially available materials, appliances, and/or technologies to comply with the requirements of this Chapter;

3. Applying the requirements of this Chapter would effectuate an unconstitutional interference.

C. Review of Exemption. Where the City Manager or his/her designee determines that it is infeasible for the applicant to fully meet the requirements of this Chapter based on the information provided, the City Manager or his/her designee shall determine the maximum feasible threshold of compliance reasonably achievable for the project and condition the approval accordingly. The decision of the City Manager or his/her designee shall be provided to the applicant in writing. If an exemption is granted but the City Manager or his/her designee determines that the applicant can still achieve a certain threshold of compliance, the applicant shall be required to comply with this Chapter in all other respects and shall be required to achieve, in accordance with this Chapter, the

threshold of compliance determined to be achievable by the City Manager or his/her designee.

D. Final Determination. If the City Manager or his/her designee determines that it is reasonably possible for the applicant to fully meet the requirements of this Chapter, the request for an exemption shall be denied and the City Manager or his/her designee shall so notify the applicant in writing.

E. Expiration. The City Manager or his/her designee shall not grant infeasibility waivers on or after January 1, 2045. All Infeasibility Waivers granted previously shall expire on January 1, 2045.

14.06.110 Appeal

A. Any aggrieved Applicant may appeal the determination of the City Manager or his/her designee regarding the granting or denial of an exception or infeasibility waiver pursuant to this Chapter.

B. Any appeal must be filed in writing with the City Clerk not later than fourteen (14) days after the date of the City's determination. The appeal shall state the alleged error or reason for the appeal.

C. The appeal shall be processed and considered by the City Council in accordance with the provisions of the Half Moon Bay Municipal Code.

14.06.070 Periodic Review

A. The City anticipates that all buildings will be required by the State to be fully electrified over time and thus monitoring and managing implementation of this Chapter is necessary.

B. The City Council shall review the effectiveness of this Chapter in conjunction with the annual review of the City's adopted Climate Action and Adaptation Plan (CAAP).

C. The City Council shall review this Chapter in conjunction with the triannual building code adoption cycle to ensure it is at least as stringent as State Code and to ensure progress under this Chapter is sufficient in conjunction with the City's Greenhouse Gas Emission Reduction Goals.

14.06.080 Violations

An owner of a building or property and/or an agent representing the owner subject to this Chapter who fails to comply with any of requirements of this Chapter shall be subject to fines and penalties contained in Title 4 (Code Enforcement) and any other enforcement provisions authorized by the California Building Code or related Codes.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **February 15, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Lisa Lopez Rossi, Administrative Services Director

TITLE: **RESOLUTION APPROVING MEMBERSHIP APPLICATION TO THE AARP NETWORK OF AGE FRIENDLY STATES AND COMMUNITIES**

RECOMMENDATION:
Adopt a resolution approving the membership application to the AARP Network of Age Friendly States and Communities and authorize the Mayor to sign the accompanying letter.

FISCAL IMPACT:
There is no fiscal impact with this action.

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

BACKGROUND:
According to the U.S. Census Bureau, the number of Americans age 65 or older will grow by almost 50 percent from 2016 to 2030. By 2034, the nation will have more people age 65 or older than under 18. By 2060, nearly 1 in 4 people in the United States will be at least 65 years old. The AARP Network of Age-Friendly States and Communities supports the work of local, regional, and state governments as they prepare for the nation's changing demographics. The AARP network was founded in 2012. Its membership consists of towns, cities, counties, states and, so far, one territory that, by joining, have made a commitment to making its communities more livable for people of all ages.

The program's framework equips local leaders and residents to assess the needs of older adults related to housing, public spaces, transportation, community involvement and more. Once identified, those needs can be incorporated into a clear action plan for achieving solutions. In an age-friendly community, the policies, services, and structures related to the physical and social environment are designed to help seniors "age actively" and be supported as they need more assistance. In other words, the community is set up to help seniors live safely, enjoy good

health, stay involved and provide a range of support from various sources, as needed, as they continue to live in their own homes.

Locally, the project was adopted and funded by San Mateo County, led by a core leadership group of local leaders and guided by the Office of Supervisor David Canepa in partnership with the Center for Age-Friendly Excellence (CAFE). CAFE provides technical assistance, consultation, applied research access and community organizing guidance to assist communities to become intentional about the global Age-Friendly initiative and develop plans, infrastructure, and programs to successfully implement age-friendly projects in their community. The following San Mateo County communities have successfully launched age-friendly initiatives: Pacifica, Redwood City, Daly City, Foster City, San Mateo and Colma.

DISCUSSION:
In August 2021, the City of Half Moon Bay, in collaboration with community organizations, community leaders and advocates from throughout the Coastside region and with the assistance of the non-profit Center for Age Friendly Excellence, began their planning for an Age-Friendly Community (AFC) initiative to further increase the livability of their city and surrounding rural region for older adult residents.

They created an AFC Task Force, which consisted of 6 local leaders 60 years of age or older along with 3 members under the age of 60. The task force assessed the unmet needs of their older adult population as they relate to the World Health Organization's eight domains of livable communities: Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic Participation and Employment, Communication and Information, Community Support and Health Services, and Outdoor Spaces and Buildings.

They did their needs assessment through a series of 17 focus group sessions (with a limit of 10 participants per session) that took place from mid-September to early November 2021 via Zoom, phone or in-person. A total of 89 local residents, ranging in age from 55 to 93, participated in these sessions, with most of them recruited by task force members.

The input from focus group participants touched on all the above AFC domains but the most pressing unmet needs that emerged for many residents age 55 and over included:

1. Communication and information about support services as well as social participation opportunities.
2. Transportation to medical appointments and community events.
3. Access to health care.
4. Affordable Housing.
5. Age Friendly Business/Organization Training and Recognition.

The HMB-Coastside Age-Friendly Community Task Force has determined that these domains will be the first ones they'll focus on as they develop and implement their inaugural AFC projects. Current members of the HMB-Coastside AFC Task Force will form the basis of a new HMB-Coastside AF Community Coalition and continue meeting on a regular basis, seek

community input, recruit volunteers, and enlist community organizations to help them with moving forward with their inaugural projects. A subsequent AFC Action Plan that will be developed and submitted to AARP's Network of Age Friendly States and Communities within two years of this application for membership to AARP's AFC Network being approved.

The task force members have selected the following inaugural age friendly projects to further develop and implement:

PROJECT 1: ESTABLISHMENT OF THE *HMB-COASTSIDE AGE FRIENDLY COMMUNITY (AFC) COALITION* FOR COORDINATION AND SUPPORT OF THE HMB-COASTSIDE AFC INITIATIVE TO ENSURE CONTINUED PROGRESS AND SUSTAINABILITY

This Coalition will take the place of the HMB-Coastside Age Friendly Community Task Force and work to ensure the sustainability of this AFC initiative as a grass-roots, broad based community supported effort

PROJECT 2: A PLAN FOR COMMUNICATIONS ABOUT HMB-COASTSIDE EVENTS AND COMMUNITY SUPPORT SERVICES RELEVANT TO OLDER ADULT RESIDENTS

This project intends to increase access by older adults and their family members/friends to information about community events as well as public agencies, non-profits, community groups and faith-based organizations that provide services or organize events of interest to older adult residents as well as other age groups. In addition, it will develop strategies to organize the dissemination of information relevant to older adults in ways that have either not been attempted before or were being utilized prior to the pandemic but can return to the Coastside in a more coordinated and effective way.

PROJECT 3: COASTSIDE HEALTHCARE ACCESS ADVOCACY COMMITTEE

The primary focus will be to restart the advocacy for access to health services on the Coastside and maintain that effort long term.

PROJECT 4: AFFORDABLE HOUSING SEARCH AND APPLICATION STRATEGY WORKSHOPS

This project will focus on a public education effort that will help to increase awareness of affordable housing resources for those who need it and will empower more people to initiate their own search for affordable housing, with community support as needed.

PROJECT 5: AGE FRIENDLY BUSINESS/COMMUNITY ORGANIZATION TRAINING AND RECOGNITION

The AFC Coalition will reach out to the local Chamber of Commerce and other interested community volunteers and organizations to join them in the development and implementation of an Age Friendly Business and Organization Recognition Program.

The City of Half Moon Bay and their Coastside organizational and citizen partners believe that the best way to ensure the sustainability of their Age Friendly Community initiative is to be as collaborative as possible. The City of Half Moon Bay, in collaboration with their current community partners, will recruit and bring together an AFC Coalition that represents local

organizations, citizen advocates and other stakeholder groups to continue to meet to further develop and implement their inaugural AFC projects as a “community” rather than as a “city”.

While the HMB-Coastside AFC Coalition will not be serving as an official commission of the City of Half Moon Bay, the city will assign a city staff member and a City Council member as coalition members. The AFC Coalition, in collaboration with the City and other stakeholders, will guide the implementation of inaugural projects, develop new AFC projects, and will create the required AFC Action Plan within two years of becoming a member of the AARP Network of AF States and Communities. The AFC Coalition will also be available as a community advisory group for the city and other stakeholders in the community on how to use an age friendly lens on their organization’s activities.

A key strategy of the coalition will be to recruit and select a diverse range of local organizations/residents and community groups to take the lead on specific inaugural/new AFC projects that is based on input from the community as well as on stakeholders’ skills, capacity, interests and organizational mission. The coalition will support these lead organizations/residents/groups who agree to develop and implement a project by providing constructive input, recognition, assistance with identifying funding sources, identifying projects that can be done with very little funding, assistance with grant writing, in-kind support including, but not limited to, meeting space, food, refreshments, copies of printed material, social media outreach and consideration of effective AFC project ideas that have been implemented by other AFC communities that can be replicated on the Coastside.

ATTACHMENTS:

1. Resolution
2. Cover Letter

Resolution No. C-2022-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY APPROVING THE APPLICATION TO AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES

WHEREAS, according to the U.S. Census Bureau, the number of Americans age 65 or older will grow by almost 50 percent from 2016 to 2030.; and

WHEREAS, the AARP Network of Age-Friendly States and Communities, founded in 2012 supports the work of local, regional, and state governments as they prepare for the nation's changing demographics; and

WHEREAS, the City of Half Moon Bay, in collaboration with community organizations, community leaders and advocates from throughout the Coastside region and with the assistance of the non-profit Center for Age-Friendly Excellence, created an Age-Friendly Coalition (AFC) Task Force, which consisted of 6 local leaders 60 years of age or older along with 3 members under the age of 60; and

WHEREAS, the AFC Task Force identified inaugural projects that touched on the most pressing unmet needs that emerged for many residents age 55 and over; and

WHEREAS, the City understands that our community must become more involved to support existing programs and by exploring new ways to support our neighbors as they grow older;

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

1. Approves the filing of application to the AARP Age-Friendly Network of States and Communities; and

2. In collaboration with their current community partners, will assist in bringing together an Age-Friendly Coalition that represents local organizations, citizen advocates and other stakeholder groups to continue to meet to further develop and implement inaugural AFC projects.

3. Agrees to comply with all requirements needed to become a member of the AARP Network of Age-Friendly States and Communities.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 15th day of February 2022 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

_____
Jessica Blair, City Clerk

APPROVED:

_____
Debbie Ruddock, Mayor

CITY OF HALF MOON BAY

501 Main Street
Half Moon Bay, CA 94019

February 9, 2022

Rafi Nazarians | AARP California
Interim Advocacy Director
200 S. Los Robles Ave., Ste. 400
Pasadena, CA 91101-2422
rnazarians@aarp.org
(626) 585-2638

Dear Mr. Nazarians,

On behalf of the City of Half Moon Bay (HMB), I endorse this membership application to the AARP Network of Age Friendly States and Communities. Half Moon Bay, in partnership with many local organizations and residents who will be joining us as part of the HMB-Coastside Age Friendly Community Coalition, has a strong commitment to enhancing the livability of our area for all our residents, including those who are 60 years of age and older. We believe it is in the best interests of our region that we establish a vibrant, sustainable age friendly community initiative that is supported by a variety of key stakeholders in our community and who will have a key role as co-leaders in helping us achieve this goal.

Located along the scenic San Mateo County coastline of the Pacific Ocean, the City of Half Moon Bay and the surrounding region known locally as "the Coastside" is known for its natural beauty, history, and community spirit. With our over 60 population being our most rapidly growing age demographic, we are committed to Age-Friendly Community goals to ensure that older adults in our community receive respect, dignity, and involvement in all aspects of our Community's future.

The City of Half Moon Bay and our community partners have built local collaborative partnerships within the County of San Mateo by sharing resources and coordinating activities to move the Age-Friendly Initiative forward in this region. In addition to a member of our City Council and a city staff person, the HMB-Coastside Age-Friendly Community Coalition will be comprised of representatives of local organizations and older adults from the community that are committed to:

- Further development and implementation of our inaugural age-friendly projects.
- Continuing to seek community input on the needs of older adults.
- Establishing a three-year action plan within 2 years of becoming a member of the AARP
  Network of AF States and Communities to continue to address identified needs.
- Developing tools to measure the progress of our inaugural projects and the action

plan.

We look forward to working with our fellow stakeholders, other AFC communities and the AARP Network as we work towards increasing the Age-Friendliness of the Coastside to provide its residents with the tools and resources, they need to remain as independent and vitally involved with their community as possible.

Sincerely,

Debbie Ruddock
Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **February 15, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jessica Blair, Communications Director / City Clerk

TITLE: **RE-RATIFICATION OF RESOLUTION TO CONTINUE HOLDING PUBLIC MEETINGS REMOTELY (AB 361)**

RECOMMENDATION:
By motion, in accordance with Assembly Bill 361, re-ratify the findings in Resolution No. 2021-80 to continue conducting the City's Council, Commission, and Committee meetings remotely due to health and safety concerns to the public due to COVID-19.

FISCAL IMPACT:
There is no fiscal impact associated with this item.

STRATEGIC ELEMENT:
This action supports the Inclusive Governance element of the Strategic Plan.

BACKGROUND:
On March 4, 2020, Governor Newsom declared a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for a broader spread of COVID-19.

Thereafter, on March 17, 2020, the City Council adopted Resolution 2020-16 declaring a local emergency due to COVID-19. The same day, Governor Newsom issued Executive Order N-29-20, which suspended certain provisions of the Ralph M. Brown Act to allow local legislative bodies to conduct meetings telephonically or by other means. Additionally, the State implemented a shelter-in-place order, requiring all non-essential personnel to work from home.

Staff quickly worked to set up remote meetings via Zoom for all City Council and Planning Commission meetings. The Zoom meetings have allowed the Council, Commissions, and Committees to continue to conduct City business from the safety of members' homes. The City has been utilizing Zoom for the past 18 months to conduct nearly all public meetings. The usage of Zoom for public meetings has allowed the City to ensure the public's continued access to government meetings while also ensuring the public's safety.

On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which extended the ability of agencies to hold remote meetings through September 30, 2021, after which agencies anticipated transitioning back to public meetings held in full compliance with the Brown Act. In preparation for the return to in-person meetings, staff has been working on acquiring audio and visual upgrades for City facilities to conduct hybrid meetings. Although hybrid meetings would help to keep the public safe by allowing them to continue accessing the meetings from their own home, Councilmembers, Commissioners, Committee members, and staff would need to meet in person.

Since the Governor issued Executive Order N-08-21, the Delta variant has emerged, causing a spike in cases throughout the state. As a result, the San Mateo County Health Department issued a Health Order requiring masks indoors in public places, regardless of vaccination status, starting August 3, 2021.

On September 16, 2021, Governor Newson signed Assembly Bill 361 (AB 361), which allows cities to continue to meet remotely during proclaimed states of emergency under modified Brown Act requirements that are similar but not identical to the rules and procedures established by the previous Executive Orders.

AB 361 authorizes local agencies to use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act during a declared state of emergency, when state or local health officials have imposed or recommended measures to promote social distancing during the proclaimed state of emergency, or when there is an imminent risk to the health or safety of attendees.

On October 5, 2021, the City Council adopted Resolution No. 2021-80 under the requirements of AB 361 to continue conducting meetings remotely. AB 361 requires the City Council to make the findings every 30 days, necessitating the need for this item.

On December 15, 2021, a statewide mask mandate went into effect due to a rise in cases across the state.

On January 10, 2022, in response to the surge of COVID-19 cases, Omicron variant, City Hall closed to the public moving services to remote services.

DISCUSSION:
AB 361 will allow local legislative bodies to continue to meet remotely after the September 30, 2021 expiration of the Governor's executive orders. A local agency will be allowed to continue to meet remotely when:

- The local agency holds a meeting during a declared state of emergency
- State or local health officials have imposed or recommended measures to promote social distancing

- Legislative bodies declare the need to meet remotely due to present imminent risks to the health or safety of attendees

The City meets the requirements to continue holding meetings remotely to ensure the health and safety of the public due to the following:

- The City is still under a local state of emergency
- County health orders require that all individuals in public spaces maintain social distancing and wear masks
- The City can't maintain social distancing requirements for the public, staff, Councilmembers, Commissioners, and Committee Members in their meeting spaces

The City cannot ensure social distancing requirements are met inside City facilities where the City Council, Planning Commission, Parks and Recreation Commission, Redistricting Advisory Committee, Bicycle and Pedestrian Advisory Committee, and Main Street Bridge Advisory Committee meet.

Councilmembers, Commissioners, Committee Members, and staff sit well within six feet of each other. Moreover, the County's indoor mask order is still in effect, making it difficult to hear what Councilmembers, Commissioners, Committee Members, staff, and public speakers are saying. Furthermore, while speaking through masks may be understandable in person, picking up speech on microphones for those attending remotely and those watching any livestreams would be difficult.

Per AB 361, the City Council would need to declare every 30 days that the City's legislative bodies must continue to meet remotely to ensure the health and safety of the public. Staff recommends that the City Council declare these findings are true so these bodies can continue to meet remotely. Staff will return with this resolution for re-ratification at the Council's 1st Tuesday meeting each month, at which time the Council can reassess as various health orders and COVID-19 parameters change.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **February 15, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jessica Blair, Communications Director / City Clerk

TITLE: **RECEIPT OF LEGISLATIVE POSITION LETTERS**

RECOMMENDATION:
Receive and file support letter sent for Senate Bill 45.

FISCAL IMPACT:
There is no fiscal impact associated with this item.

STRATEGIC ELEMENT:
This action supports the Inclusive Governance element of the Strategic Plan.

DISCUSSION:
Annually, the City adopts a Legislative Platform to allow staff to send position letters regarding various bills / issues of interest to the City. The 2021 Legislative Platform was adopted by the City Council on April 6, 2021. The platform provides staff direction and allows the City, on the Council's behalf, to respond in support of or opposition to bills and other legislative and administrative actions. The City Council has delegated its authority to the Mayor and / or City Manager to sign position letters consistent with the legislative platform. Townsend Public Affairs monitors legislation for the City and communicates frequently with staff on bills. Occasionally, the League of California Cities will send action alerts for bills affecting municipalities. Staff reviews those alerts as well and will take action on any that align with the City's Legislative Platform.

In the spirit of transparency, when position letters are sent by the City, staff will include them in a City Council agenda packet for viewing by the Council and the community.

ATTACHMENTS:
SB 45 Support Letter

DocuSign Envelope ID: 6373E85B-5F0B-4803-A969-7CFF6E3416FC

THE CITY OF
HALF MOON BAY
CALIFORNIA

February 10, 2022

The Honorable Anthony Portantino
California State Senate
10th and O Offices, Suite 7630
Sacramento, CA 95814

Re: Senate Bill 45 (Portantino) Short-lived climate pollutants: Organic waste reduction goals: Local jurisdiction assistance
Letter of Support from the City of Half Moon Bay

Dear Senator Portantino:

On behalf of the City of Half Moon Bay, I write to express my strong support for your SB 45, which would provide assistance to local jurisdictions for organic waste diversion programs.

As you know, local jurisdictions have struggled to comply with the timelines for the implementation of SB 1383 regulations. While we appreciate the efforts that the Legislature made last year to address penalties, we are working hard to meet the State's organic waste climate goals but cannot do that without assistance from the state and/or delayed implementation.

We are already pursuing both local and countywide solutions to meet the SB 1383 mandates. Locally, we have already updated our Municipal Code to align with SB 1383 and are in the process of modifying our Sustainable Purchasing and Practices Policy and template construction contracts. Regionally, we have executed an MOU with the County of San Mateo Office of Sustainability to implement and enforce the edible food recovery requirements and will be participating in a countywide compost broker program and compost quality education campaign. Even with all these efforts, there are many requirements in SB 1383 that we have not been able to start implementing yet.

SB 45 would be a welcome and necessary help to local governments of all sizes, and for that reason, I strongly support this bill.

Sincerely,

debbie ruddock
Debbie Ruddock
Mayor of Half Moon Bay

CC: Senator Josh Becker
Assemblymember Marc Berman

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **February 15, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jessica Blair, Communications Director / City Clerk

TITLE: **REDISTRICTING PROCESS / TIMELINE**

RECOMMENDATION:
Receive and file report on process and timeline for the 2021-2022 Redistricting Process and direct staff as appropriate.

FISCAL IMPACT:
There is no fiscal impact associated with this report.

STRATEGIC ELEMENT:
This action supports the Inclusive Governance element of the Strategic Plan.

BACKGROUND:
The City Council transitioned to district elections in 2018, following a threat of litigation claiming the City's at-large election system was in violation of the California Voting Rights Act.

Once a City has transitioned to district elections, state law requires the City Council to examine and, if necessary, adjust the City Council district boundaries every 10 years following the Federal Census to ensure compliance with the Voting Rights Act. Adoption of the new map must occur sometime between August 1, 2021 and April 17, 2022.

On February 1, 2022, staff was directed to prepare a report summarizing the timeline and process used during the Redistricting process.

DISCUSSION:

Redistricting Advisory Committee

Senate Bill 1018, effective January 1, 2019, provided additional methods for adjusting boundaries, including the creation of an advisory committee.

At its April 6, 2021 meeting, the City Council directed staff to initiate recruitment and creation of a Redistricting Advisory Committee (RAC). Additionally, the Council asked staff to conduct public outreach regarding what district model the public preferred – a four district model with an elected mayor, or a five-district model with an annual rotating mayor. Further, if an elected mayor was preferred, would a two-year term or a four-year term be a better fit for this community.

On May 4, 2021, the City Council adopted a resolution forming the seven-member RAC and setting its bylaws. The Council added additional requirements that each committee member file a Statement of Economic Interests, Form 700, and not apply for Planning Commission or City Council seats for four years. The charge of the Committee was to ultimately present two maps to the City Council for review – one with four districts and an elected mayor, and one with five districts which would provide for an annual rotating mayor.

On June 15, 2021, following an extensive recruitment process, the City Council appointed seven members to RAC - Michael Settles, Claudia Marshall, Marin Holt, Paul Gater, Steve Maller, Phil Marshall, and Hal Bogner. On July 15, 2021, the first RAC meeting was held.

During each of the two mapping meetings, the RAC discussed draft maps prepared by NDC that were informed by public and committee testimony, draft maps submitted by community members, 2020 U.S. Census data, and RAC feedback.

All RAC meetings and workshops offered Spanish translation. Recordings of all RAC meetings and community workshops are available on the City's website and meeting agendas and presentations are available on the City's redistricting webpage.

With extensive training on redistricting laws, final map criteria, communities of interest, and community engagement strategies, RAC and City staff hosted a series of virtual community meetings and workshops and two pre-map public hearings between July 15, 2021 and September 2, 2021. At each workshop, staff from the City's contracted demographer, National Demographics Corporation (NDC), presented an overview of redistricting requirements, and demonstrated how to use mapping tools. Community members were invited to join numerous workshops and encouraged to respond to the City's survey on communities of interest and district model and to provide testimony to inform the RAC about unique community characteristics and needs.

Community members were also encouraged to submit draft maps using paper map kits and the DistrictR online mapping tool, and later, Dave's online mapping tool. In total, 35 maps were reviewed and details for each are viewable on the City's redistricting webpage. All community-submitted maps were reviewed by the RAC.

Following the community workshop series, the RAC held two map drawing public hearing meetings on November 8, 2021 and December 16, 2021.

At its November 8, 2021 meeting, it was determined that each map submitted by the public was not population balanced. This was due to the DistrictR mapping tool using population estimates and not

having been updated to reflect final Census numbers. The RAC opted to re-open the public map submittal period and to use a separate mapping tool, Dave's Redistricting App. City staff conducted another robust public outreach campaign and a new set of maps was submitted and reviewed by RAC at its next meeting.

At its December 16, 2021 meeting, the Committee voted to recommend four focus maps for City Council consideration, details of which are discussed later in this report with the understanding that Council would provide direction to the Committee, they would meet again and narrow the maps from four to two.

City Council

At its January 19, 2022 meeting, the City Council conducted a public hearing to review draft maps and the recommendations of the Redistricting Advisory Committee. Following the public hearing, the Council voted 3-2 to direct staff to return with an ordinance adopting Map 504c – one of the five district maps.

On February 1, 2022, the Council directed staff, by way of a future item requested by Mayor Ruddock, seconded by Vice Mayor Penrose, to prepare an item that discussed the process and timeline used during the process.

On February 15, 2022, the City Council received both this item as well as a staff report for the first reading and introduction of an ordinance adopting Map 504c and setting the necessary election sequencing.

Timeline Adjustments

When the City Council appointed members to the Redistricting Advisory Committee on June 15, 2021, a tentative meeting schedule was included (Attachment 1). There was an in-person public open house scheduled for a Saturday on January 22, 2022. Due to the surge of COVID cases as a result of the Omicron variant, this meeting was canceled. The original purpose of the January 27, 2022 meeting was for the Committee to discuss Council input, narrow to two maps, and discuss their final report to the Council. Given the Council's vote to approve Map 504c on January 19, 2022, the RAC used this meeting to receive additional public input, discuss the district sequencing consequences of "voter deferment" and voter acceleration," and discuss their final report to the Council – ultimately appointing a subcommittee of Chair Holt, Vice Chair Gater, and Committee Member P. Marshall to prepare the final report. There was also an additional City Council meeting built into the schedule to allow the Council an opportunity to hold an additional public hearing if necessary.

Community Engagement / Public Outreach

Following the creation of the RAC, City staff has conducted a robust public outreach campaign to reach as many residents as possible to ensure they were aware of the process and how to be involved. Graphics were created with information about the process, with a tagline of "Think Inside the Lines."

Utilizing the City's traditional communication channels, a number of informative articles, meeting announcements, survey promotion, and direct email and phone outreach to key community partners was conducted. Additionally, staff City staff and members of RAC tabled at many events and location including the Library, the Farmers Market, Make it Main Street, church services, ALAS events and services, and other venues. RAC members also utilized their own personal channels to reach out to their own networks about the process. Paper kits were also available at all events and at City Hall and the library which included an information sheet, a copy of the City's survey, and a paper map.

Materials and key messages continue to be shared with an extensive list of community partners who have been instrumental in ensuring members of their own networks are kept apprised of ongoing redistricting efforts and the various ways in which they can participate. Community members have several options for receiving updates about redistricting directly from the City, including signing up to receive information through the City's weekly eNewsletter and following the City's social media accounts.

The City's redistricting webpage is a repository for all items related to this redistricting initiative. The website contains background information on the redistricting process, an overview of the RAC and its members, and links to all relevant documents and draft maps, as well as video recordings of all meetings and tutorials on how to use the mapping software. Also available is an interactive map tool that allows users to view various maps and boundaries including current City Council district lines as they consider their feedback on the redistricting process. The webpage will remain active for 10 years following the completion of the redistricting process, as required by law.

Materials are available electronically and in print, and in accordance with state requirements all are available in English and Spanish.

The final map must be adopted by the City Council and all associated administrative work must be completed by City staff no later than April 17, 2022.

ATTACHMENT:
Schedule as presented to the City Council on June 15, 2021

REDISTRICTING ADVISORY COMMITTEE CALENDAR

All meetings held on Thursday evenings unless noted

JULY 15 (RAC) – INTRODUCTION (BROWN ACT, PRA, OVERVIEW OF TRANSITION TO DISTRICTS, REDISTRICTING BASICS)

AUGUST 12 (RAC) – PUBLIC / COMMITTEE WORKSHOP ON MAPPING, LEGISLATION, ETC.

AUGUST 19 (RAC) – PUBLIC / COMMITTEE WORKSHOP ON DISTRICT MODEL / ELECTION SEQUENCING

AUGUST 26 (RAC) – PUBLIC HEARING #1

SEPTEMBER 2 (RAC) – PUBLIC HEARING #2

AUGUST 16 – CENSUS DATA RELEASED (LEGACY FORMAT)

LATE SEPTEMBER – CALIFORNIA PRISONER-ADJUSTED DATA AVAILABLE

LATE OCTOBER – END OF MANDATED THREE-WEEK WAITING PERIOD TO RELEASE MAPS

NOVEMBER 8 (MONDAY) (RAC) – FIRST DRAFTS OF COMMITTEE MAPS, SELECT 3-5 FOCUS MAPS

DECEMBER 16 (RAC) – SELECT 2-3 FOCUS MAPS

JANUARY 19 (WEDNESDAY) (COUNCIL) – PUBLIC HEARING #3, REVIEW FOCUS MAPS, PROVIDE REVISIONS, IF ANY

JANUARY 22 (SATURDAY) (RAC) – PUBLIC INPUT ON FOCUS MAPS

JANUARY 27 (RAC) – PUBLIC INPUT ON FOCUS MAPS

FEBRUARY 15 (CITY COUNCIL) – PUBLIC HEARING #4, FINAL MAP SELECTION & ELECTION SEQUENCING

MARCH 15 (CITY COUNCIL) – CITY COUNCIL ADOPTION OF ORDINANCE ADOPTING DISTRICT MAP & ELECTION SEQUENCING (ADOPTION BY RESOLUTION IF SB 594 IS ENACTED).

APRIL 17 – DEADLINE FOR COUNCIL ADOPTION OF MAP (APRIL 5 CITY COUNCIL MEETING)

MAY 12 – COMMITTEE CLOSING CELEBRATION

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **February 15, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jessica Blair, Communications Director / City Clerk

TITLE: **INTRODUCTION OF AN ORDINANCE TO AMEND MUNICIPAL CODE CHAPTER 1.24 WITH RESPECT TO ELECTING MEMBERS OF THE CITY COUNCIL, REDRAWING BOUNDARIES, AND SEQUENCING OF ELECTIONS WITHIN THE DISTRICTS (8:15 PM)**

RECOMMENDATION:
Conduct a public hearing and introduce on first reading, an ordinance amending Chapter 1.24 of the Half Moon Bay Municipal Code with respect to electing members of the City Council, redrawing boundaries, and sequencing of elections within the districts.

FISCAL IMPACT:
The City Council approved an agreement with National Demographics Corporation on January 19, 2021 for demographer services for this process at a cost of roughly $45,000. Additional costs have been incurred for necessary public outreach and were incorporated into the Fiscal Year 2021-2022 budget.

STRATEGIC ELEMENT:
This action supports the Inclusive Governance element of the Strategic Plan.

BACKGROUND:
The City Council transitioned to district elections in 2018, following a threat of litigation claiming the City's at-large election system was in violation of the California Voting Rights Act.

Once a City has transitioned to district elections, state law requires the City Council to examine and, if necessary, adjust the City Council district boundaries every 10 years following the Federal Census to ensure compliance with the Voting Rights Act. Adoption of the new map must occur sometime between August 1, 2021 and April 17, 2022.

At its April 6, 2021 meeting, the City Council opted to appoint a Redistricting Advisory Committee to conduct much of the public input and map drawing process, members of which were appointed on June 15, 2021.

For a full summary of the timeline of the Redistricting Advisory Committee's meetings, as well as the community outreach and survey on this process conducted by the City, please see the January 19, 2022 staff report. Additionally, a separate item regarding process and timeline is included as part of this agenda packet.

DISCUSSION:

At its January 19, 2022 meeting, the City Council conducted its first map drawing public hearing to review draft maps and the recommendations of the Redistricting Advisory Committee. Following the public hearing, the Council voted 3-2 to direct staff to return with an ordinance adopting Map 504c,.

MAP ANALYSIS

As included in the January 19, 2022 staff report, the Redistricting Advisory Committee recommended four focus maps for the Council's review - Map 504c, Map 503b, Map 402, and Map 403b. Additionally, the final report from the Committee, as submitted by a subcommittee appointed at its January 27, 2022 meeting (Chair Holt, Vice Chair Gater, and Committee Member P. Marshall), is included as Attachment 4 to this report.

As mentioned previously, the City Council held its first map drawing public hearing, the third public hearing of the required four, at its January 19, 2022 meeting. Following the public hearing, the City Council voted 3-2 to direct staff to return with an ordinance adopting Map 504c. The four focus maps and the City's current district boundaries from the 2018 transition, are included as Attachment 2.

Additional public correspondence received on the focus map and process since the last Council meeting are included as Attachment 5.

Election Sequencing

As part of map selection, election sequencing must be determined. Election sequencing is determining which districts are up for election in which order, beginning with the next regular election. There are criteria included in the FAIR MAPS Act; for example, the redrawing of district lines may not change the term of an already elected councilmember.

Given that Districts 2 and 3, with the boundaries adopted in 2018 as part of the transition to district elections, voted in November 2020, those two districts must wait to elect again until 2024. The three remaining districts will elect representatives in November 2022.

November 2022 Election – Districts 1, 4, and 5 will elect a representative to a four-year term.
November 2024 Election – Districts 2 and 3 will elect a representative to a four-year term.

This sequencing will repeat until such time the City is required to redraw its district boundaries, which is expected following the 2030 U.S. Census.

Voter Deferrals / Acceleration

With map drawing and election sequencing, a natural byproduct of that process is that some voters will move districts from those they were in previously. This will cause those voters to either have their votes deferred (skip an election) or accelerated (vote in back-to-back elections). Consideration of this effect is not one of the four map-drawing criteria outlined in the FAIR MAPS Act and is therefore looked at during election sequencing.

For City Council Focus Map 504c, 993 voters (1,351 population) will be deferred to the November 2024 election, and 2,334 residents (population) will be accelerated to November 2022.

Maps depicting the deferrals and accelerations for the other three maps included in the RAC's recommendation are included as Attachment 3 to this report.

FREQUENTLY ASKED QUESTIONS

Several questions have been raised in the community following the January 19, 2022 City Council meeting regarding proper procedures and redistricting criteria under voting rights laws, including the Fair And Inclusive Redistricting for Municipalities And Political Subdivisions (FAIR MAPS) Act (AB 849, Government Code section 21500 *et seq.*). Specifically, questions regarding:

- Redistricting criteria, including "communities of interest"
- Definitions of "gerrymandering" and "disenfranchisement"
- Definitions of voter deferral and voter acceleration

In 2019, the California Legislature passed the FAIR MAPS Act to improve redistricting criteria, transparency, and public engagement. According to the Senate Committee Report on Elections and Constitutional Amendments, "AB 849 demonstrates our State's commitment that representative and inclusive democracy matters at all levels of government, including city and county. These reforms will result in a redistricting process that is fairer to California's diverse communities, more transparent, better organized, and more consistently-applied across city and county governments."

The Act standardized redistricting procedures and requirements for cities and counties, including imposing significant new public hearing, outreach, notice, and transparency requirements. Specifically, cities are required to hold at least four hearings, including at least one hearing or workshop on a weekend or after 6 p.m. on a weekday. (Gov. Code 21607.1). All public hearings for this process have been held after 6 p.m. on a weekday.

FAIR MAPS Act Criteria – (Including Communities of Interest)

Regarding substantive criteria, the FAIR MAPS Act established ranked criteria for adopting new city council district boundaries. These criteria are as follows:

(a) Following each decennial federal census, and using that census as a basis, the council shall, by ordinance or resolution, adopt boundaries for any or all of the council districts of the city so that the council districts shall be substantially equal in population as required by the United States Constitution.
(1) Population equality shall be based on the total population of residents of the city as determined by that census.
(2) Notwithstanding paragraph (1), an incarcerated person as that term is used in Section 21003, shall not be counted as part of a city's population, except for an incarcerated person whose last known place of residence may be assigned to a census block in the city, if information about the last known place of residence for incarcerated persons is included in the computerized database for redistricting that is developed in accordance with subdivision (b) of Section 8253 of the Government Code, and that database is made publicly available.
(b) The council shall adopt council district boundaries that comply with the United States Constitution, the California Constitution, and the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 et seq.).
(c) The council shall adopt district boundaries using the following criteria as set forth in the following order of priority:
(1) To the extent practicable, council districts shall be geographically contiguous. Areas that meet only at the points of adjoining corners are not contiguous. Areas that are separated by water and not connected by a bridge, tunnel, or regular ferry service are not contiguous.
(2) To the extent practicable, the geographic integrity of any local neighborhood or local community of interest shall be respected in a manner that minimizes its division. **A "community of interest" is a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation. Communities of interest do not include relationships with political parties, incumbents, or political candidates.**
(3) Council district boundaries should be easily identifiable and understandable by residents. To the extent practicable, council districts shall be bounded by natural and artificial barriers, by streets, or by the boundaries of the city.
(4) To the extent practicable, and where it does not conflict with the preceding criteria in this subdivision, council districts shall be drawn to encourage geographical compactness in a manner that nearby areas of population are not bypassed in favor of more distant populations.
(d) The council shall not adopt council district boundaries for the purpose of favoring or discriminating against a political party.

(Elections Code § 21601 [emphasis **added** to call out the definition of "community of interest"]).

The California Constitution defines community of interest:

> As community of interest is a contiguous population which shares common social and economic interests that should be included within a single district for purposes of its

> effective and fair representation. Examples of such shared interests are those common to an urban area, a rural area, an industrial area, or an agricultural area, and those common to areas in which the people share similar living standards, use the same transportation facilities, have similar work opportunities, or have access to the same media of communication relevant to the election process. Communities of interest shall not include relationships with political parties, incumbents, or political candidates.

Cal. Const. article XXI, section 2.

These shared interests can be in "immigration, language, culture, and persistent socioeconomic disparities," among others. (*Luna v. County of Kern* (E.D. Cal. 2018) 291 F.Supp.3d 1088, 1110). "Parties can even be adverse for some purposes and share a community of legal interest for other purposes." (*DC Comics v. Pacific Pictures Corp*. (C.D. Cal. 2012) 2012 WL 12878651, *2).

Race alone cannot be the predominant factor in districting without subjecting the plan to strict scrutiny. (*Miller v. Johnson* (1995) 515 U.S. 900, 902 [115 S.Ct. 2475, 2481, 132 L.Ed.2d 762]). The community must share more than race but "some common thread of relevant interests," as within social, political, and economic contexts. (*Id*. at 920).

Gerrymandering and Disenfranchisement

The FAIR MAPS Act does not expressly refer to "gerrymandering" but effectively prohibits it with respect to political parties. Gov. Code § 21601(d) ("The council shall not adopt council district boundaries for the purpose of favoring or discriminating against a political party.")

While not defined under the Act, "gerrymandering" refers to the act of manipulating the redistricting process to achieve political gain, at the expense of other groups or individuals. (Santa Clara County Redistricting Manual (2021) at p. 11; *see also* 2020 California Citizens Redistricting Commission ["Gerrymandering generally refers to the drawing of district lines by who will benefit from the way the districts are drawn."]) The process was named after Governor Elbridge Gerry, a signer of the Declaration of Independence, produced a map for state senate districts in Massachusetts that would reward his political allies. This map was parodied in a political cartoon as looking like a salamander, thus the "Gerry-mander."

In a letter including in the Senate Committee Report on Elections and Constitutional Amendments, California Common Cause stated its support for the FAIR MAPS Act in part because it would prevent gerrymandering:

> *When it comes to state legislative and Congressional redistricting, California is a national model. The state Citizens Redistricting Commission – with its transparent process, commitment to genuine public engagement, and application of fair and clear criteria – has been praised by reformers and academics alike for keeping communities intact and eliminating partisan bias in redistricting.*

However, in strong contrast, when it comes to local redistricting, there are only minimal transparency and public outreach requirements and no mandatory criteria other than equal population. As a result, many communities never engage with, or feel excluded from, the local redistricting process. The weakness of our local redistricting laws also enables racially-discriminatory, partisan, and pro-incumbent gerrymandering to persist at the local level in California.

"Disenfranchisement" is typically defined as the deprivation of a franchise, of a legal right, or of some privilege or immunity especially the right to vote (Merriam-Webster). In the context of redistricting, concerns regarding "disenfranchisement" are generally considered in the context of voter deferrals.

Voter Accelerations and Deferrals

The Santa Clara County Redistricting Manual (2021)[1] defines voter accelerations and deferrals as follows:

> **Accelerations** – *In an election area where there are four-year terms and elections every two years, a redistricting will result in a situation where a voter just recently elected a representative, then a redistricting happens, their district changes, and they get to again elect a representative just two years later. Technically, in this situation, they have two representatives – the one they elected before the redistricting, and the one they just voted for. Their opportunity to vote has been accelerated by two years.*
>
> **Deferrals** – *In an election area where there are four-year terms, and elections every two years, a redistricting will result in a situation where a voter is set to elect a representative in the coming election, then a redistricting happens and their district changes to one that is not up for two more years. When their incumbent representative retires, they don't have the opportunity to vote on a new representative. Technically, in this situation, they have no representative – their old representative moved to a different area and they have not yet had a chance to elect a new representative under the redistricted system. Their right to representation has been deferred for two years.*

As discussed above, the FAIR MAPS Act does not use accelerations or deferrals as a criteria for map selection. In fact, it is inevitable that some voters will be deferred and others will be accelerated. The California Supreme Court has suggested that an excessive number of deferred/accelerated voters could indicate an improper purpose (such as racial gerrymandering). *See Vandermost v. Bowen* (2012) 53 Cal.4th 421, 482 ("The Commission concludes that as a result, under petitioner's nesting proposal, "the brunt of double-deferral will fall on voters of color who would be unable to vote for their senators of choice in 2012 elections and could be further deferred under an as-yet determined set of maps."). However, staff is not aware of any guidance regarding the percentage of deferred voters that would give rise to an inference of pretextual motive.

[1] Available at: https://countyexec.sccgov.org/sites/g/files/exjcpb621/files/2021-08/County%20of%20Santa%20Clara%20Redistricting%20Manual%202021.pdf. Staff is not aware of a similar manual for San Mateo County.

CONCLUSION AND NEXT STEPS

The final map must be adopted by the City Council and all associated administrative work must be completed by City staff no later than April 17, 2022. Second reading and adoption of the ordinance, if adopted tonight, would be scheduled for the March 1, 2022 City Council meeting.

If the City Council did not move forward with adoption of this ordinance, staff would return with the focus maps as directed by the City Council for an additional public hearing and map selection.

ATTACHMENTS:

1. Ordinance Amending Chapter 1.24
2. Focus Maps (504c, 503b, 402, 403b) and Current District Map (2018)
3. Voter Deferral / Acceleration Maps (504c, 503b, 402, 403b)
4. Redistricting Advisory Committee Final Report
5. Correspondence Received

ORDINANCE NO. C-2022-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AMENDING CHAPTER 1.24 OF THE HALF MOON BAY MUNICIPAL CODE TO WITH RESPECT TO ELECTING MEMBERS OF THE CITY COUNCIL, REDRAWING BOUNDARIES, AND SEQUENCING OF ELECTIONS WITHIN DISTRICTS

Section 1. Findings: The City Council finds and declares as follows.

WHEREAS, in September 2018, the City Council adopted Ordinance No. 2018-03, establishing the election of councilmembers by district; and

WHEREAS, Ordinance No. 2018-03 added section 1.24.090 of the Half Moon Bay Municipal Code establishing the boundaries of four districts and an at-large elected mayor; and

WHEREAS, Elections Code section 21620 et seq. requires the City Council to adjust the boundaries of each City Council district following each decennial federal census; and

WHEREAS, the decennial federal census was completed in 2020; and

WHEREAS, on April 6, 2021, the City Council directed staff to move forward with the creation of a Redistricting Advisory Committee. The 7-member committee was appointed on June 15, 2021 and met from July 2021-January 2022.

WHEREAS, in compliance with Elections Code 21627.1, the City has held four public hearings and received public input concerning the adjustment of City Council district boundaries. Said hearings were held on November 8, 2021 (Redistricting Advisory Committee), December 16, 2021 (Redistricting Advisory Committee), January 19, 2022, and February 15, 2022.

WHEREAS, in compliance with Elections Code section 21628, the City provided language translations services at each of the public hearings as well as interpretation of qualifying materials in English and Spanish.

WHEREAS, in compliance with Elections Code section 21628(d)(1), the City has published the draft maps at least seven days before the hearings held before the City Council on January 19, 2022, and February 15, 2022.

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

Section 2. Section 1.24.090 of the Half Moon Bay Municipal Code is hereby amended as follows:

a. Beginning with the municipal election in 2022, members of the City Council shall be elected in the electoral districts established in Section 1.24.090(c) and subsequently reapportioned as provided by state law. Elections shall take place by-district as that term is defined in California Government Code Section 34871, meaning one member of the City Council shall be elected from each district, by the voters of the district alone. Each member of the City Council shall serve a four-year term.
b. Members of the City Council shall be elected on a by-district basis from the five City Council districts hereby established. The boundaries and identifying number of each district shall be as described on the City Council District Map attached hereto as "Exhibit A" and incorporated by reference.
c. Commencing with the general municipal election in November 2022 and thereafter, the voters in districts 1, 3, and 5 shall elect members of the City Council by-district for full four (4) year terms. At the general municipal election in November 2024, and thereafter, the voters in districts 2 and 3 shall elect members of the City Council by-district for full four (4) year terms.
d. Registered voters signing nomination papers or voting for a member of the City Council shall be residents of the geographical area making up the district from which the candidate is to be elected.
e. A candidate for City Council must live in, and be a registered voter in, the district in which he or she seeks election at the time nomination papers are issued, pursuant to Elections Code Section 10227. Termination of residency in a district by a councilmember shall create an immediate vacancy for that district unless the councilmember immediately declares and establishes another residence within the district within 30 days.

Section 3. Constitutionality and Severability
If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, 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 4. Publication. The City Clerk of the City of Half Moon Bay is hereby directed to publish this Ordinance, or the title hereof as a summary, pursuant to Government Code Section 36933, once within fifteen (15) days after its passage in the Half Moon Bay Review, a newspaper of general circulation published in the city of Half Moon Bay.

Section 5. Effective date.
This Ordinance shall take effect and be in force on the thirtieth (30th) day from and after its final passage.

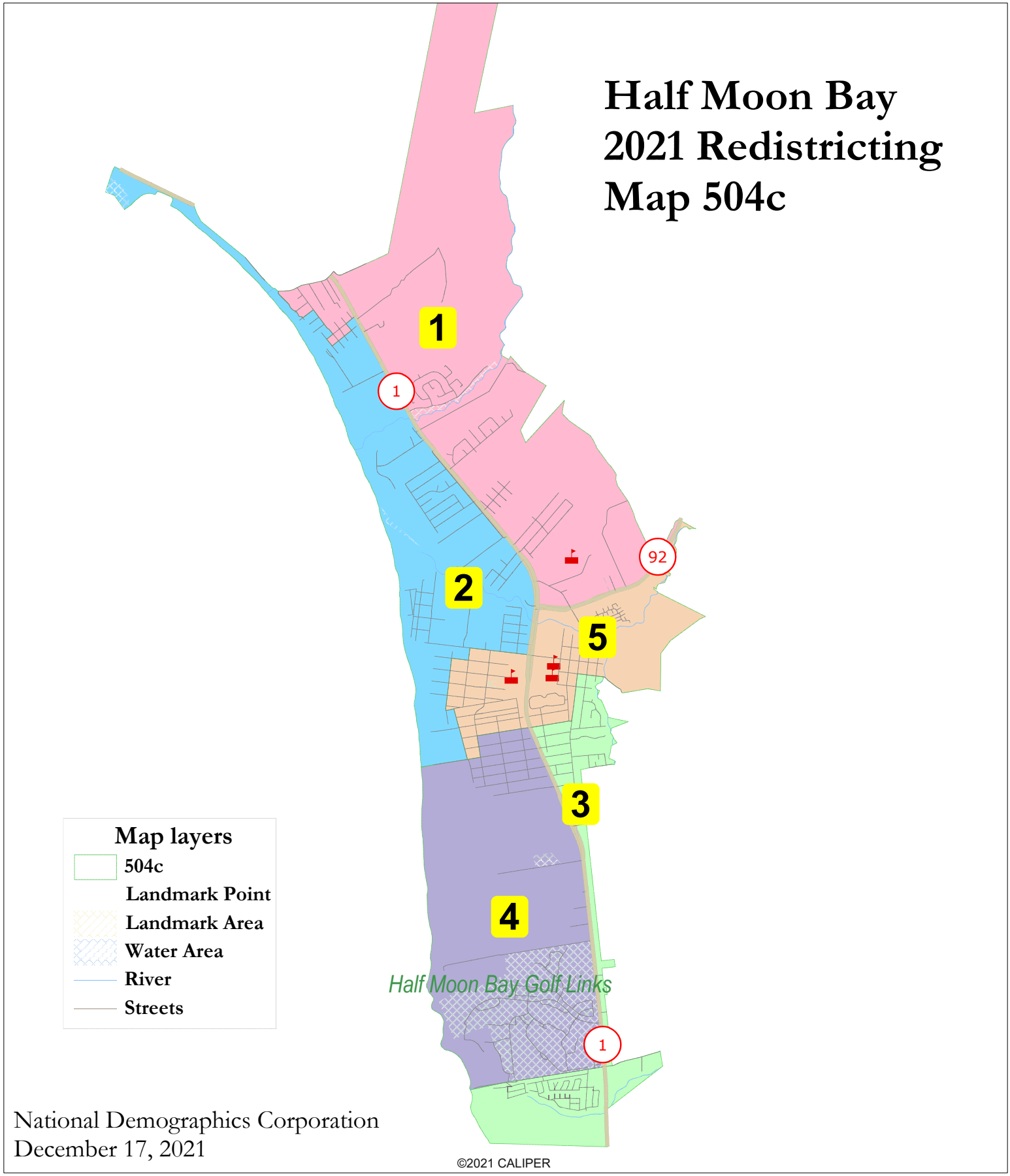
INTRODUCED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the 15th day of February 2022.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the ___ day of _____ 2022, by the following vote:

Ayes, Councilmembers:
Noes, Councilmembers:
Absent, Councilmembers:
Abstain, Councilmembers:

ATTEST:

_____ _____
Jessica Blair, City Clerk Debbie Ruddock, Mayor

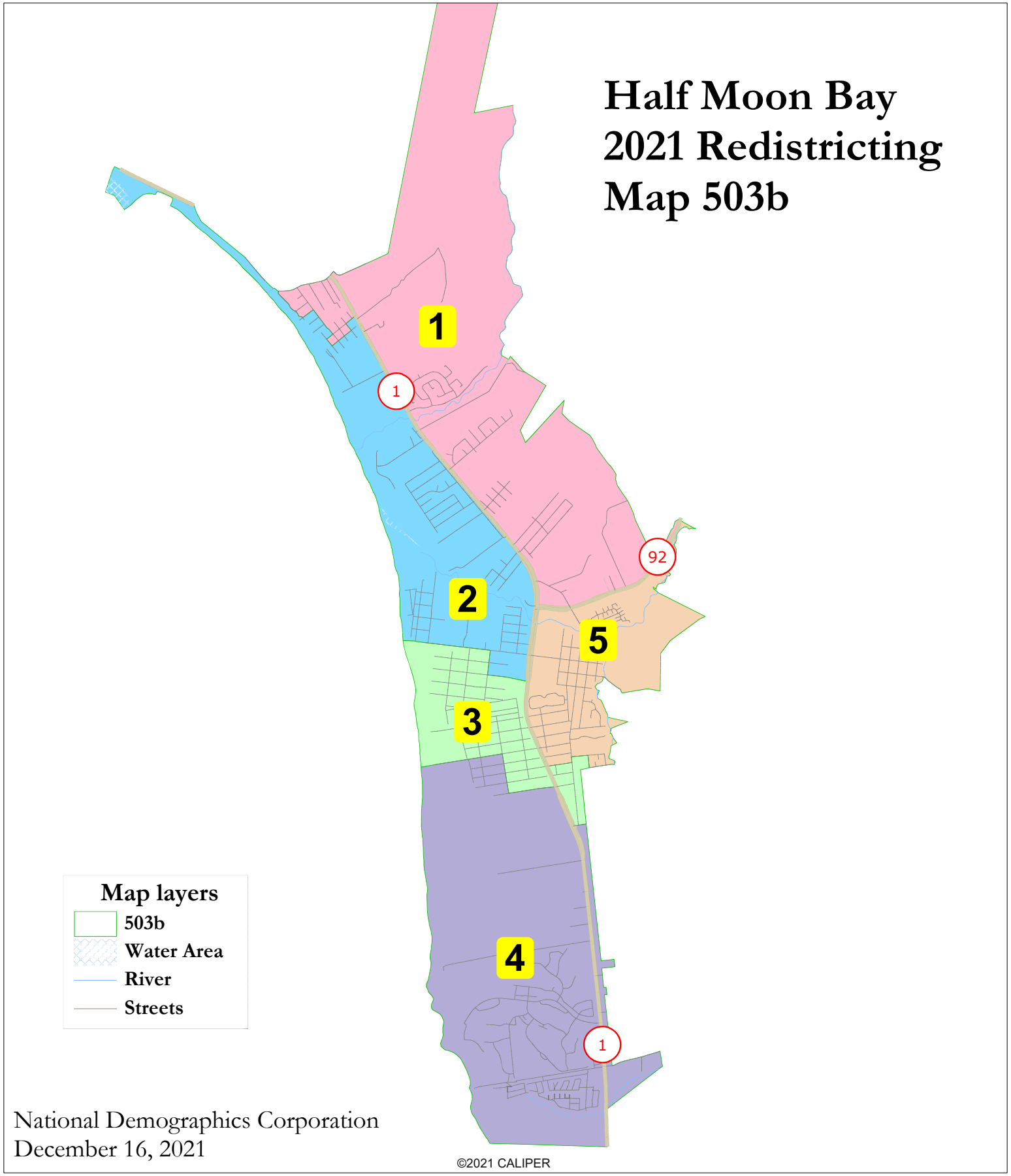

Half Moon Bay
2021 Redistricting
Map 504c
1
2
3
4
5
1
92
1
Half Moon Bay Golf Links
Map layers
504c
Landmark Point
Landmark Area
Water Area
River
Streets
National Demographics Corporation
December 17, 2021
©2021 CALIPER

504c							
District		1	2	3	4	5	Total
	Total Pop	2,298	2,398	2,281	2,454	2,383	11,814
	Deviation from ideal	-65	35	-82	91	20	173
	% Deviation	-2.75%	1.48%	-3.47%	3.85%	0.85%	7.32%
Total Pop	% Hisp	28.6%	41%	39%	17%	24%	30%
	% NH White	60%	49%	52%	69%	63%	59%
	% NH Black	1%	1%	1%	1%	1%	1%
	% Asian-American	8%	6%	6%	10%	8%	8%
Citizen Voting Age Pop	Total	1,924	2,001	1,408	2,222	1,633	9,189
	% Hisp	20%	27%	14%	9%	12%	16%
	% NH White	71%	65%	76%	78%	79%	73%
	% NH Black	1%	1%	2%	0%	1%	1%
	% Asian/Pac.Isl.	9%	7%	7%	10%	9%	8%
Voter Registration (Nov 2020)	Total	1,612	1,413	1,523	1,863	1,672	8,083
	% Latino est.	21%	23%	24%	9%	11%	17%
	% Spanish-Surnamed	19%	21%	22%	9%	11%	16%
	% Asian-Surnamed	3%	4%	3%	5%	3%	4%
	% Filipino-Surnamed	1%	3%	2%	1%	2%	2%
	% NH White est.	76%	71%	71%	85%	83%	77%
	% NH Black	1%	1%	2%	0%	1%	1%
Voter Turnout (Nov 2020)	Total	1,408	1,214	1,320	1,676	1,495	7,113
	% Latino est.	20%	20%	21%	8%	10%	15%
	% Spanish-Surnamed	18%	19%	20%	7%	10%	14%
	% Asian-Surnamed	3%	4%	3%	5%	3%	4%
	% Filipino-Surnamed	1%	2%	2%	1%	2%	2%
	% NH White est.	76%	73%	73%	86%	84%	79%
	% NH Black	1%	1%	2%	0%	1%	1%
Voter Turnout (Nov 2018)	Total	1,202	959	977	1,432	1,119	5,689
	% Latino est.	14%	16%	17%	7%	7%	12%
	% Spanish-Surnamed	13%	14%	16%	7%	7%	11%
	% Asian-Surnamed	2%	4%	2%	4%	3%	3%
	% Filipino-Surnamed	1%	2%	2%	1%	2%	1%
	% NH White est.	83%	78%	78%	88%	86%	83%
	% NH Black est.	1%	1%	2%	0%	1%	1%
ACS Pop. Est.	Total	2,636	3,323	2,017	2,764	2,187	12,927
Age	age0-19	21%	27%	20%	17%	18%	21%
	age20-60	48%	56%	46%	46%	51%	50%
	age60plus	31%	17%	34%	37%	31%	29%
Immigration	immigrants	28%	24%	26%	21%	25%	25%
	naturalized	54%	54%	44%	44%	44%	49%
Language spoken at home	english	71%	48%	56%	83%	65%	65%
	spanish	21%	40%	33%	16%	25%	27%
	asian-lang	4%	3%	6%	1%	5%	4%
	other lang	4%	9%	5%	0%	5%	5%
Language Fluency	Speaks Eng. "Less than Very Well"	11%	22%	22%	4%	16%	15%
Education (among those age 25+)	hs-grad	26%	33%	28%	30%	30%	29%
	bachelor	33%	21%	29%	27%	31%	28%
	graduatedegree	25%	21%	18%	32%	19%	23%
Child in Household	child-under18	24%	40%	23%	20%	23%	26%
Pct of Pop. Age 16+	employed	62%	74%	62%	65%	67%	66%
Household Income	income 0-25k	12%	2%	17%	4%	17%	10%
	income 25-50k	5%	11%	16%	12%	10%	11%
	income 50-75k	12%	9%	8%	6%	8%	9%
	income 75-200k	29%	52%	34%	44%	34%	39%
	income 200k-plus	41%	26%	25%	35%	32%	32%
Housing Stats	single family	96%	75%	70%	95%	77%	83%
	multi-family	4%	25%	30%	5%	23%	17%
	rented	16%	37%	42%	8%	33%	27%
	owned	84%	63%	58%	92%	67%	73%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.


Half Moon Bay
2021 Redistricting
Map 503b
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92
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Map layers
503b
Water Area
River
Streets
National Demographics Corporation
December 16, 2021
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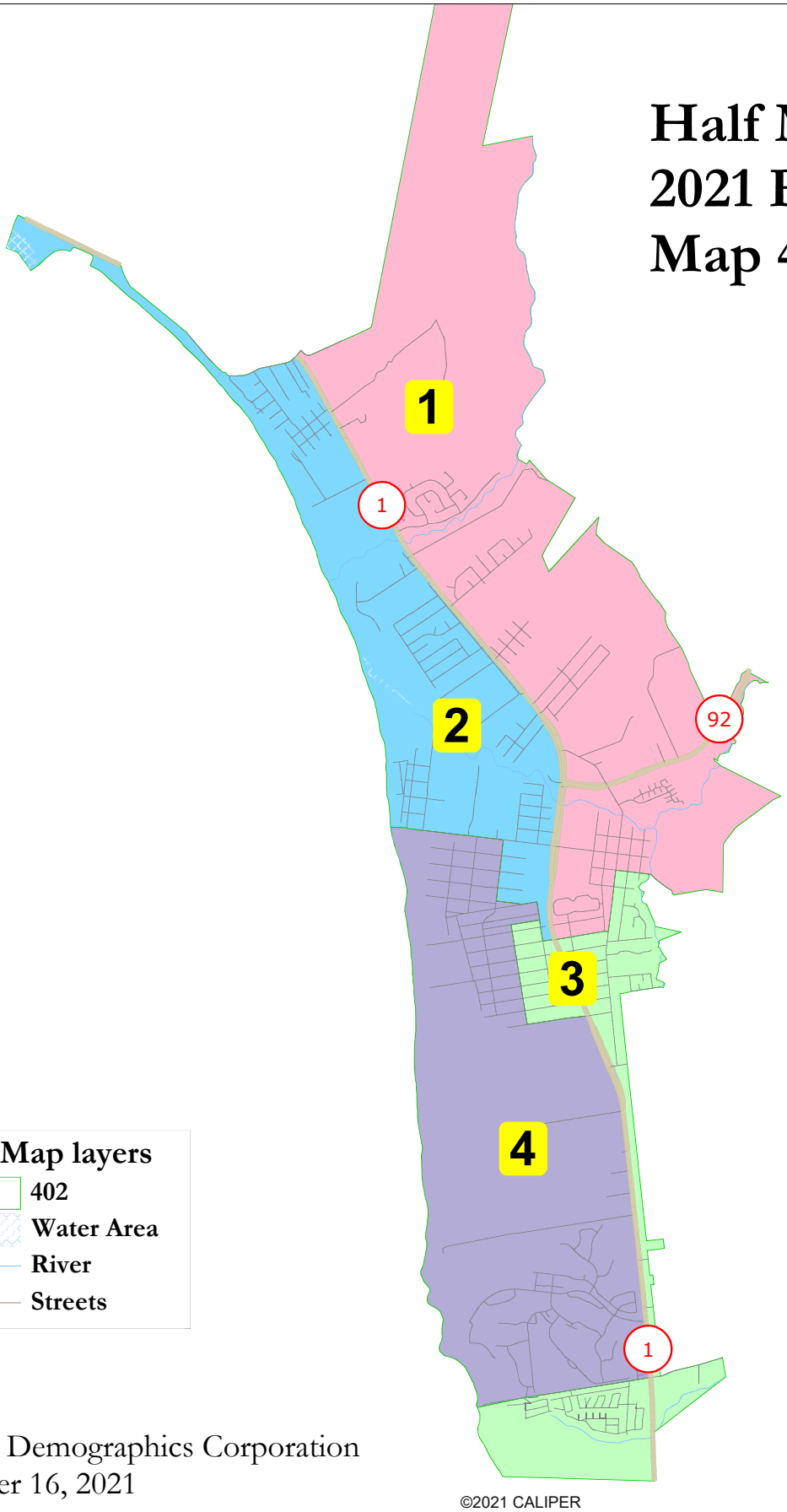
503b							
District		1	2	3	4	5	Total
	Total Pop	2,298	2,407	2,431	2,421	2,257	11,814
	Deviation from ideal	-65	44	68	58	-106	174
	% Deviation	-2.75%	1.86%	2.88%	2.45%	-4.49%	7.36%
Total Pop	% Hisp	28.6%	42%	33%	13%	32%	30%
	% NH White	60%	48%	56%	74%	56%	59%
	% NH Black	1%	1%	1%	1%	2%	1%
	% Asian-American	8%	6%	7%	9%	8%	8%
Citizen Voting Age Pop	Total	1,924	1,997	1,468	2,371	1,428	9,189
	% Hisp	20%	28%	19%	6%	10%	16%
	% NH White	71%	63%	77%	81%	75%	73%
	% NH Black	1%	1%	0%	0%	2%	1%
	% Asian/Pac.Isl.	9%	7%	3%	10%	12%	8%
Voter Registration (Nov 2020)	Total	1,612	1,410	1,632	1,974	1,455	8,083
	% Latino est.	21%	24%	19%	7%	18%	17%
	% Spanish-Surnamed	19%	22%	18%	7%	16%	16%
	% Asian-Surnamed	3%	4%	2%	5%	4%	4%
	% Filipino-Surnamed	1%	3%	2%	1%	2%	2%
	% NH White est.	76%	69%	78%	87%	74%	77%
	% NH Black	1%	1%	0%	0%	3%	1%
Voter Turnout (Nov 2020)	Total	1,408	1,213	1,431	1,789	1,272	7,113
	% Latino est.	20%	22%	17%	6%	15%	15%
	% Spanish-Surnamed	18%	20%	16%	6%	14%	14%
	% Asian-Surnamed	3%	4%	2%	5%	4%	4%
	% Filipino-Surnamed	1%	2%	2%	1%	2%	2%
	% NH White est.	76%	71%	79%	88%	76%	79%
	% NH Black	1%	1%	0%	0%	3%	1%
Voter Turnout (Nov 2018)	Total	1,202	926	1,115	1,494	952	5,689
	% Latino est.	14%	17%	14%	5%	12%	12%
	% Spanish-Surnamed	13%	16%	13%	5%	11%	11%
	% Asian-Surnamed	2%	5%	2%	3%	4%	3%
	% Filipino-Surnamed	1%	2%	2%	1%	2%	1%
	% NH White est.	83%	76%	82%	91%	79%	83%
	% NH Black est.	1%	1%	0%	0%	2%	1%
ACS Pop. Est.	Total	2,636	3,332	2,261	2,818	1,879	12,927
Age	age0-19	21%	27%	24%	17%	14%	21%
	age20-60	48%	56%	56%	43%	45%	50%
	age60plus	31%	17%	21%	41%	41%	29%
Immigration	immigrants	28%	24%	25%	20%	28%	25%
	naturalized	54%	54%	44%	44%	44%	49%
Language spoken at home	english	71%	49%	62%	84%	56%	65%
	spanish	21%	39%	36%	14%	23%	27%
	asian-lang	4%	3%	1%	1%	11%	4%
	other lang	4%	9%	1%	0%	10%	5%
Language Fluency	Speaks Eng. "Less than Very Well"	11%	22%	15%	3%	26%	15%
Education (among those age 25+)	hs-grad	26%	33%	28%	30%	30%	29%
	bachelor	33%	21%	29%	25%	33%	28%
	graduatedegree	25%	21%	20%	34%	13%	23%
Child in Household	child-under18	24%	40%	32%	19%	17%	26%
Pct of Pop. Age 16+	employed	62%	74%	72%	62%	59%	66%
Household Income	income 0-25k	12%	2%	6%	4%	28%	10%
	income 25-50k	5%	11%	5%	14%	17%	11%
	income 50-75k	12%	9%	11%	5%	7%	9%
	income 75-200k	29%	52%	42%	44%	24%	39%
	income 200k-plus	41%	26%	35%	33%	24%	32%
Housing Stats	single family	96%	74%	95%	92%	55%	83%
	multi-family	4%	26%	5%	8%	45%	17%
	rented	16%	37%	16%	10%	58%	27%
	owned	84%	63%	84%	90%	42%	73%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

Half Moon Bay 2021 Redistricting Map 402



Map layers

- 402
- Water Area
- River
- Streets

National Demographics Corporation
December 16, 2021

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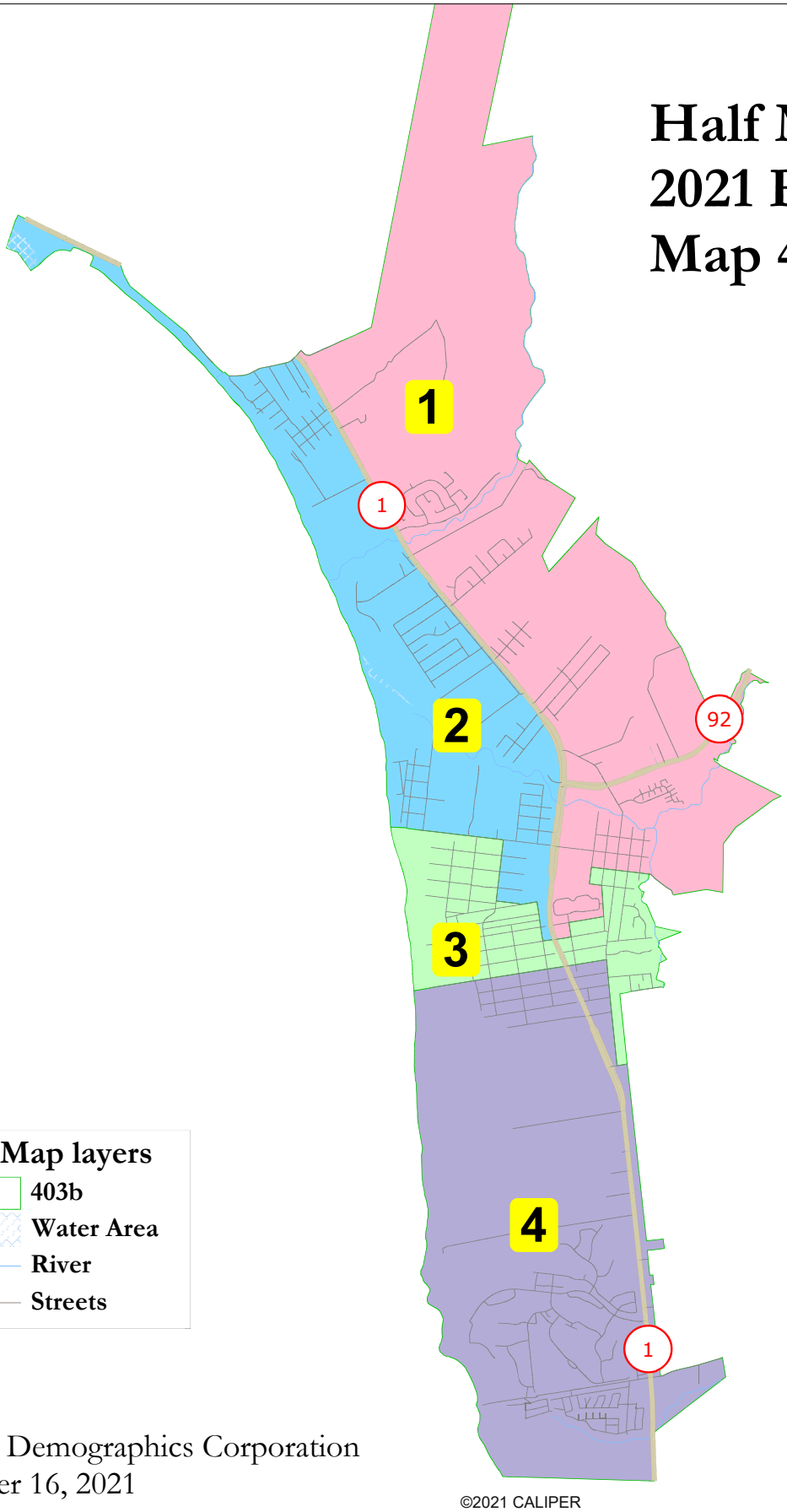
402						
District		1	2	3	4	Total
	Total Pop	3,020	2,916	2,936	2,942	11,814
	Deviation from ideal	66	-38	-18	-12	104
	% Deviation	2.23%	-1.29%	-0.61%	-0.41%	3.52%
Total Pop	% Hisp	30.7%	36%	38%	14%	30%
	% NH White	58%	53%	52%	72%	59%
	% NH Black	1%	1%	1%	1%	1%
	% Asian-American	8%	6%	7%	10%	8%
Citizen Voting Age Pop	Total	2,354	2,403	1,829	2,603	9,189
	% Hisp	18%	24%	17%	8%	16%
	% NH White	70%	68%	75%	81%	73%
	% NH Black	0%	2%	1%	0%	1%
	% Asian/Pac.Isl.	11%	7%	6%	9%	8%
Voter Registration (Nov 2020)	Total	2,008	1,814	1,910	2,351	8,083
	% Latino est.	20%	21%	24%	7%	17%
	% Spanish-Surnamed	18%	19%	22%	7%	16%
	% Asian-Surnamed	3%	4%	3%	4%	4%
	% Filipino-Surnamed	2%	2%	2%	1%	2%
	% NH White est.	77%	73%	72%	87%	77%
	% NH Black	0%	2%	1%	0%	1%
Voter Turnout (Nov 2020)	Total	1,759	1,575	1,654	2,125	7,113
	% Latino est.	18%	19%	21%	6%	15%
	% Spanish-Surnamed	17%	17%	19%	6%	14%
	% Asian-Surnamed	3%	4%	3%	4%	4%
	% Filipino-Surnamed	2%	2%	2%	1%	2%
	% NH White est.	77%	74%	74%	88%	79%
	% NH Black	0%	2%	2%	0%	1%
Voter Turnout (Nov 2018)	Total	1,474	1,215	1,292	1,708	5,689
	% Latino est.	13%	14%	17%	5%	12%
	% Spanish-Surnamed	12%	13%	16%	5%	11%
	% Asian-Surnamed	3%	4%	2%	3%	3%
	% Filipino-Surnamed	1%	2%	2%	1%	1%
	% NH White est.	83%	79%	78%	90%	83%
	% NH Black est.	0%	1%	1%	0%	1%
ACS Pop. Est.	Total	3,129	3,906	2,653	3,238	12,927
Age	age0-19	19%	26%	20%	18%	21%
	age20-60	46%	55%	49%	47%	50%
	age60plus	35%	19%	31%	35%	29%
Immigration	immigrants	30%	23%	26%	21%	25%
	naturalized	52%	54%	44%	44%	49%
Language spoken at home	english	65%	54%	59%	81%	65%
	spanish	22%	35%	32%	18%	27%
	asian-lang	6%	3%	5%	1%	4%
	other lang	7%	8%	4%	0%	5%
Language Fluency	Speaks Eng. "Less than Very Well"	16%	19%	19%	5%	15%
Education (among those age 25+)	hs-grad	29%	30%	28%	30%	29%
	bachelor	31%	25%	29%	27%	28%
	graduatedegree	21%	22%	19%	30%	23%
Child in Household	child-under18	21%	37%	24%	22%	26%
Pct of Pop. Age 16+	employed	61%	73%	65%	66%	66%
Household Income	income 0-25k	20%	3%	15%	4%	10%
	income 25-50k	10%	10%	14%	10%	11%
	income 50-75k	11%	9%	9%	6%	9%
	income 75-200k	27%	48%	35%	44%	39%
	income 200k-plus	32%	31%	27%	36%	32%
Housing Stats	single family	79%	79%	76%	95%	83%
	multi-family	21%	21%	24%	5%	17%
	rented	33%	32%	36%	8%	27%
	owned	67%	68%	64%	92%	73%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

Half Moon Bay 2021 Redistricting Map 403b



Map layers

- 403b
- Water Area
- River
- Streets

National Demographics Corporation
December 16, 2021

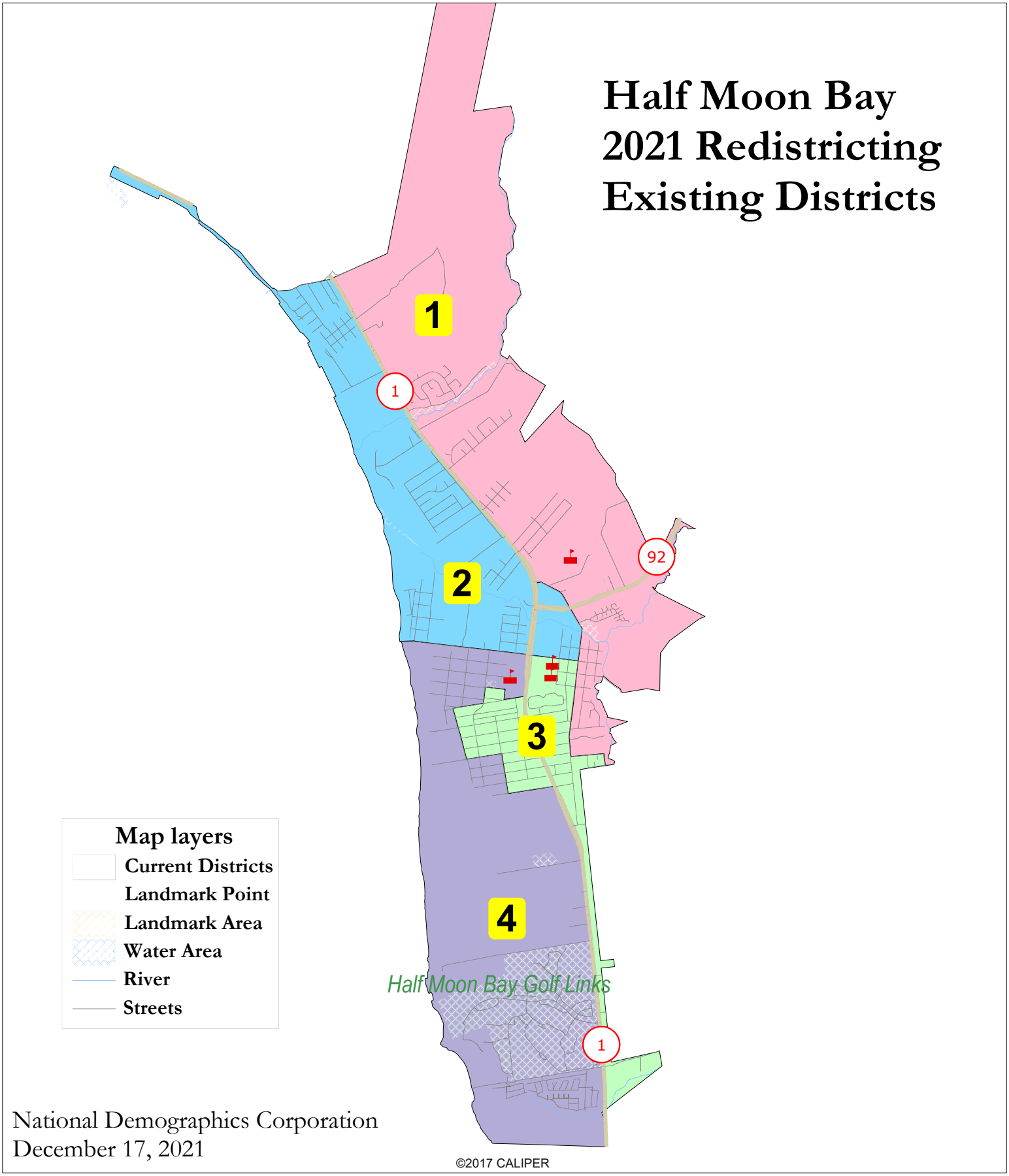
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403b						
District		1	2	3	4	Total
	Total Pop	2,851	2,916	3,005	3,042	11,814
	Deviation from ideal	-103	-38	51	88	191
	% Deviation	-3.49%	-1.29%	1.73%	2.98%	6.47%
Total Pop	% Hisp	30.5%	36%	33%	19%	30%
	% NH White	58%	53%	56%	68%	59%
	% NH Black	1%	1%	1%	1%	1%
	% Asian-American	8%	6%	8%	9%	8%
Citizen Voting Age Pop	Total	2,269	2,403	1,813	2,704	9,189
	% Hisp	18%	24%	16%	9%	16%
	% NH White	70%	68%	77%	79%	73%
	% NH Black	0%	2%	1%	0%	1%
	% Asian/Pac.Isl.	11%	7%	6%	9%	8%
Voter Registration (Nov 2020)	Total	1,951	1,814	1,980	2,338	8,083
	% Latino est.	20%	21%	18%	11%	17%
	% Spanish-Surnamed	18%	19%	17%	11%	16%
	% Asian-Surnamed	3%	4%	3%	4%	4%
	% Filipino-Surnamed	2%	2%	3%	1%	2%
	% NH White est.	77%	73%	76%	84%	77%
	% NH Black	0%	2%	1%	0%	1%
Voter Turnout (Nov 2020)	Total	1,708	1,575	1,739	2,091	7,113
	% Latino est.	18%	19%	16%	10%	15%
	% Spanish-Surnamed	17%	17%	15%	10%	14%
	% Asian-Surnamed	3%	4%	3%	4%	4%
	% Filipino-Surnamed	2%	2%	2%	1%	2%
	% NH White est.	78%	74%	78%	85%	79%
	% NH Black	0%	2%	1%	0%	1%
Voter Turnout (Nov 2018)	Total	1,432	1,215	1,284	1,758	5,689
	% Latino est.	13%	14%	13%	8%	12%
	% Spanish-Surnamed	12%	13%	12%	8%	11%
	% Asian-Surnamed	3%	4%	3%	3%	3%
	% Filipino-Surnamed	1%	2%	2%	1%	1%
	% NH White est.	83%	79%	80%	88%	83%
	% NH Black est.	0%	1%	1%	0%	1%
ACS Pop. Est.	Total	2,990	3,906	2,650	3,380	12,927
Age	age0-19	19%	26%	21%	17%	21%
	age20-60	46%	55%	52%	44%	50%
	age60plus	34%	19%	26%	39%	29%
Immigration	immigrants	30%	23%	26%	21%	25%
	naturalized	52%	54%	44%	44%	49%
Language spoken at home	english	66%	54%	57%	81%	65%
	spanish	22%	35%	35%	16%	27%
	asian-lang	5%	3%	4%	2%	4%
	other lang	7%	8%	4%	1%	5%
Language Fluency	Speaks Eng. "Less than Very Well"	15%	19%	20%	5%	15%
Education (among those age 25+)	hs-grad	29%	30%	28%	30%	29%
	bachelor	31%	25%	30%	26%	28%
	graduatedegree	21%	22%	17%	31%	23%
Child in Household	child-under18	21%	37%	27%	20%	26%
Pct of Pop. Age 16+	employed	61%	73%	68%	63%	66%
Household Income	income 0-25k	20%	3%	15%	6%	10%
	income 25-50k	10%	10%	10%	13%	11%
	income 50-75k	11%	9%	10%	6%	9%
	income 75-200k	28%	48%	35%	43%	39%
	income 200k-plus	32%	31%	29%	33%	32%
Housing Stats	single family	80%	79%	78%	91%	83%
	multi-family	20%	21%	22%	9%	17%
	rented	32%	32%	35%	13%	27%
	owned	68%	68%	65%	87%	73%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

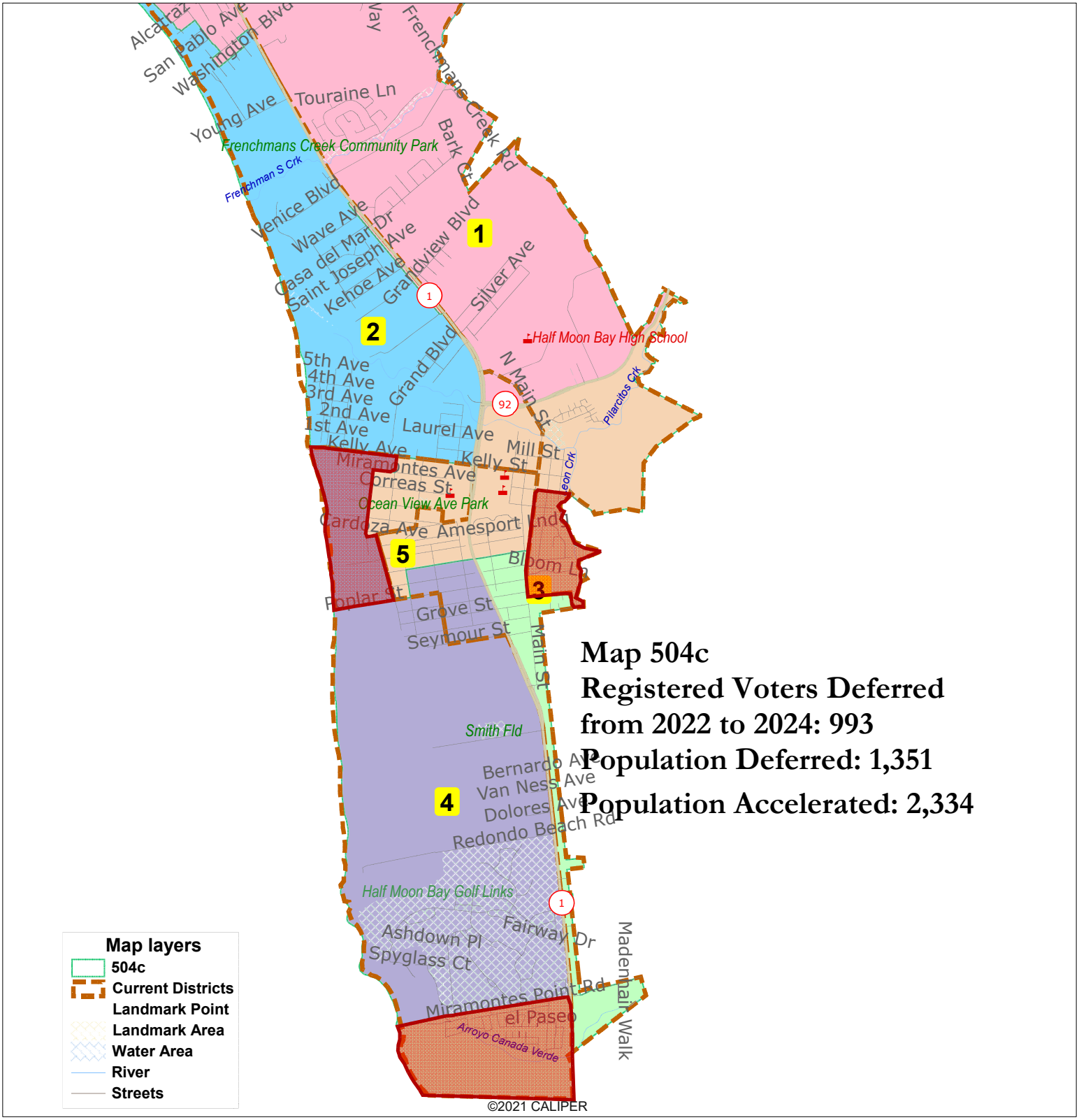

Half Moon Bay
2021 Redistricting
Existing Districts
1
2
3
4
1
92
1
Half Moon Bay Golf Links
Map layers
Current Districts
Landmark Point
Landmark Area
Water Area
River
Streets
National Demographics Corporation
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HMB Current Districts						
District		1	2	3	4	Total
	Total Pop	3,044	2,756	2,773	3,241	11,814
	Deviation from ideal	90	-198	-181	287	485
	% Deviation	3.05%	-6.70%	-6.13%	9.72%	16.42%
Total Pop	% Hisp	28.8%	38%	43%	13%	30%
	% NH White	59%	51%	48%	75%	59%
	% NH Black	1%	1%	1%	1%	1%
	% Asian-American	8%	6%	7%	9%	8%
Citizen Voting Age Pop	Total	2,411	2,307	1,518	2,953	9,189
	% Hisp	17%	24%	23%	7%	16%
	% NH White	71%	66%	71%	82%	73%
	% NH Black	1%	2%	1%	0%	1%
	% Asian/Pac.Isl.	11%	8%	5%	9%	8%
Voter Registration (Nov 2020)	Total	2,157	1,628	1,650	2,648	8,083
	% Latino est.	20%	21%	27%	7%	17%
	% Spanish-Surnamed	18%	19%	25%	6%	16%
	% Asian-Surnamed	3%	4%	3%	4%	4%
	% Filipino-Surnamed	2%	2%	2%	1%	2%
	% NH White est.	76%	72%	69%	88%	77%
	% NH Black	1%	2%	1%	0%	1%
Voter Turnout (Nov 2020)	Total	1,889	1,405	1,417	2,402	7,113
	% Latino est.	18%	19%	23%	6%	15%
	% Spanish-Surnamed	17%	18%	22%	6%	14%
	% Asian-Surnamed	3%	4%	3%	4%	4%
	% Filipino-Surnamed	2%	2%	2%	1%	2%
	% NH White est.	77%	74%	71%	89%	79%
	% NH Black	1%	2%	1%	0%	1%
Voter Turnout (Nov 2018)	Total	1,519	1,103	1,092	1,975	5,689
	% Latino est.	14%	15%	18%	5%	12%
	% Spanish-Surnamed	13%	14%	17%	5%	11%
	% Asian-Surnamed	3%	4%	3%	3%	3%
	% Filipino-Surnamed	1%	2%	2%	1%	1%
	% NH White est.	82%	78%	76%	91%	83%
	% NH Black est.	1%	2%	1%	0%	1%
ACS Pop. Est.	Total	3,146	3,737	2,422	3,621	12,927
Age	age0-19	19%	26%	21%	18%	21%
	age20-60	46%	55%	52%	46%	50%
	age60plus	35%	19%	27%	37%	29%
Immigration	immigrants	30%	23%	27%	21%	25%
	naturalized	52%	54%	44%	44%	49%
Language spoken at home	english	65%	53%	56%	81%	65%
	spanish	22%	35%	36%	17%	27%
	asian-lang	6%	3%	5%	1%	4%
	other lang	7%	9%	4%	0%	5%
Language Fluency	Speaks Eng. "Less than Very Well"	16%	20%	21%	5%	15%
Education (among those age 25+)	hs-grad	29%	31%	28%	29%	29%
	bachelor	31%	25%	30%	26%	28%
	graduatedegree	21%	22%	17%	31%	23%
Child in Household	child-under18	20%	37%	28%	21%	26%
Pct of Pop. Age 16+	employed	61%	72%	68%	65%	66%
Household Income	income 0-25k	21%	3%	15%	4%	10%
	income 25-50k	10%	10%	10%	12%	11%
	income 50-75k	10%	9%	10%	6%	9%
	income 75-200k	27%	47%	35%	44%	39%
	income 200k-plus	32%	30%	29%	34%	32%
Housing Stats	single family	77%	76%	79%	94%	83%
	multi-family	23%	24%	21%	6%	17%
	rented	34%	35%	35%	10%	27%
	owned	66%	65%	65%	90%	73%

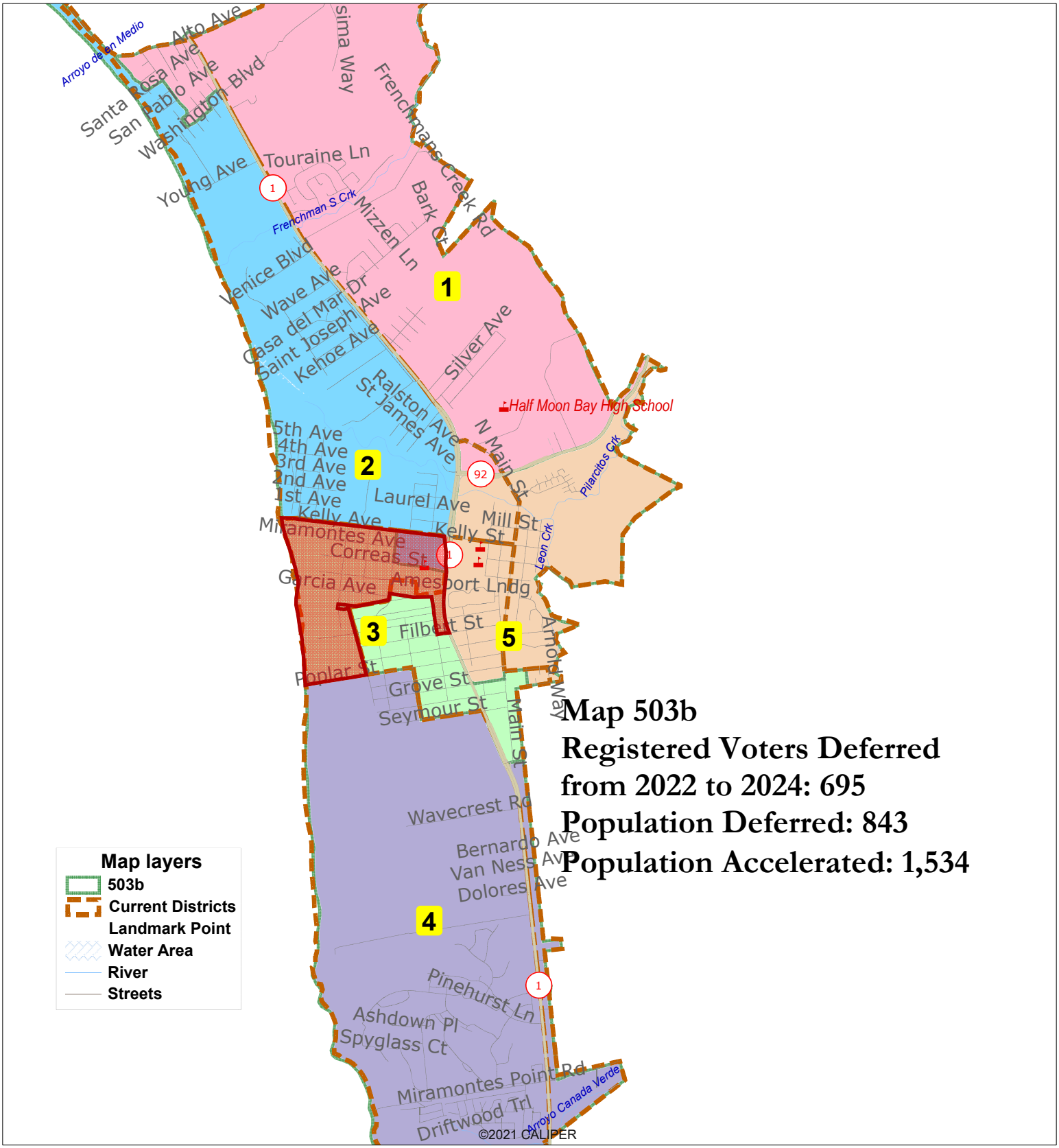
Total population data from the 2020 Decennial Census.

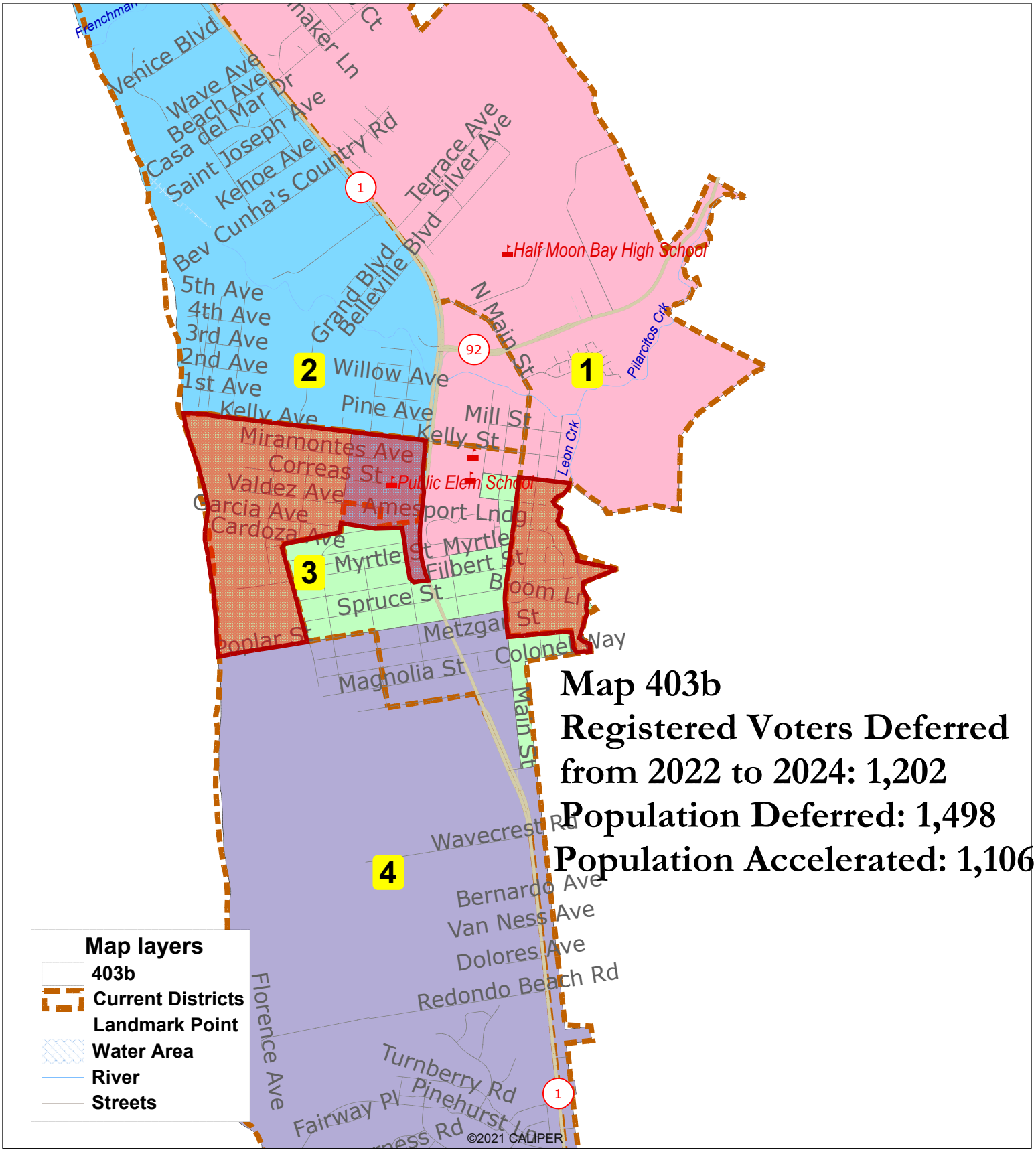
Surname-based Voter Registration and Turnout data from the California Statewide Database.

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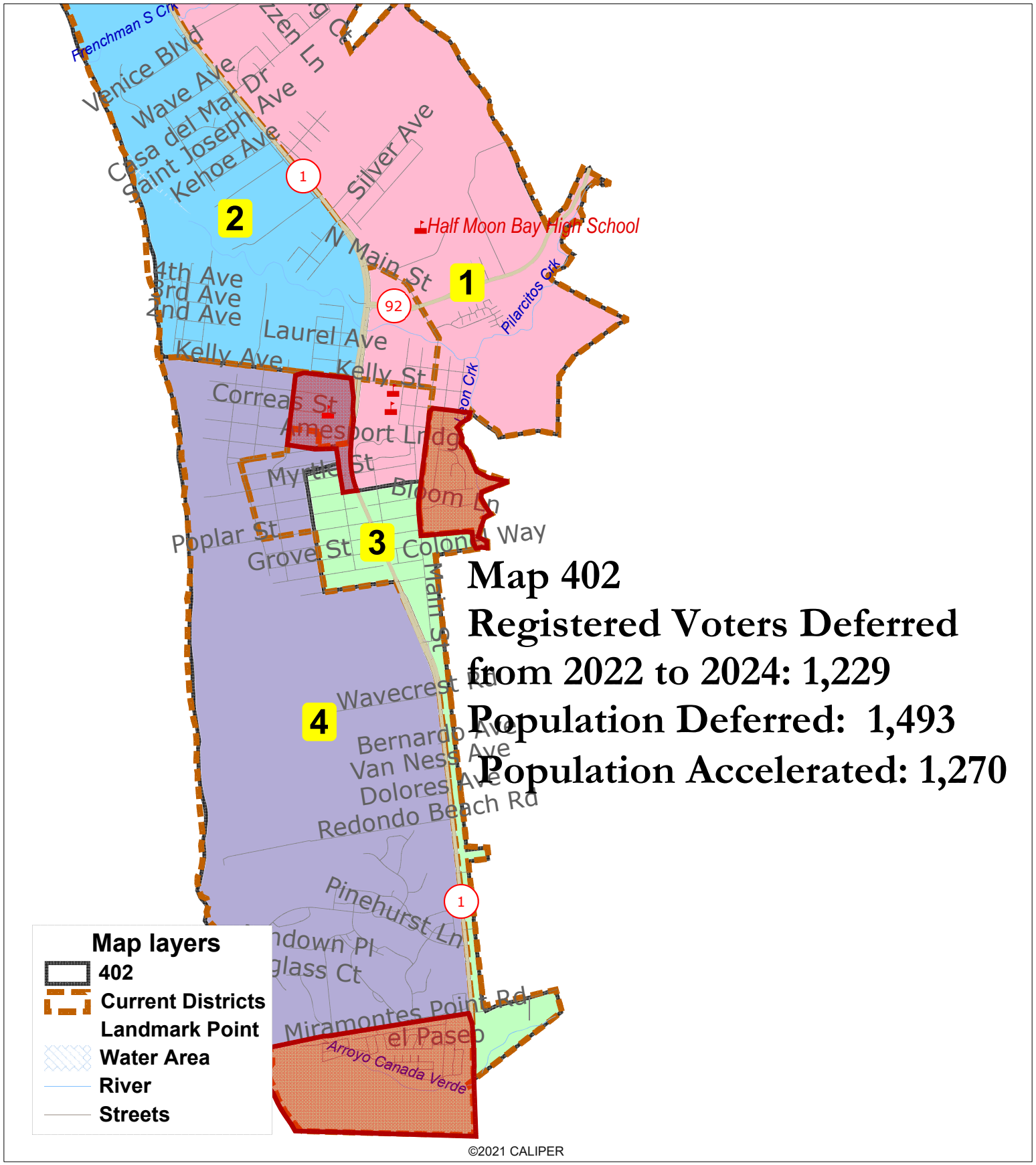


Map 504c
Registered Voters Deferred from 2022 to 2024: 993
Population Deferred: 1,351
Population Accelerated: 2,334


Map 503b
Registered Voters Deferred from 2022 to 2024: 695
Population Deferred: 843
Population Accelerated: 1,534
Map layers
503b
Current Districts
Landmark Point
Water Area
River
Streets
1
2
3
4
5
Half Moon Bay High School
Arroyo de en Medio
Alto Ave
Santa Rosa Ave
San Pablo Ave
Washington Blvd
Frenchmans Creek Rd
Touraine Ln
Young Ave
Frenchman S Crk
Mizzen Ln
Bark Ct
Venice Blvd
Wave Ave
Casa del Mar Dr
Saint Joseph Ave
Kehoe Ave
Silver Ave
Ralston Ave
St James Ave
N Main St
Pilarcitos Crk
5th Ave
4th Ave
3rd Ave
2nd Ave
1st Ave
Kelly Ave
Laurel Ave
Mill St
Kelly St
Miramontes Ave
Correas St
Garcia Ave
Ames Port Lndg
Leon Crk
Filbert St
Poplar St
Grove St
Seymour St
Main St
Arnold Way
Wavecrest Rd
Bernardo Ave
Van Ness Ave
Dolores Ave
Pinehurst Ln
Ashdown Pl
Spyglass Ct
Miramontes Point Rd
Driftwood Trl
Arroyo Canada Verde
©2021 CALIPER



Map 403b
Registered Voters Deferred from 2022 to 2024: 1,202
Population Deferred: 1,498
Population Accelerated: 1,106



Map 402

Registered Voters Deferred from 2022 to 2024: 1,229

Population Deferred: 1,493

Population Accelerated: 1,270

Half Moon Bay Redistricting Advisory Committee
Additional Commentary to City Council, February 15, 2022

This report was designed to complement the factual account of the committee's work that was provided in the Staff Report to the February 15 City Council meeting and was attached to the agenda packet for that meeting.

Committee Members:
Marin Holt, Chair
Paul Gater, Vice Chair
Hal Bogner, Committee Member
Steve Maller, Committee Member
Phil Marshall, Committee Member
Claudia Marshall, Committee Member
Michal Settles, Committee Member

Final Report Subcommittee Members (appointed at 1/27 RAC Meeting);
Marin Holt, Chair
Paul Gater, Vice Chair
Phil Marshall, Committee Member

I. Identified Communities of Interest

A. Geographic communities of interest:

Frenchmans Creek, Casa del Mar / Kehoe, Downtown, Cypress Cove, Pilarcitos Park (neighborhood behind Tres Amigos restaurant), Arleta Park, Alsace Lorraine, Ocean Colony, Canada Cove (with area near Senior Center on Main St)

B. Socio-economic communities of interest:

Seniors, and the Latino community.

II. Further Description of Socio-economic Communities of Interest

A. The Senior Community

Three distinct sub-communities of seniors were identified during committee discussions and public comment, namely the residents of the housing adjacent to the Senior Center on Main Street, the senior residents of Canada Cove, and the senior residents of Ocean Colony.

In our judgment the challenges faced by the seniors living in Canada Cove are more similar to those living on Main St than those living in Ocean Colony, and so it makes sense to consider them as a single "community of interest" and place them in the same district where collectively they will have a stronger voice. Ocean Colony has quite different demographics, and is physically separated from both Canada Cove and Main Street.

The selected map 504c the seniors of Ocean Colony would remain as a major constituency within District 4, while the smaller groups of Canada Cove and South Main Street residents would be able to band together and be heard by their District 3 representative. It's worth noting that in Half Moon Bay you need 2 councilmembers to get something on the agenda under our city council rules - and so map 504c ought to yield strong representation of the senior community in Southern Half Moon Bay by both the District 3 and District 4 city councilmembers.

B. The Latino Community

The Latino community in Half Moon Bay is connected by shared language, culture, and economic challenges, and so we established it as a local community of interest as well as a federally protected class.

We determined that it is not possible to draw a district with more than 50% of the citizens of voting age as Hispanic, meaning that the Latino vote in Half Moon Bay is unavoidably "cracked" across all the districts (no matter whether there are 4 or 5).

However, some maps dilute the representation of the Latino community more than others, and we did take the degree of dilution into account when selecting our focus maps.

Map 504c contains two districts, District 1 and District 2 (both in the Northern half of the city) whose electorate is 20-30% Hispanic; District 2 and District 3 are both 40% Hispanic by total population. (See the table below.) By these numbers, these three districts should have council members who are sensitive to the impacts of City policy and ordinances on the Latino community, and who recognize that their election depends on successful representation of the Latino community in their districts.

	District	1	2	3	4	5
Total Pop	Total	2,298	2,398	2,281	2,454	2,383
	% Hisp	**29%**	**41%**	**39%**	17%	24%
	% NH White	60%	49%	52%	69%	63%
	% NH Black	1%	1%	1%	1%	1%
	% Asian-American	8%	6%	6%	10%	8%
Citizen Voting Age Pop	Total	1,924	2,001	1,408	2,222	1,633
	% Hisp	**20%**	**27%**	14%	9%	12%
	% NH White	71%	65%	76%	78%	79%
	% NH Black	1%	1%	2%	0%	1%
	% Asian/Pac.Isl.	9%	7%	7%	10%	9%

Table highlighting the high Hispanic total population and CVAP fractions in the districts 1, 2 and 3 of Map 504c.

III. Map Recommendation

The committee selected map 504c because it is the best option for preserving the contiguity of communities of interest both geographic and socioeconomic while maintaining population balance.

IV. Rationale for 5 Districts Versus 4

A. **5 Districts:** The district system was brought in to increase the voting power of communities of interest and to reduce their disenfranchisement. Having only four districts plus a city-wide elected Mayor would naturally diminish that thrust. We also confirmed experimentally that it is harder to draw district boundaries that preserve communities of interest in a 4-district map than in a 5 -district map. We concluded that the 5-district system is better able to mitigate disenfranchisement than the 4-districts system.

B. **Rotating Mayor:** We noted that while the elected Mayor in the current system is not a "strong Mayor" (with Half Moon Bay continuing to follow a City Council plus Manager model), the mayor does, in practice, have some additional power relative to other Council members (for example greater influence over the agenda of City Council meetings, and running of the meetings themselves). Having a rotating Mayor limits the power of any one person on the Council and encourages the Council to work together. It also gives the representatives, as the voice of all the different districts, a greater role compared with just a single Mayor who may be more likely to just represent the majority view: it's a more equitable system.

V. On Voter "Deferment" as a Result of Election Re-sequencing

Large census blocks and communities of interest, and in particular moving from 4 districts to 5, make it hard to "just move 200 voters" from District 4 to District 3. A group of several hundred residents, likely many more than 200, was always going to suffer deferment as a consequence of the redistricting process.

With map 504c some areas of the city will be represented by a councilmember in 2022 that residents of those areas didn't vote for in 2020. That does not mean they will not be well represented. We observed that it would seem appropriate for the current District 2 and 3 council members (who are not up for reelection in 2022) to make extra effort to reach out to their new constituents in order to mitigate the deferment problem. For example, there is a new relationship to build, between the District 3 council member and their new senior constituents.

VI. Practical Constraints: Census Block Size, Population Balance, and Contiguity

Because Half Moon Bay is a small city divided into even smaller City Council districts, the presence of large area and/or large population census blocks presents some obstacles to the drawing of district boundaries. Splitting up these large census blocks would make it significantly easier to draw maps that preserve communities of interest.

As well as forcing large numbers of people over a wide geographical area into the same district, large blocks have knock-on effects in drawing other areas of the map, because of the population balance requirement. In particular:

- Block 2046 covers most of the land area in district 1, stretching all the way from the High School to North of Spindrift Way, and contains 1064 citizens of voting age - which is unusually high for the HMB map.

- There are several other census blocks with CVAP 200-500 that it would be helpful to split into several smaller units: Block 1000 (Venice Beach to Highway 1, CVAP 348), Block 1013 (CVAP 393, most of Pilarcitos Park), Block 3000 (CVAP 481, Main St Senior Center, Bloom Lane, Arroyo de Leon), Block 2000 (CVAP 493, land between Arleta Park and Ocean Colony).

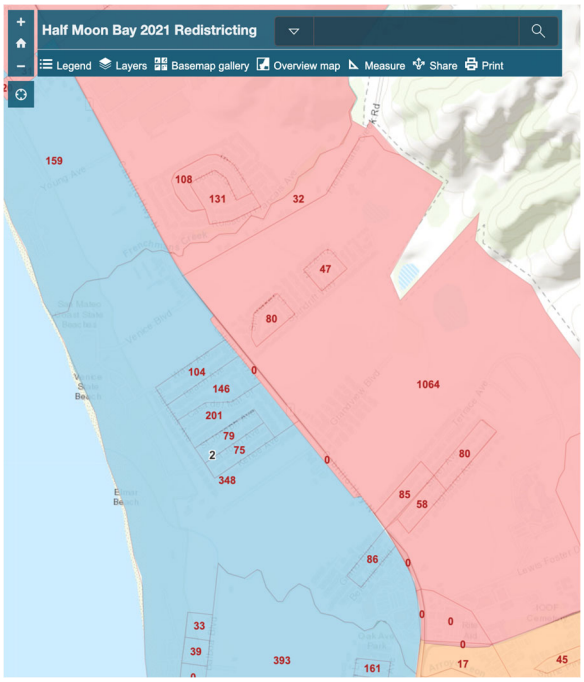
- Note that had Block 2000 been split into smaller units, we could have more straightforwardly moved 200 D4 voters into D3, for a closer-to-status-quo outcome.

- Some large census blocks contain “islands” of voters that cannot be districted separately from the block that encloses them. This is a potentially disenfranchising feature that seems unnecessary: splitting the surrounding block, or extending the island so that it is connected to a “mainland”, would remove these islands and make it easier to draw maps that keep communities of interest together.

- For example, Block 2011 (the South-East corner of Ocean Colony, citizen of voting age population 204) completely encloses Block 2014 (Troon Way, CVAP 84). The residents of Troon Way arguably have more in common with those of Canada Cove to the South than Ocean Colony to the West, but cannot currently be districted away from Block 2011.

- Block 2046 (see above) also contains two small “islands” (Blocks 2047 and 2049) that cannot be separated from it. Splitting this block into ~10 smaller units could reconnect these islands and bring greater flexibility to the map drawing.

- We hope that the City would petition the census bureau to make these changes before the next census, in order to better enable the drawing of fairer district maps.



Example of problem area: *Detail from map 504c illustrating various census block features that hamper the drawing of fair and representative maps. Northern HMB is dominated by two large census blocks, Block 1000 (CVAP 348) in District 2 (blue shading), and Block 2046 (CVAP 1064) in District 1 (red shading). Note that Block 2046 contains several "islands" that cannot be districted separately from Block 2046 (because districts must be contiguous).*

VII. Additional recommendation regarding the communities of Moonridge and Miramar: In our discussions we observed that both Moonridge and part of the Miramar neighborhood are so closely associated with the City of Half Moon Bay that it didn't make sense that they were not incorporated in the city. Examples of these associations include their location (Moonridge is on the east side of Highway 1 directly opposite the incorporated areas of Ocean Colony and Canada Cove and the practicalities of living there (for example they are in the same school district as Half Moon Bay; they use the same bus services).

We hope that the City of Half Moon Bay and the County of San Mateo will explore the incorporation of Moonridge and the northern part of Miramar into the City of Half Moon Bay so that the residents of these two areas can be represented by what is, in practice, already "their" City Council.

Jessica Blair

From: sharonlowry <[redacted]>
Sent: Tuesday, January 25, 2022 12:49 PM
To: Jessica Blair
Subject: HMB Redistricting Process

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Blair:
Canada Cove should not be separated from Ocean Colony. Please seriously consider the 503b alternative map. Thank you.
Sharon Lowry
Canada Cove Resident

Sent from Samsung Galaxy smartphone.

Jessica Blair

From: Glenn Kesselman <[redacted]>
Sent: Tuesday, January 25, 2022 6:36 AM
To: Jessica Blair
Subject: Redistributing

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Blair,

I am writing to you today to express our desire to maintain the existing voting district with Ocean Colony.

We are against the proposed gerrymandering with the senior center.

Canada Cove and Ocean Colony share emergency services planning, are collocated, geographically located, and share a high percentage of seniors.

Regards,

Glenn & Karen Kesselman
[redacted]
Half Moon Bay, CA 94019

Regards,
Glenn Kesselman

Jessica Blair

From: Ellen Chiri <[redacted]>
Sent: Wednesday, January 26, 2022 6:24 PM
To: Jessica Blair
Subject: Public Input to the City Council: redistricting Map 504c vs Map 503b

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I join my neighbors in urging the Redistricting Advisory Committee to continue discussions as it considers its final redistricting recommendation to the City Council, and to clarify the reasoning behind the resulting recommendation.

If it is correct that Map 504c is the preferred map, I need to understand why. The peculiar borders of its proposed District 3 separate Cañada Cove from its contiguous neighbor, Ocean Colony.

Is the purpose of proposed district 3 on Map 504c to link senior community Cañada Cove with the senior community two miles away? A Cañada Cove resident researched the senior population in the two proposed district 3 boundaries, and reported that proposed district 3 on Map 504c contains fewer seniors than does proposed district 3 on Map 503b, by a significant factor.

- If that reported population is accurate, and the goal is to link senior communities, the peculiar boundary of proposed districts on map 504c becomes even more curious.

- If the goal is *not* to link the two senior communities, what is the purpose of connecting Cañada Cove with south HMB via that thin thread of land, and disconnecting it from its contiguous neighbor, Ocean Colony?

Ellen Chiri

Cañada Cove resident

Virus-free. www.avg.com

Jessica Blair

From: Kati Martin <[redacted]>
Sent: Thursday, January 27, 2022 9:13 AM
To: Jessica Blair
Subject: Redistributing

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Honorable City Council Members,
I think the proposal to combine and isolate the seniors oh Half Moon Bay through the current redistricting plan would not benefit either the residents of either senior group. I see vast geographical and cultural differences between Canada Cove and the senior center. The idea smacks of gerrymandering and special interests. Citizens should never be lumped together because of their financial status, ethnicity or age. The concerns of all should be the operative concern. In a world where we are trying to reduce the differences between people it seems counter intuitive to separate us further. I know I do not want to be represented by a councilman who's only concern is older people. Redistributing should assure a broad base of interests not isolated by the special interests of a few. I urge the council to reject the special interests of senior (of which I am one) with this plan.
Kati Martin
[redacted]

Sent from my iPhone

Jessica Blair

From: Christine Estes <[redacted]>
Sent: Friday, January 28, 2022 8:22 AM
To: Jessica Blair
Subject: Favor Map503b

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a new resident of Canada Cove, I am in favor of Map503b.

Sincerely -

Christine Estes
[redacted]
Half Moon Bay

Sent from my iPhone

Jessica Blair

From: Kathleen Ferenz [redacted] >
Sent: Monday, February 7, 2022 7:13 AM
To: Jessica Blair
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please consider my public comment to the city council on redistricting for the upcoming meeting in your decision.

I'm Kathleen Ferenz resident in Canada Cove. Please don't take our vote away. This is Canada Cove's year to vote for Council. I'm requesting that you adopt Redistricting Map 503b and keep my community in District 4.

Sincerely

Kathleen Ferenz
[redacted]
Half Moon Bay

Jessica Blair

From: Chip B. Goldstein <[redacted]>
Sent: Monday, February 7, 2022 7:20 AM
To: Jessica Blair
Subject: Comment to City Council re Redistricting - support of Map 504c

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live in Canada Cove, and we are encouraging the City Council to adopt Redistricting Map 504c as per the final report of the RAC, It makes sense to us for Canada Cove to be aligned with the south Main Street area rather than with Ocean Colony.

Thank you,

Dr. Chip B.& Linda B. Goldstein

[redacted]

Jessica Blair

From: Chris Madison <[redacted]>
Sent: Monday, February 7, 2022 12:42 PM
To: Jessica Blair
Cc: chris@wiredmoon.com
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Chris Madison, and I live in Canada Cove. Please don't take our vote away. 2022 is Canada Cove's year to vote for Council. We need you to adopt Redistricting Map 503b and keep us in the right District.

Thanks for listening
Chris Madison

[redacted]
Half Moon Bay Ca 94019

Chris Madison
[redacted]

Jessica Blair

From: [redacted]
Sent: Tuesday, February 8, 2022 7:44 AM
To: Jessica Blair
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Susan Engard and I live in Canada Cove. Please don't take away our right to vote. This is Canada Cove's year to vote for Council. We need you to adopt Redistricting Map 503b and keep us in District 4. Thank you for your attention.

Jessica Blair

From: [redacted]
Sent: Monday, February 7, 2022 1:44 PM
To: Jessica Blair
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Blair, my name is Roberta Kendall and I live at Canada Cove. I was astounded to find out about this issue and the fact that our vote can be taken away this fall.

This is Canada Cove's year to vote for Council. We need you to adopt Redistricting Map 503b and keep us in District 4. The fact that this might not happen is stunning and hard to believe.

I work full time and I vote in every election. Please do your part in helping the folks in Canada Cove to stay in District 4.

Sincerely, Roberta Kendall
[redacted]

Jessica Blair

From: JLogan <[redacted]>
Sent: Tuesday, February 8, 2022 10:53 AM
To: Jessica Blair
Subject: Comment to City Council re Redistricting - support of Map 504c

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jessica: Please include this communication in the City Council packet relating to their consideration of the Redistricting options.

I am a resident of Cañada Cove in Half Moon Bay. By this communication I am encouraging the City Council to adopt Redistricting Map 504c as per the final report of the RAC.

Reflection and physical evaluation of the area included in the new District 3 defined in Redistricting Map 504c leads to my support of the thoughtful work done by the Redistricting Advisory Committee.
While it is disappointing that the Cañada Cove community will experience a 6 year gap in voting for our representative - there is benefit now and in the long term.

Continued appreciation for the complex tasks and decisions that you wrestle with on behalf of all of us.
Joyce Logan
[redacted]

Jessica Blair

From: Pat Black <[redacted]>
Sent: Monday, February 7, 2022 2:31 PM
To: Jessica Blair
Cc: Pat Black
Subject: Comment on City Council Redistructing

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Blair
Pat Black, resident of Canada Cove.
Please prevent my vote which is being threatened to be taken away!
I Recommend the adoption of Redisticting Map 503b and keep Canada Cove in District 4 Best regards, Pat Black
[redacted]
Half Moon Bay

Sent from my iPhone
A Woman's work is never done! One day at a Time!
With a Peacefull Heart
❤️❤️❤️US❤️❤️❤️

Jessica Blair

From: Robert Holloway <[redacted]>
Sent: Monday, February 7, 2022 6:31 PM
To: Jessica Blair
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the city council of Half Moon Bay:
I live in Canada Cove, [redacted]. I think the gerrymandered mapping of Canada Cove into the south end of Main street, ostensibly to amplify the voice of seniors, ill-considered. Perhaps unbeknownst to council members, CC citizens and Ocean Colony residents share many activities (community orchestral and choral music and art to name a couple) and I personally have far fewer connections with Senior Center dwellers. I have not consulted the 2020 census, but I don't think it's obvious or likely that a district constructed to couple CC and the Senior Center actually improves senior representation. I am especially annoyed, too, that were the council to adopt the gerrymandered map (a thin fiber connecting two remote masses), CC would not be able to vote in upcoming District 4 matters for another 2 years, amounting to SIX years without being able to vote in a district matter!
Council, please realize that, while well-intended, the less compact, more fragmented map is not a good idea. Remember how such maps invite ridicule in numerous articles decrying political malpractice.
Respectfully and hopefully yours,
Robert Holloway, PhD

Jessica Blair

From: Elizabeth Strobel <[redacted]>
Sent: Monday, February 7, 2022 7:17 PM
To: Jessica Blair
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Elizabeth Strobel and I live in Canada Cove. In fact I have lived in this community since 1976. Always supporting the local businesses, worked here and have donated here to those in need. Therefore I feel that not only I, but everyone in this community has the right to have their voice/vote counted. This is beginning to look a lot like what our individual States are doing to voters across this country. We may be older here, but we do have every right to be a part of the voting system. Please do NOT mesh us in with Ocean Colony and Please do NOT take our vote away.

Sincerely,
Elizabeth Strobel

Jessica Blair

From: Julie Kline [redacted]
Sent: Monday, February 7, 2022 8:13 PM
To: Jessica Blair
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Julie Kline, and I live in Canada Cove where we haven't voted for Council since 2018. Under proposed district boundaries, we will lose our vote until 2024! That is outrageous, completly unacceptable, and completely unnecessary. This is Canada Cove's year to vote for Council. I urge Council to adopt Redistricting Map 503b and keep Canada Cove in District 4. Please don't take our vote away.

Sincerely,
Julie Kline

Jessica Blair

From: Terry Kujawa <[redacted]>
Sent: Tuesday, February 8, 2022 9:15 AM
To: Jessica Blair
Subject: redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Terry Kujawa, Canada Cove: I do not want to wait years to vote for changes. Please keep Canada Cove in redistricing map 503, district 4. The perception that we do not have much money and that we are not as educated as the people who live in Ocean Colony, is a fallacy. Our voting record is unparalleled as is our volunteerism.

Jessica Blair

From: Kristina Beckman <[redacted]>
Sent: Tuesday, February 8, 2022 10:33 AM
To: Jessica Blair
Subject: Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jessica,

I live in Canada Cove and am concerned about the possibility of gerrymandering in HMB. I am not a fan of such redistricting practices, as they seem to do more harm than good throughout the country. I think our town in particular, is best served by having each voting section be represented by a diversity of constituents. Taking Canada Cove out of the district it is in now, which reflects the entire population of our town, and lumping it into a mostly senior and low income district, could leave us with just one common issue, need, or cause, rather than reflecting a multitude of concerns.

In addition to not wanting to be separated from HMB as a whole, I want to have my voice counted in the next election rather than having to wait until the following election.

Therefore, I am putting my request forth to you and asking that the council adopts Redistricting Map 503b, keeping my Canada Cove community in district 4.

Thank you for your time,
Sincerely,
Kristina Beckman
[redacted]
Half Moon Bay, CA 94019

Jessica Blair

From: Gayla Worrell <[redacted]>
Sent: Tuesday, February 8, 2022 10:57 AM
To: Jessica Blair
Subject: Comment to City Council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Gayla Worrell and I live in Canada Cove. Please don't take our vote away. This is Canada Cove's year to vote for Council. We need you to adopt Redistricting Map 503b and keep us in District 4.

Thank you,
Gayla

Gayla Worrell
[redacted]
HMB, CA

Jessica Blair

From: Ellen Chiri <[redacted]>
Sent: Tuesday, February 8, 2022 5:44 PM
To: Jessica Blair
Subject: City Council: Comment on redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live in Cañada Cove, and I request that you adopt redistricting map 503b, which leaves us in District 4.

The primary reason for my request is the loss of our 2022 vote. If we change districts, Cañada Cove residents must wait until 2024 to vote in a Council election.

Fueling my current frustration is the last election, in which I campaigned enthusiastically for the Council candidate of my choice, but couldn't vote for that candidate because of district boundaries.

I support a return to at-large voting at some point, hoping that the spurious threatened lawsuit is no longer a threat. I believe that at-large voting best serves the community at large.

Respectfully,

Ellen Chiri
[redacted]

Virus-free. www.avg.com

Jessica Blair

From: Sue Santoro <[redacted]>
Sent: Wednesday, February 9, 2022 5:10 PM
To: Jessica Blair
Subject: Comment to City council on Redistricting

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Sue Santoro. I am a senior and I live in Canada Cove Mobile Home Park. Please don't take my vote away! This year Canada Cove residents would have the opportunity to vote for Council. We haven't voted for Council since 2018. We need you to adopt Redistricting Map 503b and keep us in District 4. I feel this is the best way to ensure that our right to vote is honored.

Sincerely,

Sue B Santoro
[redacted]
Half Moon Bay

Jessica Blair

From: Sandra Sandoval <[redacted]>
Sent: Wednesday, February 9, 2022 9:17 PM
To: Jessica Blair
Subject: Votes at Canada Cove

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We need for Canada Cove (our wonderful Senior park) to be kept in District 4. We live there. Why should we be denied a vote. This is a terrible move implemented by the polticially motivated rich people at Ocean Colony. They say that they have more people living there but include non-voters like children. Just because we are SENIORS we are being harassed and discriminated against. How unfair is this???

We need you to do adopt Redistricting Map 503b and keep us in the District in which we have ALWAYS voted .

Our address is
[redacted]

Sincerely yours,

Kathryn Szydlowski and Sandra Sandoval

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **February 15, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: John Doughty, Public Works Director
Maz Bozorginia, City Engineer

TITLE: **POPLAR STREET--DEFERRED STREET IMPROVEMENT AGREEMENTS**

RECOMMENDATION:
It is recommended that the City Council:

1) Request staff send letters to the owners of the 20 parcels on Poplar Street with existing Deferred Street Improvement Agreements (Agreements) indicating the City's intent to seek payment for a portion of the deferred frontage improvements in conjunction with the Poplar Street Traffic Calming and Safety Project (Poplar Project); and
2) Direct staff to return to the City Council within 90 days to formalize the methodology of allocating and calculating costs for each parcel and alternatives for installment payment plans.

FISCAL IMPACT:
After receiving direction from the City Council, staff will return to the Council to provide an estimate of the contribution toward the cost of the Project from the 21 parcels within the boundaries of the Poplar Project with Agreements. Staff conservatively estimates that the Agreements would provide approximately $250,000 toward the project cost.

STRATEGIC ELEMENT:
Seeking deferred improvement payments supports the Infrastructure and Environment & Healthy Communities and Public Safety Elements of the Strategic Plan.

OVERVIEW:
The State of California began regulating the subdivision of land in 1893 due to the migration of population westward and rampant land speculation associated with the westward expansion. The original Map Act (Act) was a single page which required that a formal map be recorded depicting streets and lots to be sold. The Act was updated in the subsequent decades to require a formal survey, approval by the City (if the property is located within) and the filing of

maps with the County Recorder. Since 1937, the State Subdivision Map Act has required that a local jurisdiction (City or County) is to ensure the construction of public improvements within a subdivision. The Act requires that the local jurisdiction adopt an Ordinance to implement the Map Act. The City's subdivision ordinance is contained in Title 17 of the Half Moon Bay Municipal Code.

Many subdivisions in Half Moon Bay were platted prior to the 1937 Act, driven by speculation with the rail line. Many of the traditional neighborhoods of Half Moon Bay date back to the early 1900s, prior to the modern Act. Today, there are many hundreds of recorded (often referred to as "paper" lots) in the City that do not meet various standards including having public utilities or improved streets. Upon incorporation (or subsequent annexation), the City assumed regulatory control of these subdivisions and ownership of the right-of-way. City maintenance obligations have generally been limited to those areas where the County or City have formally accepted the improvements.

Since 1937, the City/County has required the construction of public improvements in conjunction with subdivisions of land. Typically, the improvements include sewer, water and other utilities and, at a minimum, improved access. The requirements for improved access have evolved over time in response to the adoption of Fire Safety Codes, storm water conveyance/treatment, the Americans with Disabilities Act (and State accessibility standards) and basic aesthetic and lifestyle considerations. Public improvements have evolved substantively over the last forty years including movement away from rural standards (like rolled or no curbs and non-ADA compliant walkways) for urban subdivisions. As such, what was considered an acceptable and legal street design/improvement at the time of the recording of a map, may no longer be legally acceptable or desirable in the community. Many residents reach out to Public Works to inquire about building sidewalks and paving on-street parking.

The Half Moon Bay Municipal Code Section 14.12.020 requires public improvements (streets and utilities) at the time of development (building permit issuance) or the recording of an agreement deferring such improvements. Street frontage improvements today include utilities (wet and dry), curb, gutter, sidewalk and pavement to centerline. It is unusual today for infill development to require full paving to centerline due to the existence of a paved street; however, the other improvements are common. Over the last several years, City staff have focused on requiring the construction of frontage improvements rather than deferral of improvements through recordation of an Agreement.

Over the course of the last four decades, the City has allowed approximately 280 individual property owners to defer construction of street improvements along their frontage (not included with the original subdivision) through the approval/recordation of a Deferred Street Improvement Agreement (Agreement). Of these, there are twenty (20) located on the Poplar Street corridor for 21 total parcels (one of which is a duplex that recorded a single agreement for both lots). The deferrals were granted ostensibly to ensure that the improvements would be constructed in conjunction with other nearby private properties and/or when the City was proposing to construct or re-construct the adjoining street(s). From its research, staff can

ascertain that the Municipal Code provisions were created to allow owners seeking to build on a partially improved street to take advantage of economy of scale construction costs and to ensure continuity of the complete street improvements.

While the terms and form have changed over time, there are three basic tenants of the Agreements: 1) the owners, upon request, are required to construct the deferred frontage improvements to City standards; 2) the owners, upon request, are required to fund the cost of deferred frontage improvements; and 3) the owners agree not to protest the formation of a Benefit Assessment District formed to construct the deferred frontage improvements.

BACKGROUND/DISCUSSION:

Poplar Project

In 2017, the City received a grant in the amount of $1.2 million from the One Bay Area Grant (OBAG) program. The grant funds were directed to improving connectivity along Poplar Street from Main Street to Railroad Avenue; notably, constructing an accessible path of travel for seniors to and from Poplar beach and for school children heading east and west to local public/private schools. Following award/acceptance of the grant funds, the City created the Poplar Street Traffic Calming and Safety Project in the Capital Improvement Program (CIP). Poplar Street is designated as Primary Coastal Access Route in the Certified Local Coastal Plan which acknowledges the regional coastal serving access role the Poplar Street plays. In other words, Poplar Street is more than a local street.

Staff has been working with the community since that time to design a context sensitive streetscape for the Poplar Street corridor. Design costs have been borne by the City's General Fund. Unfortunately, Covid-19 budget reductions required the Project to be placed on hiatus for almost 18-months. The $1.2 million OBAG grant is aging and time is of the essence to bid and construct or lose the funding. The grant funding reduces City funding as well as the funding which may be derived from the Agreements.

On February 8, 2022, the Planning Commission unanimously (3-0) approved a Coastal Development Permit (CDP) for the Poplar Project. The Planning Commission approval included design changes which will improve the streetscape and likely reduce the total cost of the project. This is an important milestone in the process as it allows the Public Works to proceed with 95-percent design plans and bid documents. These next steps (plus the actual bid) are critical to retention of the $1.2 million grant.

The Project is currently at 65-percent design. Upon issuance of the CDP, staff anticipates issuance of final plans and bid documents within 120-days. An engineer's estimate of cost will be prepared in conjunction with the 95-percent design plans. Staff has been clear from the beginning that the grant funds would not be sufficient to cover Poplar Project costs; construction costs have continued to escalate since the grant award. Staff is evaluating phasing options to preserve the grant funding and meet major safety and access objectives in FY 2022-23. Staff has been evaluating all funding options to include in the FY 2022-2023 CIP and Capital

Budget. Poplar Street is designated as a Primary Coastal Access Route in the Certified LCP. Staff is focusing on restricted transportation funding (i.e. Gas Tax and SB1) and other local contributions including funds derived over time from the twenty (20) Deferred Street Improvement Agreements to supplement the grant funds. Deferred Street Improvement Agreements are discussed in greater detail below.

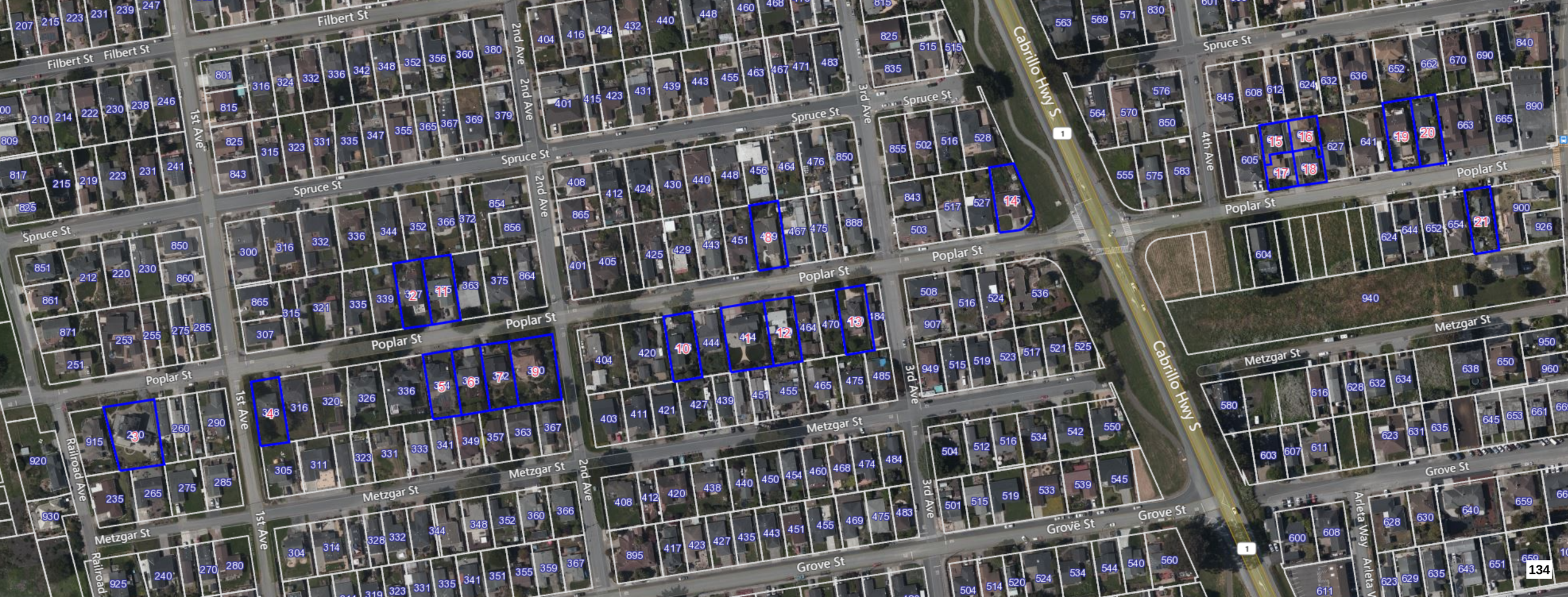
Poplar Street Deferred Street Improvement Agreements. Tonight, staff is recommending concurrence from the Council to initiate "calling" of the Agreements and assume that the Poplar Project budget will incorporate anticipated funds from the twenty (20) Deferred Street Improvement Agreements located within the boundaries of the Project. Attachment 1 includes a map of the Poplar Street Agreements. Attachment 2 includes a listing of the APNs, addresses and owners of the parcels. Attachment 3 includes a copy of each of the twenty Agreements.

At present, staff cannot give a firm estimate of the total project cost as we are only at 65-percent design. Additionally, the Planning Commission approval included substantive design changes that have not been yet incorporated into plans or estimates. As previously indicated, the City hopes to have a Cost Estimate in roughly 90-days with actual bids to follow. Until we have an Engineer's Cost Estimate it is impossible to establish the total cost of the Project or to quantify the potential cost of frontage improvements based upon the entire project design and further on a parcel-by-parcel basis. Conservatively, we anticipate a minimum of $250,000 over time in total from all parcels subject to an Agreement. Based upon very preliminary estimates, the revenues would represent up to 15-percent of the anticipated project costs. The affected parcels represent approximately 25-percent of all parcels along the corridor; many of which previously constructed typical improvements, including curb, gutter and sidewalk (which will continue to be utilized).

Conclusion. Staff is requesting policy direction on Poplar Street due to the presence of a pending major Capital Project. The recommended action is based upon a two-step process: 1) confirm that staff can notify owners of the City's intent to seek payment under Agreements; and 2) return to City Council later with the project cost estimates and proposed methodology for allocating the costs to the twenty parcels. Staff is further recommending that the City Council authorize staff to consider allocation of a portion of the grant funds to off-set some of the Agreement related costs in light of the regional-serving nature of Poplar Street and the presence of the OBAG grant funds. It is also recommended that staff evaluate options for making the payments, including installment payments. Staff provided mailed notice to each of the 21 affected property owners informing them of this meeting (see Attachment 4).

ATTACHMENTS:

1. Map Depicting Locations of Poplar Deferred Improvement Agreements
2. List of Property Owners and APNs of Poplar Deferred Improvement Agreements
3. Compilation of the 20 Poplar Deferred Street Improvement Agreements
4. Sample of Letter Sent to the 20 Affected Properties


Filbert St
Spruce St
Poplar St
Metzgar St
Grove St
1st Ave
2nd Ave
3rd Ave
4th Ave
Railroad Ave
Cabrillo Hwy S
Arleta Way
1
2
3
4
5
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19
20
21
134

Number	Address	Street	APN	Resolution
3	240	Poplar	064-193-230	C-58-00
4	308	Poplar	064-202-300	C-105-76
5	344	Poplar	064-202-370	C-16-90
2	347	Poplar	064-201-210	C-21-76
6	348	Poplar	064-202-380	C-13-90
7	352	Poplar	064-202-390	C-05-08
11	355	Poplar	064-201-220	C-14-90
9	360	Poplar	064-212-540	C-30-08
10	428	Poplar	064-232-360	C-25-02
1	454	Poplar	064-232-570	C-19-00
8	459	Poplar	064-231-290	C-15-90
12	460	Poplar	064-232-400	C-12-77
13	480	Poplar	064-232-430	C-50-07
14	535	Poplar	064-241-110	C-106-76
15	609	Poplar	064-271-380	C-84-11
17	611	Poplar	064-271-390	C-85-11
16 & 18	615 - 617	Poplar	064-271-360, 370	C-70-10
19	651	Poplar	064-271-190	C-58-80
20	653 - 655	Poplar	064-271-210	C-14-79
21	670	Poplar	064-272-140	C-19-02

240 POPLAR STREET

APN: 064-193-230

RESO NO. C-58-00

RESOLUTION NO. C- 58 -00

A RESOLUTION OF THE CITY COUNCIL OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH ROBERT & LISA GARCIA FOR 240 POPLAR STREET - APN 064-193-230

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, Robert & Lisa Garcia have applied for and received a building permit (ABC 19810), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval by the City Council.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED, as follows;

That that particular Street Agreement dated July 27, 2000 and signed by Robert & Lisa Garcia is approved and that the City Manager is hereby authorized to execute a Street Agreement on behalf of the City, and

That the City Clerk, or his or her designated representative, is directed to forward the fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at a meeting thereof held on the 15th day of August, 2000, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: DONOVAN, PATRIDGE, RUDDOCK, TAYLOR AND MAYOR COLEMAN

NOES, Councilmembers _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: _____

Dennis Coleman, MAYOR

ATTEST:

Dorothy R. Robbins, CITY CLERK

PASSED AND ADOPTED AT THE COUNCIL MEETING OF

8-15-00

CITY CLERK

RECORDING REQUESTED BY:

Dorothy R. Robbins, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8270

DOC # 2001-018745
02/14/2001 09:20A AG Fee:NC
Page 1 of 7
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder
Recorded By



THIS SPACE FOR RECORDER USE ONLY

February 5, 2001

STREET AGREEMENT

TITLE OF DOCUMENT

A Street Agreement Between the City of Half Moon Bay and Robert and Lisa Garcia

STREET AGREEMENT

THIS AGREEMENT, made and entered into this 27th day of July, ~~19~~ 2000, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and Robert Garcia and Lisa H. Garcia, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 240 Poplar Street (**APN** 064 - 103 - 230), and has requested a building permit from the **CITY** concerning the construction of a building upon the real property described in the building permit attached hereto; and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described in the building permit attached hereto as Exhibit "A".

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
☒ existing partially improved street	
☐ existing interim private street	
☐ interim private street constructed by applicant	

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to provide any or all of the public improvements set forth in Exhibit "B" of this Agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of

the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by **CITY** under any appropriate improvement act provided by state law for the competition of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and **PERMITTEE** agrees to appropriate set back requirements for future widening of street rights-of-way.

5. This Agreement shall be recorded by **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit Issued in consideration of this Agreement may be stopped.

INI WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"**CITY**"

CITY OF HALF MOON BAY

By _____
Blair King, City Manager

ATTEST:

_____
Dorothy M. Robbins, City Clerk

"**PERMITTEE**"

_____
Robert Garcia

_____
Lisa H. Garcia

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

CALIFORNIA

ALL-PURPOSE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF San Mateo)

On Sept. 25 2000 (DATE) before me, Nancy F. Christensen notary public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared, Robert + Lisa Garcia

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Nancy F. Christensen (SEAL)

NOTARY PUBLIC SIGNATURE

NANCY F. CHRISTENSEN
Commission # 1121857
Notary Public — California
San Mateo County
My Comm. Expires Jan 9, 2001

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Streetagreement

DATE OF DOCUMENT 7-27-2000 NUMBER OF PAGES 2

SIGNER(S) OTHER THAN NAMED ABOVE none

2001-018745
02/14/2001 09:
Page: 4 of 7

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo } ss.

On 1/24/01 (Date), before me, C. ICARD, NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared BLAIR KING (Name(s) of Signer(s)),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

C. ICARD
Commission # 1190262
Notary Public — California
San Mateo County
My Comm. Expires Jul 23, 2002

WITNESS my hand and official seal.

C. Icard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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2001-018745
02/14/2001 09:20A
RG Page: 5 of 7

EXHIBIT "A"

CITY OF HALF MOON BAY

501 MAIN ST.
HALF MOON BAY, CA 94019
(650) 726-8260

DATE July 27, 20 00

ADDRESS FILE COPY
PERMIT ABC 19810

APPLICANT: Robert and Lisa Garcia

LEGAL DESCRIPTION

STREET: 240 POPLAR STREET
ASSESSORS PARCEL NO. 064-193-230
SUBDIVISION: Arleta Park
LOT: 19,20,21 BLOCK: 23

OWNER

NAME: Robert and Lisa H. Garcia
ADDRESS: 139 Hickory Lane
CITY: San Mateo 94403 TEL. NO: 358-9169

ARCHITECT

NAME: Acorn Structures
ADDRESS: 930 Main Street
CITY: Acton MASS 01720
STATE LIC. NO. _____ TEL NO: 781-259-9450

2001-0187455
02/14/2001 03:20P
Page: 6 of 7

PERMIT TO: CONSTRUCT NEW HOME
USE OF BUILDING: residence
SQUARE FOOTAGE: 2714 sf living/620 sf garage/500 sf deck
SETBACKS: FRONT ~~2m~~ 25' SIDE 5' REAR 20'
ZONING R1
GENERAL CONTRACTOR: Packer Construction & Development
ADDRESS: Rt.1, Box 102, La Honda 94024
LIC. # 468653 TEL. NO. 747-9672

SECTION A

VALUATION: $278,000.00

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	~~$1,987.00~~	
Plan Check	paid	
SubTotal		$ 1,987.00
S.M.I.P.	27.80	
SubTotal		$ 2,014.80
Ordinance # 19-86 (Sewer Permit)	1,110.00	
Ordinance # 2-88 (Street Assessment)	Conditionally issued pending approval by City Council	
Ordinance # 8-75 (Storm Drain)	~~1,105.68~~	
Ordinance # 5-72 (Capitol Outlay)	105.00	
Ordinance # 20-88 (Traffic Mitigation)	1,913.00	
Ordinance # 3-89 (Park Facility Dev)	4,152.00	
Resolution #15-99 (Civil/Engineering)		
Other		
Other		
SubTotal		$10,400.48
Total from Section B:		545.76
Total Fees:		$10,946.24

CWD App'd PDP 12-00 SIF Paid

HOW PAID: CASH CHECK INFO #1133, 11-35, BofA, SanMateo

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SECTION B

CONTRACTOR: Same as above
ADDRESS:
LIC. # TEL NO. — PLUMBING FEES $308.02

CONTRACTOR:
ADDRESS: Same as above
LIC. # TEL NO. — MECHANICAL FEES $38.99

CONTRACTOR: Same as above
ADDRESS:
LIC. # TEL NO. — ELECTRICAL FEES $198.75

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
This permit becomes null and void if work is not commenced within 180 days from the date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Signature _____
applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner Robert Garcia

By _____

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

Approved: Planning Division
By _____

Approved: Building Inspection Division
By _____

EXHIBIT "B"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies



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02/14/2001 09:25A
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308 POPLAR STREET

APN: 064-202-300

RESO NO. C-105-76

RESOLUTION No. 105-76

RESOLUTION APPROVING AGREEMENT FOR INSTALLATION OF IMPROVEMENTS AND AUTHORIZING CITY MANAGER TO EXECUTE SAME (William C. Cory, 308 Poplar St.)

The City Council of the City of Half Moon Bay does resolve that the agreement between William C. Cory and the City of Half Moon Bay dated May 14, 1976, a copy of which is affixed hereto and by reference is made a part hereof, is approved and the City Manager is authorized to execute the same on behalf of the City.

* * * * * *

PASSED AND ADOPTED by the Council of the City of Half Moon Bay, California, on July 6, 1976 at a regular meeting thereof, by the following vote:

AYES, and in favor thereof: Cardoni, Mello, Alleman, Marmont

NOES: None

ABSENT: Adreveno

Vice Mayor Cecil J. Marmont

ATTEST:

Barbara R. Driscoll
Deputy City Clerk

I hereby approve the foregoing resolution this 6th day of July, 1976.

Vice Mayor Cecil J. Marmont

I, the Deputy City Clerk of the City of Half Moon Bay, hereby certify that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Half Moon Bay by the above vote at a meeting thereof duly held and called on the above date.

Barbara R. Driscoll
Deputy City Clerk

2840AK VOL 7198 PAGE 114
RECORDED AT REQUEST OF
James P. Sapp,
City Attorney
JUL 27 1 47 PM 1976

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

Cy

Indexed

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2840AK

Cory

AGREEMENT.

THIS AGREEMENT, made and entered into this _____ day of 14th of May, 1976, by and between the CITY OF HALF MOON BAY, a municipal corporation, hereinafter called "CITY", and William C. Corey 308 Poplar, hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in Exhibit "A" attached hereto; and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described in said Exhibit "A"; and

WHEREAS, in consideration of the granting of a building permit, and for and in consideration of the approval by City of the proposed public improvements adjacent to the Permittee's said property, Permittee is willing, at his own cost and expense, to furnish all materials and construct and install the said public improvements; and

WHEREAS, the regulations of City provide for deferment of the construction of such public improvements and Permittee desires to enter into this agreement with City for the construction and installation of said public improvements at

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the time specified in this agreement and City is willing to issue necessary and requested permits to Permittee for the development of said real property described in Exhibit "A" attached hereto subject to the public improvements being constructed in accordance with this agreement:

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this agreement is described in Exhibit "A" attached hereto.

2. Permittee agrees to install and construct in accordance with the terms of this agreement the improvements described in Exhibit "B" attached hereto.

All of said improvements and materials used therein shall be in accordance with the ordinances, regulations, standards and specifications of City and all of the work shall be constructed to the complete satisfaction of the City Engineer.

3. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvement procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittee's signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

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4. The Permittee agrees to dedicate necessary street right of way and easements commensurate with City requirements and shall deliver to City such rights of way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights of way.

5. City may notify Permittee at any time in writing to commence the installation and construction of the public improvements. The notice shall be sufficient if mailed to Permittee at the address of the owner of the property as shown on the latest adopted County assessment roll. The notice shall describe the work to be done by the Permittee, the time within which the work shall commence and the time within which it shall be completed.

6. Upon notification by City to proceed with the work, the Permittee shall dedicate the necessary right of way and shall cause engineered improvement plans to be prepared by a registered civil engineer to the satisfaction of the City Engineer and at the Permittee's expense. After approval of said plans by the City, the Permittee shall make application to the City Engineer for any required encroachment permit to perform the aforementioned work in the right of way of City. The City Engineer shall, after Permittee or his contractor has complied with all of the requirements of City for the issuance of such a permit, cause an encroachment permit to be issued to the Permittee or his contractor to perform said work in the right of way of City.

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7. Five (5) days prior to commencement of work on the improvements herein provided for, the Permittee shall notify the City Engineer, in writing, of his intention to begin work on said improvements. The Permittee shall, at the option of the City Engineer, pay all costs of inspection incurred by said City, and if such is required by the City Engineer, the Permittee shall deposit an amount sufficient to cover the estimated cost of such inspection prior to commencement of work.

8. Permittee agrees to install and complete the work within the time specified in the notice given by City in accordance with the standards and specifications of the City.

9. Should the Permittee fail to complete any or all of said improvements within the time allotted as specified in the notice to Permittee described in Paragraph 6. of this Agreement, City may construct, or cause to be constructed, said improvements, and the Permittee agrees to reimburse City for the cost of any and all labor and materials used therefor, including engineering, inspection, and all administrative overhead of City. In the event Permittee fails to pay all sums due City on account of such work within thirty (30) days after receipt of notice, the City is hereby authorized to cause the cost thereof to be assessed as a lien against the real property hereinabove described. Such lien may be foreclosed upon if necessary, provided, however, that the lien herein provided for shall be subordinate to the First Deed of Trust for the purchase of, and/or for the construction of improvements on, said real property of Permittee.

VOL 7198 PAGE 118

10. The Permittee shall notify the City Engineer, in writing, of the completion of the improvement work herein provided for so that final inspection may be performed prior to acceptance of said improvement work by City.

11. At such time as the installation of improvements for which Permittee is herein made responsible has been completed and accepted by the City Engineer, City Engineer agrees to file any required notice of completion of said improvements.

12. The Permittee shall protect and indemnify City and the officers and employees thereof against all liability and claims because of, or arising out of, any accident, loss, or damage, happening or occurring during the performance of any and all work done by or for Permittee under the terms of this Agreement or cause by any condition resulting from such work.

13. Should legal action be necessary to enforce any provisions of this agreement, Permittee agrees to pay all reasonable attorneys' fees and costs incurred by City in connection therewith.

14. This Agreement may be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

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IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY" CITY OF HALF MOON BAY

By _____
City Manager

ATTEST:

_____
Deputy City Clerk

"PERMITTEE" _____
William C. Cory

14 May 1976

2840AK

State of Calif. }
County of San Mateo } ss.

On this the 14th day of May 1976, before me, the undersigned Notary Public, personally appeared

William C. Cory

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____

EMMITT R. SAUNDERS
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
SAN MATEO COUNTY
My Commission Expires May 15, 1977

VOL 7198 PAGE 120

GRANT DEED

(Escrow No. 610336)

Exhibit A

By this instrument dated March 25, 1976, for a valuable consideration

THOMAS J. CALLAN

hereby GRANTS to

WILLIAM C. CORY, an unmarried man

the following described Real Property in the State of California, County of San Mateo

City of Half Moon Bay

LOTS 22 and 23 in Block 24 as shown on that certain map entitled "AMENDED MAP OF ARLETA PARK, HALF MOON BAY", filed in the office of the County Recorder of San Mateo County on September 17, 1906 in Book E of Maps at page 37 and a copy thereof entered in Book 4 of Maps at page 30.

A.P. No. 064-202-010

Thomas J. Callan

THOMAS J. CALLAN

STATE OF CALIFORNIA
COUNTY OF San Mateo } SS.

On Mar. 31, 19 76, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas J. Callan known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary's Signature Emmitt R. Saunders

EMMITT R. SAUNDERS
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
SAN MATEO COUNTY
My Commission Expires May 15, 1977

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Form No. 3-10 Revised 9-67

55563AJ

VOL 7198 PAGE 133

VOL 7198 PAGE 121

IMPROVEMENTS

Street grading and paving, curbs, gutters, sidewalks, storm drainage improvements, lighting, trees and landscaping, and miscellaneous appurtenances.

EXHIBIT B

VOL 7198 PAGE 122

344 POPLAR STREET

APN: 064-202-370

RESO NO. C-16-90

RESOLUTION NO. 16-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH T.M.F. DEVELOPMENT, INC. 344 POPLAR (APN 064-202-370)

WHEREAS, T.M.F. Development, Inc. has applied for and received a building permit; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such agreement has been submitted to the City Council and approved by the City Council:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Half Moon Bay that that particular Agreement dated August 11, 1989, and signed by Warren D. Lewis, President for T.M.F. Development, Inc. is approved and the City Manager is hereby authorized to execute said Agreement (Exhibit A hereto) on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

WHEN RECORDED, RETURN TO:
CITY CLERK
CITY OF HALF MOON BAY
P. O. BOX 67
HALF MOON BAY, CA 94019

RF	
CO	
LN	
MF.	
AF	
EB	

6pp

90065325

RECORDED AT REQUEST OF

'90 MAY 14 PM 2 13

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

RESOLUTION NO. 16-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH T.M.F. DEVELOPMENT, INC. 344 POPLAR (APN 064-202-370)

WHEREAS, T.M.F. Development, Inc. has applied for and received a building permit; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such agreement has been submitted to the City Council and approved by the City Council:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Half Moon Bay that that particular Agreement dated August 11, 1989, and signed by Warren D. Lewis, President for T.M.F. Development, Inc. is approved and the City Manager is hereby authorized to execute said Agreement (Exhibit A hereto) on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

I hereby certify that the foregoing is a true and correct copy of the original document on file in the office of the City Clerk of the City of Half Moon Bay
Date: 4-25-90
City Clerk: Donna Riso

90065325

S T R E E T
A G R E E M E N T

THIS AGREEMENT, made and entered into this 11 day of August, 19. 89, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "CITY", and T.M.F. Development, Inc.

hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in the building permit attached hereto, and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, Permittee is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code, and place in a Street Improvement Fund a deposit equal to the amount of the estimated improvement adjacent to the described property, estimate attached, and;

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described in the building permit attached hereto as Exhibit "A".

2. Permittee agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the permittee's property shall be an:

- [X] existing partially improved street _____
- [ ] existing interim private street _____
- [ ] interim private street constructed by the applicant _____

3. Permittee agrees to pay to the City the sum shown in Exhibit "B" attached hereto for the street improvements set forth therein.

4. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a

90065325

joint cooperative p[illegible] including the formation [illegible] an assessment project under appropriate improvements procedure[illegible] and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittees signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

5. The Permittee agrees to dedicate necessary street right-of-way and easements commensurate with City requirements and shall deliver to City such rights-of-way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights-of-way.

6. This Agreement shall be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

7. In the event an assessment district is formed, permittee's deposit will be credited towards his share of the improvements thereof.

8. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys fees and costs.

9. This Agreement is subject to Council approval. The Permittee understands that if the City Council does not approve this agreement, all work pursuant to the permit issued in consideration of this agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY"

CITY OF HALF MOON BAY

By Mark Weiss
City Manager

ATTEST:

City Clerk

T.M.F. DEVELOPMENT, INC.

"PERMITTEE"

Pres

90065325

STATE OF CALIFORNIA
COUNTY OF SAN MATEO } SS

ON August 11, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter D. Lewis

proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

OFFICIAL SEAL
C. OLIVER
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. DEC. 27, 1989

Notary's Signature C Oliver
C OLIVER

90065325

CORPORATION ACKNOWLEDGMENT
Manager or Officer

Form No. 15 Rev. 7-82

DATE January 12, 19 90

90065325

CITY OF HALF MOON BAY

501 MAIN ST. (P.O. BOX 67)
HALF MOON BAY, CA. 94019
726-5566

EXHIBIT "A"

PERMIT ABC 11487

161

COUNTY ASSESSOR COPY

APPLICANT: BCT Development

PERMIT TO: CONSTRUCT SINGLE FAMILY HOME

USE OF BUILDING: RESIDENCE

SQUARE FOOTAGE: 2107 liv/433 gar Total 2540 sf

SETBACKS: FRONT 25' SIDE 5'/8/6' REAR 20+

ZONING R-1

GENERAL CONTRACTOR: BCT Development

ADDRESS: 951-2 Old County Road, Ste 118 Belmont

LIC. # 550423 TEL. NO. 591-6709

LEGAL DESCRIPTION

STREET: 344 Poplar Avenue

ASSESSORS PARCEL NO. 064-202-370

SUBDIVISION: Arleta Park

LOT: 6,7 BLOCK: 17

OWNER

NAME: TMF Development

ADDRESS: 861 Alameda de las Pulgas

CITY: Belmont TEL. NO: 591-6709

ARCHITECT

NAME: Columba Farrell

ADDRESS: 700 Mill St

CITY: Half Moon Bay

STATE LIC. NO. TEL. NO:

SECTION A

VALUATION: $177,000.00

ORDINANCE #19-86 SEWER PERMIT: $2,934.00

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	$997.04	
Plan Check	paid	
SubTotal		$997.04
S.	12.39	
SubTotal		$1,009.43
Ordinance #2-88 (Street Assessment)	4,275.00	
Ordinance #8-75 (Storm Drain)	219.12	
Ordinance #17-75 (Park Dedication)	255.00	
Ordinance #5-72 (Capitol Outlay)	95.00	
Ordinance #20-88 (Traffic Mitigation)	1,390.00	
Other 3-89 @Park Facility Dev)	3,744.00	
Subtotal		$13,921.55
Total From Section B:		134.37
Total Fees:		$14,055.92

CCWD n/a CCZC 3-89-186

WELL 99-87 SIF paid

HOW PAID: CASH CHECK INFO 2177, 90-3766

SECTION B

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO.

PLUMBING FEES $70.00

CONTRACTOR: ~~Same as above~~

ADDRESS:

LIC. # TEL. NO.

MECHANICAL FEES $20.00

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO.

ELECTRICAL FEES $44.37

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
This permit becomes null and void if work is not commenced within 180 days from date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workmans Compensation Laws of California.

Signature

applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner

By

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

Approved: Planning Division

By

Approved: Building Inspection Division

By

- EXHIBIT "B" -

Project Location: 344 Poplar St.
APN 064-202-370

FRONTAGE ON Poplar St. 57.0 lineal feet

90065325

Charges based on $75.00 per lineal foot for sidewalk, curb and gutter, storm drain across project frontage to City standard, and undergrounding of all utilities (gas, electric, sewer, telephone and cable TV).

$75.00 x 57.0. lineal feet = $4,275.00

TOTAL DUE: $4,275.00

347 POPLAR STREET

APN: 064-201-210

RESO NO. C-21-76

347 Poplar St.

RESOLUTION No. 21-76

RESOLUTION APPROVING AGREEMENT FOR INSTALLATION OF IMPROVEMENTS AND AUTHORIZING CITY MANAGER TO EXECUTE SAME (Evelyn Egger)

The City Council of the City of Half Moon Bay does resolve that the agreement between Evelyn Egger and the City of Half Moon Bay dated February 6, 1976, a copy of which is affixed hereto and by reference is made a part hereof, is approved and the City Manager is authorized to execute the same on behalf of the City.

* * * * * *

PASSED AND ADOPTED by the Council of the City of Half Moon Bay, California, on February 17, 1976 at a regular meeting thereof, by the following vote:

AYES, and in favor thereof: Mello, Marmont, Alleman, Cardoni

NOES: None

ABSENT: Adreano

Lloyd T. Cardoni
Mayor

Attest:

Barbara R. Grunwall
Deputy City Clerk

I hereby approve the foregoing resolution this 17th day of February, 1976.

Lloyd T. Cardoni
Mayor

I, the Deputy City Clerk of the City of Half Moon Bay, hereby certify that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Half Moon Bay by the above vote at a meeting thereof duly held and called on the above date.

Barbara R. Grunwall
Deputy City Clerk

Indexed

A9250J

VOL 7063 PAGE 650

49250AJ
RECORDED AT REQUEST OF
City of Half Moon Bay
MAR 11 12 03 PM 1976
MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

AGREEMENT.

COMPARED - STAMPED

THIS AGREEMENT, made and entered into this 6th day of February, 1976, by and between the CITY OF HALF MOON BAY, a municipal corporation, hereinafter called "CITY", and Evelyn Egger, hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in Exhibit "A" attached hereto; and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described in said Exhibit "A"; and

WHEREAS, in consideration of the granting of a building permit, and for and in consideration of the approval by City of the proposed public improvements adjacent to the Permittee's said property, Permittee is willing, at his own cost and expense, to furnish all materials and construct and install the said public improvements; and

WHEREAS, the regulations of City provide for deferment of the construction of such public improvements and Permittee desires to enter into this agreement with City for the construction and installation of said public improvements at

49250AJ

the time specified in this agreement and City is willing to issue necessary and requested permits to Permittee for the development of said real property described in Exhibit "A" attached hereto subject to the public improvements being constructed in accordance with this agreement:

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this agreement is described in Exhibit "A" attached hereto.

2. Permittee agrees to install and construct in accordance with the terms of this agreement the improvements described in Exhibit "B" attached hereto.

All of said improvements and materials used therein shall be in accordance with the ordinances, regulations, standards and specifications of City and all of the work shall be constructed to the complete satisfaction of the City Engineer.

3. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvement procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittee's signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements. The parcel or parcels of land hereby committed to participation in such assessment district are described on Exhibit "C".

RECORDER'S MICRO: Legibility of writing, typing or printing unsatisfactory in this document when received.

4. The Permittee agrees to dedicate necessary street right of way and easements commensurate with City requirements and shall deliver to City such rights of way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights of way.

5. City may notify Permittee at any time in writing to commence the installation and construction of the public improvements. The notice shall be sufficient if mailed to Permittee at the address of the owner of the property as shown on the latest adopted County assessment roll. The notice shall describe the work to be done by the Permittee, the time within which the work shall commence and the time within which it shall be completed.

6. Upon notification by City to proceed with the work, the Permittee shall dedicate the necessary right of way and shall cause engineered improvement plans to be prepared by a registered civil engineer to the satisfaction of the City Engineer and at the Permittee's expense. After approval of said plans by the City, the Permittee shall make application to the City Engineer for any required encroachment permit to perform the aforementioned work in the right of way of City. The City Engineer shall, after Permittee or his contractor has complied with all of the requirements of City for the issuance of such a permit, cause an encroachment permit to be issued to the Permittee or his contractor to perform said work in the right of way of City.

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7. Five (5) days prior to commencement of work on the improvements herein provided for, the Permittee shall notify the City Engineer, in writing, of his intention to begin work on said improvements. The Permittee shall, at the option of the City Engineer, pay all costs of inspection incurred by said City, and if such is required by the City Engineer, the Permittee shall deposit an amount sufficient to cover the estimated cost of such inspection prior to commencement of work.

8. Permittee agrees to install and complete the work within the time specified in the notice given by City in accordance with the standards and specifications of the City.

9. Should the Permittee fail to complete any or all of said improvements within the time allotted as specified in the notice to Permittee described in Paragraph 6. of this Agreement, City may construct, or cause to be constructed, said improvements, and the Permittee agrees to reimburse City for the cost of any and all labor and materials used therefor, including engineering, inspection, and all administrative overhead of City. In the event Permittee fails to pay all sums due City on account of such work within thirty (30) days after receipt of notice, the City is hereby authorized to cause the cost thereof to be assessed as a lien against the real property hereinabove described. Such lien may be foreclosed upon if necessary, provided, however, that the lien herein provided for shall be subordinate to the First Deed of Trust for the purchase of, and/or for the construction of improvements on, said real property of Permittee.

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10. The Permittee shall notify the City Engineer, in writing, of the completion of the improvement work herein provided for so that final inspection may be performed prior to acceptance of said improvement work by City.

11. At such time as the installation of improvements for which Permittee is herein made responsible has been completed and accepted by the City Engineer, City Engineer agrees to file any required notice of completion of said improvements.

12. The Permittee shall protect and indemnify City and the officers and employees thereof against all liability and claims because of, or arising out of, any accident, loss, or damage, happening or occurring during the performance of any and all work done by or for Permittee under the terms of this Agreement or cause by any condition resulting from such work.

13. Should legal action be necessary to enforce any provisions of this agreement, Permittee agrees to pay all reasonable attorneys' fees and costs incurred by City in connection therewith.

14. This Agreement may be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

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IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY" CITY OF HALF MOON BAY

By _____
City Manager

ATTEST:

_____
Deputy City Clerk

"PERMITTEE"

Evelyn Egger
Evelyn Egger

49250AJ

State of California }
County of San Francisco } ss.

On this the 9th day of February 19 76, before me,

the undersigned Notary Public, personally appeared

Evelyn Egger

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mary L. Chang

OFFICIAL SEAL
MARY L. CHANG
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN FRANCISCO COUNTY
My Commission Expires June 27, 1977

VOL 7068 PAGE 656

FORM NO. 804 REVISED -73
FOR USE WITH AMERICAN LAND TLE ASSOCIATION LOAN POLICY 1970
WITH STREET IMPROVEMENT ASSESSMENT COVERAGE, CALIFORNIA REGION
FOR USE WITH CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY FORM — 1973

SCHEDULE A — Continued

The land referred to in this policy is situated in the State of California, County of San Mateo, City of Half Moon Bay, and is described as follows:

LOTS 22 and 23 in Block 16 as shown on that certain map entitled "SECOND ADDITION TO ARLETA PARK, HALF MOON BAY", filed in the office of the County Recorder of San Mateo County on October 8, 1906 in Book "C" of Original Maps at page 24 and copied into Book 4 of Maps at page 36.

A.P. NO. 64-201-060
(WITH OTHER PROPERTY)

EXHIBIT "A"

VOL 7068 PAGE 657

IMPROVEMENTS

Street grading and paving, curbs, gutters, sidewalks, storm drainage improvements, lighting, trees and landscaping, and miscellaneous appurtenances.

EXHIBIT B

VOL 7068 PAGE 658

348 POPLAR STREET

APN: 064-202-380

RESO NO. C-13-90

RESOLUTION NO. 13-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH WESLAN DEVELOPMENT, INC. 348 POPLAR (APN 064-202-380)

WHEREAS, Weslan Development, Inc. have applied for and received a building permit; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such agreement has been submitted to the City Council and approved by the City Council:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Half Moon Bay that that particular Agreement dated August 11, 1989, and signed by Warren D. Lewis, Secretary/Treasurer for Weslan Development, Inc. is approved and the City Manager is hereby authorized to execute said Agreement (Exhibit A hereto) on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

WHEN RECORDED, RETURN TO:
CITY CLERK
CITY OF HALF MOON BAY
P. O. BOX 67
HALF MOON BAY, CA 94019

RF
CO
LN
MF
AF
SM
6 pp

90065322

RECORDED AT REQUEST OF

'90 MAY 14 PM 2 13

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

RESOLUTION NO. 13-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH WESLAN DEVELOPMENT, INC. 348 POPLAR (APN 064-202-380)

WHEREAS, Weslan Development, Inc. have applied for and received a building permit; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such agreement has been submitted to the City Council and approved by the City Council:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Half Moon Bay that that particular Agreement dated August 11, 1989, and signed by Warren D. Lewis, Secretary/Treasurer for Weslan Development, Inc. is approved and the City Manager is hereby authorized to execute said Agreement (Exhibit A hereto) on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

I hereby certify that the foregoing is a true and correct copy of the original document on file in the office of the City Clerk of the City of Half Moon Bay.
Date: 4-25-90
City Clerk: Donna Riso

90065322

348 POPLAR
(APN 064-202-380)

S T R E E T
A G R E E M E N T

THIS AGREEMENT, made and entered into this 11 day of August, 19.89, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "CITY", and WESLAN Development, Inc. hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in the building permit attached hereto, and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, Permittee is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code, and place in a Street Improvement Fund a deposit equal to the amount of the estimated improvement adjacent to the described property, estimate attached, and;

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described in the building permit attached hereto as Exhibit "A".

2. Permittee agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the permittee's property shall be an:

- [X] existing partially improved street _____
- [ ] existing interim private street _____
- [ ] interim private street constructed by the applicant _____

3. Permittee agrees to pay to the City the sum shown in Exhibit "B" attached hereto for the street improvements set forth therein.

4. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a

90065322

STATE OF CALIFORNIA
COUNTY OF San Mateo } SS

ON August 11, 19 89, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Warren D. Lewis

proved to me on the basis of satisfactory evidence to be the person..... who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

OFFICIAL SEAL
C. OLIVER
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. DEC. 27, 1989

Notary's Signature C. Oliver

C. OLIVER

90065322

CORPORATION ACKNOWLEDGMENT
Manager or Officer

Form No. 15 Rev. 7-82

joint cooperative an including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittees signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

90065322

5. The Permittee agrees to dedicate necessary street right-of-way and easements commensurate with City requirements and shall deliver to City such rights-of-way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights-of-way.

6. This Agreement shall be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

7. In the event an assessment district is formed, permittee's deposit will be credited towards his share of the improvements thereof.

8. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys fees and costs.

9. This Agreement is subject to Council approval. The Permittee understands that if the City Council does not approve this agreement, all work pursuant to the permit issued in consideration of this agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY"

CITY OF HALF MOON BAY

By Mark Weiss
City Manager

ATTEST:
Diana Ries
City Clerk

WESLAN DEVELOPMENT, INC.

"PERMITTEE"
Warren D. Lewis
SEC/TREAS
WESLAN DEVELOPMENT, INC.

DATE January 12, 1990 **90065322**

CITY OF HALF MOON BAY

501 MAIN ST. (P.O. BOX 67)
HALF MOON BAY, CA. 94019
726-5566

Exhibit "A"

PERMIT ABC11485

COUNTY ASSESSOR COPY

APPLICANT: M TMF Development

PERMIT TO: CONSTRUCT SINGLE FAMILY HOME

USE OF BUILDING: RESIDENCE

SQUARE FOOTAGE: 2183 living/440 garage TOTAL 2623 sf

SETBACKS: FRONT 25' SIDE 5'/6.6' REAR 20'

ZONING R-1

GENERAL CONTRACTOR: TMF Development

ADDRESS: 861 Alameda de las Pulgas, San Belmont

LIC. # 553137 TEL. NO. 591-6709

LEGAL DESCRIPTION

STREET: 348 Ppplar

ASSESSORS PARCEL NO. 064-202-380

SUBDIVISION: Arleta Park

LOT: 8,9 BLOCK: 17

OWNER

NAME: Weslan Development

ADDRESS: 951-2 Old County Road, Ste 118

CITY: Belmont TEL. NO: 591-6709

ARCHITECT

NAME: Columba Farrell

ADDRESS: 700 Mill Street

CITY: Half Moon Bay

STATE LIC. NO. TEL. NO: 726-7912

SECTION A

VALUATION: $182,350.00

ORDINANCE #19-86 SEWER PERMIT: ~~$2,934.00~~

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	$1,016.76	
Plan Check	paid	
SubTotal		$1,016.76
M.I.P.	12.74	
SubTotal		$1,029.50
Ordinance #2-88 (Street Assessment)	4,275.00	
Ordinance #8-75 (Storm Drain)	219.12	
Ordinance #17-75 (Park Dedication)	255.00	
Ordinance #5-72 (Capitol Outlay)	95.00	
Ordinance #20-88 (Traffic Mitigation)	1,390.00	
Other #3-89 (Park Facility Dev)	3,744.00	
Subtotal		$13,941.62
Total From Section B:		131.70
Total Fees:		$14,073.32

CWD Exempt CCZC 3-89-186,12/12/89

WELL 100-87 SIF paid

POWER: CASH CHECK INFO #2177, 90-3766 Re. Prem BK Ken Carlo

179

SECTION B

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO.

PLUMBING FEES $66.00

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO.

MECHANICAL FEES $20.00

CONTRACTOR: Same as above

ADDRESS: s

LIC. # TEL. NO.

ELECTRICAL FEES $45.70

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
This permit becomes null and void if work is not commenced within 180 days from date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workmans Compensation Laws of California.

Signature

applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner

By

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

Approved: Planning Division

By

Approved: Building Inspection Division

By

- EXHIBIT "B" -

Project Location: 348 Poplar St.
APN 064-202-380

FRONTAGE ON Poplar St. 57.0 lineal feet

90065322

Charges based on $75.00 per lineal foot for sidewalk, curb and gutter, storm drain across project frontage to City standard, and undergrounding of all utilities (gas, electric, sewer, telephone and cable TV).

$75.00 x 57.0. lineal feet = $4,275.00

TOTAL DUE: $4,275.00

352 POPLAR STREET

APN: 064-202-390

RESO NO. C-05-08

RESOLUTION NO. C- 05 -08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH AYAD AL-SHAIKH AND SARA POLGAR FOR 352 POPLAR STREET – APN# 064-202-390

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, Ayad Al-Shaikh and Sara Polgar applied for and received a building permit # (ABC 24729), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED, as follows;

That particular Street Agreement dated December 15, 2007 and signed by Ayad Al-Shaikh and Sara Polgar is approved and that the City Manager is hereby authorized to execute the Street Agreement on behalf of the City, and

That the City Clerk, or her designated representative, is directed to forward this fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at a meeting thereof held on the 15th day of January 2008, by the following vote of the members thereof:

AYES, Councilmembers Fraser, Grady, Muller, Patridge & Mayor McClung

NOES, Councilmembers _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: _____

Bonnie McClung, MAYOR

ATTEST:

Siobhan Smith, CITY CLERK

RECORDING REQUESTED BY:

Siobhan Smith, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8271

2008-012168
09:57am 02/06/08 AG Fee: NO FEE
Count of pages 6
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDER USE ONLY

January 29, 2008

6r

STREET AGREEMENT

TITLE OF DOCUMENT

Street Agreement between the City of Half Moon Bay and Ayad Al-Shaikh and Sara Polgar

352 Poplar Street
APN 064-202-390

STREET
AGREEMENT

THIS AGREEMENT, made and entered into this 15 day of December, 2007, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and Ayad Al-Shaikh and Sara Polgar, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 352 Poplar Street has requested a building permit from the **CITY** concerning the construction of a building upon the real property described APN# 064-202-390, Lot# 10 & 11, Subdivision: Arleta Park 2nd Addition, Building Permit # ABC-24729 and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described as: APN# 064-202-390, Lot# 10 & 11, Subdivision Arleta Park 2nd Addition, Building Permit # ABC-24729

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
✓ existing partially improved street	AAA SEP
☐ existing interim private street	_____
☐ interim private street constructed by applicant	_____

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to design and provide any or all of the public improvements set forth in Exhibit "A" of this Agreement when requested by the City Engineer or under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district that may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements. Dedication shall be limited to a twenty-five foot (25') half street and **PERMITTEE** agrees to appropriate set back requirements for future widening of street rights-of-way.

5. This Agreement shall be recorded by the **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"
REVIEWED BY:

CITY OF HALF MOON BAY

Richard Mao
Interim Public Works Director

Marcia Raines
City Manager

ATTEST:

Siobhan Smith, City Clerk

"**PERMITTEE**"

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO } ss.

On DECEMBER 19, 2007 before me, ANTONIO LOCATELLI NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared _____,
Name(s) of Signer(s)

AYAD ALFRED ALSHAIKH

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANTONIO LOCATELLI
Comm. # 1457347
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
My Comm. Expires Jan. 18, 2008

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2004 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Item No. 5907 Reorder: Call Toll-Free 1-800-876-6827

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of SANTA CLARA }

On 12/31/2007 (Date) before me, ELIAS MEMON NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared SARA ELIZABETH POLGAR (Name(s) of Signer(s))

☐ personally known to me

☒ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ELIAS MEMON
Commission # 1595307
Notary Public - California
Santa Clara County
My Comm. Expires Aug 12, 2009

WITNESS my hand and official seal.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Place Notary Seal Above

Signature Elias Memon. (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STREET AGREEMENT

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2006 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Item No. 5907 v609 Reorder: Call Toll-Free 1-800-876-6827

EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

355 POPLAR STREET

APN: 064-201-220

RESO NO. C-14-90

RESOLUTION NO. 14-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH WESLAN DEVELOPMENT, INC. 355 POPLAR (APN 064-201-220)

WHEREAS, Weslan Development, Inc. has applied for and received a building permit; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such agreement has been submitted to the City Council and approved by the City Council:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Half Moon Bay that that particular Agreement dated August 11, 1989, and signed by Warren D. Lewis, Secretary/Treasurer for Weslan Development, Inc. is approved and the City Manager is hereby authorized to execute said Agreement (Exhibit A hereto) on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

WHEN RECORDED, RETURN TO:
CITY CLERK
CITY OF HALF MOON BAY
P. O. BOX 67
HALF MOON BAY, CA 94019

RF
CO
LW
MF.
AF
EB

6pp

90065323

RECORDED AT REQUEST OF

'90 MAY 14 PM 2 13

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

90065323

RESOLUTION NO. 14-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH WESLAN DEVELOPMENT, INC. 355 POPLAR (APN 064-201-220)

WHEREAS, Weslan Development, Inc. has applied for and received a building permit; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such agreement has been submitted to the City Council and approved by the City Council:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Half Moon Bay that that particular Agreement dated August 11, 1989, and signed by Warren D. Lewis, Secretary/Treasurer for Weslan Development, Inc. is approved and the City Manager is hereby authorized to execute said Agreement (Exhibit A hereto) on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

I hereby certify that the foregoing is a true and correct copy of the original document on file in the office of the City Clerk of the City of Half Moon Bay.
Date: 4-25-90
City Clerk: Donna Riso

355 POPLAR

(APN 064-201-220)

S T R E E T
A G R E E M E N T

THIS AGREEMENT, made and entered into this 11 day of August, 19 89, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "CITY", and WESLAN Development, Inc.

hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in the building permit attached hereto, and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, Permittee is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code, and place in a Street Improvement Fund a deposit equal to the amount of the estimated improvement adjacent to the described property, estimate attached, and;

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described in the building permit attached hereto as Exhibit "A".

2. Permittee agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the permittee's property shall be an:

- [x] existing partially improved street _____
- [ ] existing interim private street _____
- [ ] interim private street constructed by the applicant _____

3. Permittee agrees to pay to the City the sum shown in Exhibit "B" attached hereto for the street improvements set forth therein.

4. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a

90065323

STATE OF CALIFORNIA
COUNTY OF San Mateo } SS

ON August 11, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter D Lewis

proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

OFFICIAL SEAL
C. OLIVER
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. DEC. 27, 1989

Notary's Signature C Oliver
C. OLIVER

90065323

CORPORATION ACKNOWLEDGMENT
Manager or Officer

Form No. 15 Rev. 7-82

193

joint cooperative p n including the formation an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittees signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

5. The Permittee agrees to dedicate necessary street right-of-way and easements commensurate with City requirements and shall deliver to City such rights-of-way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights-of-way.

6. This Agreement shall be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

7. In the event an assessment district is formed, permittee's deposit will be credited towards his share of the improvements thereof.

8. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys fees and costs.

9. This Agreement is subject to Council approval. The Permittee understands that if the City Council does not approve this agreement, all work pursuant to the permit issued in consideration of this agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY"

CITY OF HALF MOON BAY

By Mark Weiss
City Manager

ATTEST:

City Clerk

WESLAN DEVELOPMENT, INC.

"PERMITTEE"
Warren D. Lewis
SSC/TAGS

90065323

DATE January 12, 19 90 — 90065323

CITY OF HALF MOON BAY — EXHIBIT "A" — PERMIT ABC 11488

501 MAIN ST. (P.O. BOX 67)
HALF MOON BAY, CA. 94019
726-5566

COUNTY ASSESSOR COPY

195

APPLICANT: TMF Development

PERMIT TO: CONSTRUCT SINGLE FAMILY HOME

USE OF BUILDING: RESIDENCE

SQUARE FOOTAGE: 2183/440 Total 2623 sf

SETBACKS: FRONT 25' SIDE 5'/6.6' REAR 20'

ZONING R-1

GENERAL CONTRACTOR: TMF Development

ADDRESS: 861 Alameda de las Pulgas, Belmont

LIC. # 553137 TEL. NO. 591-6709

LEGAL DESCRIPTION

STREET: 355 Poplar

ASSESSORS PARCEL NO. 064-201-220

SUBDIVISION: Arleta Park

LOT: 20,21 BLOCK: 16

OWNER

NAME: Weslan Development

ADDRESS: 951-2 Old County Rd, Suite 118

CITY: Belmont TEL. NO: 591-6709

ARCHITECT

NAME: Owner

ADDRESS:

CITY:

STATE LIC. NO. TEL. NO:

SECTION A

VALUATION: $182,350.00

ORDINANCE #19-86 SEWER PERMIT: $2,934.00

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	$1,016.76	
Plan Check	paid	
SubTotal		$1,016.76
S.M.I.	12.74	
SubTotal		$1,029.50
Ordinance #2-88 (Street Assessment)	4,275.00	
Ordinance #8-75 (Storm Drain)	220.83	
Ordinance #17-75 (Park Dedication)	255.00	
Ordinance #5-72 (Capitol Outlay)	95.00	
Ordinance #20-88 (Traffic Mitigation)	1,390.00	
Other (3-89) Park Facility Dev)	3,744.00	
Subtotal		$13,943.33
Total From Section B:		131.70
Total Fees:		$14,075.03

CCWD n/a CCZC 3-89-187

WELL 98-87 SIF paid

HOW PAID: CASH CHECK INFO #2177, 90-3766,

SECTION B

CONTRACTOR: Same asaabove

ADDRESS:

LIC. # TEL. NO. — PLUMBING FEES $66.00

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO. — MECHANICAL FEES $20.00

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO. — ELECTRICAL FEES $45.70

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
This permit becomes null and void if work is not commenced within 180 days from date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workmans Compensation Laws of California.

Signature

applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner

By

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

Approved: Planning Division

By

Approved: Building Inspection Division

By

- EXHIBIT "B" -

Project Location: 355 Poplar St.
APN 064-201-220

FRONTAGE ON Poplar St. 57.0 lineal feet

Charges based on $75.00 per lineal foot for sidewalk, curb and gutter, storm drain across project frontage to City standard, and undergrounding of all utilities (gas, electric, sewer, telephone and cable TV).

$75.00 x 57.0. lineal feet = $4,275.00

TOTAL DUE: $4,275.00

90065323

360 POPLAR STREET

APN: 064-202-540

RESO NO. C-30-08

RESOLUTION NO. C- 30 -08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH JOHN STAMPER, RICHARD HERNANDEZ, AND HILLARY STAMPER 360 POPLAR STREET – APN# 064-212-540

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, John Stamper, Richard Hernandez, and Hillary Stamper applied for and received a building permit # (ABC 24749), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED, as follows;

That particular Street Agreement dated January 23, 2008 signed by John Stamper and particular Street Agreement dated May 9, 2008 signed by Richard Hernandez and Hillary Stamper are approved and that the City Manager is hereby authorized to execute the Street Agreements on behalf of the City, and

That the City Clerk, or her designated representative, is directed to forward these fully executed Street Agreements to the San Mateo County Recorder's Office for recording.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at a meeting thereof held on the 20th day of May 2008, by the following vote of the members thereof:

AYES, Councilmembers Fraser, Grady, Muller, Patridge & Mayor McClung

NOES, Councilmembers _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: _____

ATTEST:

Siobhan Smith, CITY CLERK

Bonnie McClung, MAYOR

RECORDING REQUESTED BY:

Siobhan Smith, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8271

THIS SPACE FOR RECORDER USE ONLY

June 3, 2008

STREET AGREEMENT

TITLE OF DOCUMENT

Street Agreement between the City of Half Moon Bay and John Stamper, Richard Hernandez, c/o Hilary Stamper

360 Poplar Street
APN 064-202-240
064-202-400

STREET
AGREEMENT

THIS AGREEMENT, made and entered into this 9 day of May, 2008 by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and John Stamper, Richard Hernandez, c/o Hilary Stamper, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 360 Poplar Street, has requested a building permit from the **CITY** concerning the construction of a building upon the real property described APN # 064-202-240 and 064-202-400, Block: 17, Lot # 12, 13, 14, Subdivision: Arleta Park 2nd Addition, Building Permit # ABC-24749 and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described as: 360 Poplar Street, APN # 064-202-240 and 064-202-400, Lot # 12, 13, 14, Block: 17, Subdivision: Arleta Park 2nd Addition, Building Permit # ABC-24749.

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
✓ existing partially improved street	JT
☐ existing interim private street	_____
☐ interim private street constructed by applicant	_____

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to design and provide any or all of the public improvements set forth in Exhibit "A" of this Agreement when requested by the City Engineer or under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district that

may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements. Dedication shall be limited to a twenty-five foot (25') half street and **PERMITTEE** agrees to appropriate set back requirements for future widening of street rights-of-way.

5. This Agreement shall be recorded by the **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"

REVIEWED BY:

Richard Mao
Interim Public Works Director

CITY OF HALF MOON BAY

Marcia Raines
City Manager

ATTEST:

Siobhan Smith, City Clerk

"PERMITTEE" Richard Hernandez

Hilary Stamper

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of Santa Clara

On MAY 09, 2008 before me, Karen Choy Singer, Notary Public,
Date

personally appeared RICHARD HERNANDEZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KAREN CHOY SINGER
COMM. #1692752
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Oct. 7, 2010

Notary Seal

Karen Choy Singer
Notary Signature

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Street Agreement

Document Date: May 09, 2008 Number of Pages: 2 (two)

Signer(s) Other Than Named Above: OTHER

Capacity(ies) Claimed by Signer(s)

Signer's Name: Richard Hernandez

☒ Individual

☐ Corporate Officer
Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Attorney-in-fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing:

_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California
County of Santa Clara

On MAY 09, 2008 before me, Karen Choy Singer, Notary Public,
Date

personally appeared HILARY STAMPER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KAREN CHOY SINGER
COMM. #1692752
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires Oct. 7, 2010

Notary Seal

Karen Choy Singer
Notary Signature

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Street Agreement

Document Date: May 09, 2008 Number of Pages: 2 (two)

Signer(s) Other Than Named Above: OTHER

Capacity(ies) Claimed by Signer(s)

Signer's Name: Hilary Stamper

☑ Individual

☐ Corporate Officer
Title(s): _____

☐ Partner -- ☐ Limited ☐ General

☐ Attorney-in-fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing:

_____

428 POPLAR STREET

APN: 064-232-360

RESO NO. C-25-02

RESOLUTION NO. C- 25 -02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH HELEN J. CAREY FOR 428 POPLAR STREET - APN 064-232-360

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, Helen J. Carey has applied for and received a building permit (ABC 21180), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval by the City Council.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED, as follows;

That particular Street Agreement dated March 8, 2002 and signed by Helen J. Carey is approved and that the City Manager is hereby authorized to execute Street Agreement on behalf of the City, and

That the City Clerk, or her designated representative, is directed to forward this fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at a meeting thereof held on the 7th day of May 2002, by the following vote of the members thereof:

AYES, Councilmembers Coleman, Grady, Ferreira & Mayor Taylor

NOES, Councilmembers _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: Ruddock

Toni Taylor, MAYOR

ATTEST:

Dorothy R. Robbins, CITY CLERK

PASSED AND ADOPTED AT THE COUNCIL MEETING OF 5-7-02

CITY CLERK

RECORDING REQUESTED BY:

Dorothy R. Robbins, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8270

DOC # 2002-125996
06/27/02 11:53A AG Fee:NC
Page 1 of 6
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder
Recorded By

THIS SPACE FOR RECORDER USE ONLY

June 10, 2002

STREET AGREEMENT

TITLE OF DOCUMENT

Agreement Between the City of Half Moon Bay and Helen J. Carey

428 POPLAR STREET
(APN 064-232-360)

STREET AGREEMENT

THIS AGREEMENT, made and entered into this 5 day of March, 2002, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and Helen J. Carey, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 428 POPLAR has requested a building permit from the **CITY** concerning the construction of a building upon the real property described APN# 064-232-360, Lot# 7 & 8, Subdivision 2nd Addition to Arleta Park, Building Permit # ABC 21180 and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described as: APN# 064-232-360, Lot# 7 & 8, Subdivision 2nd Addition to Arleta Park Building Permit # ABC 21180

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
☒ existing partially improved street	HJC
☐ existing interim private street	_____
☐ interim private street constructed by applicant	_____

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to provide any or all of the public improvements set forth in Exhibit "A" of this Agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature

2002-125996
06/27/2002 11:53A
AG Page: 2 of 6

(binding on his successor and assigns, if any) on a petition for formation of an assessment district that may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and **PERMITTEE** agrees to appropriate set back requirements for future widening of street rights-of-way.

5. This Agreement shall be recorded by **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"
REVIEWED BY:

Edward L. Marlow
Public Works Director

CITY OF HALF MOON BAY

Peter Cosentini
City Manager

ATTEST:

Dorothy R. Robbins, City Clerk

"PERMITTEE" Helen J. Carey Trustee

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

2002-125996
06/27/2002 11:53A
AG Page: 3 of 6

EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

2002-125996
06/27/2002 11:53A
AG Page: 4 of 6

STREET AGREEMENT

State of California
County of SAN MATEO

On MARCH 8, 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared HELEN J. CAREY ONLY

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Name RENEE LEWIS
(typed or printed)

RENEE LEWIS
COMM. # 1175968
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
COMM. EXP. APR. 8, 2002

(Seal)

2002-125996
06/27/2002 11:53A
AG Page: 5 of 6

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo

On June 10, 2002 (DATE) before me, Angelica Fazio, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Peter Cosentini (NAME(S) OF SIGNER(S)),

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ESI1 ANGELICA FAZIO COMM. #1332790 Notary Public-California SAN MATEO COUNTY My Comm. Exp. Dec 1, 2005 ESI1

WITNESS my hand and official seal.

Angelica Fazio
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☒ OTHER: City Manager, City of Half Moon Bay

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Street Agreement
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

03/08/02
DATE OF DOCUMENT

Helen J. Carey
SIGNER(S) OTHER THAN NAMED ABOVE

2002-125996
06/27/2002 11:53A
AG Page: 6 of 6

454 POPLAR STREET

APN: 064-232-570

RESO NO. C-19-00

RESOLUTION NO. C- 19 -00

A RESOLUTION OF THE CITY COUNCIL OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH CTJ, A LIMITED LIABILITY COMPANY FOR 454 POPLAR STREET - APN 064-232-380,390

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, CTJ, A Limited Liability Company has applied for and received a building permit (ABC 19380), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval by the City Council.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED, as follows;

That that particular Street Agreement dated February 16, 2000 and signed by CTJ, A Limited Liability Company is approved and that the City Manager is hereby authorized to execute Street Agreement (Exhibit A hereto) on behalf of the City, and

That the City Clerk, or his or her designated representative, is directed to forward the fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at a meeting thereof held on the 21st day of March, 2000, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: Donovan, Patridge, Ruddock, Taylor & Mayor Coleman

NOES, Councilmembers _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: _____

Dennis Coleman, MAYOR

ATTEST:

Dorothy R. Robbins, CITY CLERK

PASSED AND ADOPTED AT THE COUNCIL MEETING OF 3/21/00

CITY CLERK

STREET AGREEMENT

THIS AGREEMENT, made and entered into this 16th day of February, 2000, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and CTJ, A Limited Liability Company, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 454 Poplar ST. (**APN** 064 -232 -380,390), and has requested a building permit from the **CITY** concerning the construction of a building upon the real property described in the building permit attached hereto; and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described in the building permit attached hereto as Exhibit "A".

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
☒ existing partially improved street	CTJ, LLC By, P/C member
☐ existing interim private street	_____
☐ interim private street constructed by applicant	_____

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to provide any or all of the public improvements set forth in Exhibit "B" of this Agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of

the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by **CITY** under any appropriate improvement act provided by state law for the competition of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and **PERMITTEE** agrees to appropriate set back requirements for future widening of street rights-of-way.

5. This Agreement shall be recorded by **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit Issued in consideration of this Agreement may be stopped.

INI WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"

PASSED AND ADOPTED AT THE COUNCIL MEETING OF 03-21-06

CITY CLERK

CITY OF HALF MOON BAY

By _____
Blair King, City Manager

ATTEST:

Dorothy M. Robbins, City Clerk

"PERMITTEE"

CTJ, A Limited Liability Company

CTJ, A Limited Liability Company

By Thomas J. Carey member

Thomas J. Carey, member

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

re: Street Agreement

State of California
County of _San Mateo_

On February 16, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas J. Carey ,personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

JOANNE MORAN
Comm. # 1218463
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires May 7, 2003

Name Jo Anne Moran
(typed or printed)

(Seal)

Exhibit A

DATE February 16, 2000

CITY OF HALF MOON BAY

501 MAIN ST.
HALF MOON BAY, CA 94019
(650) 726-8260

ADDRESS FILE COPY
PERMIT ABC 19380

APPLICANT: Tom Carey, CTJ, LLC

PERMIT TO: CONSTRUCT SINGLE FAMILY HOME

USE OF BUILDING: Residence

SQUARE FOOTAGE: 2593 sf living/618 sf garage

SETBACKS: FRONT 25' SIDE 9'/12' REAR 17'

ZONING R-1

GENERAL CONTRACTOR: James Fitzpatrick

ADDRESS: 1502 No. Cabrillo Highway, Half Moon Bay

LIC. # 383011 TEL. NO. 726-9136

LEGAL DESCRIPTION

STREET: 454 POPLAR STREET

ASSESSORS PARCEL NO. 064-232-380, 390

SUBDIVISION: Arleta Park

LOT: 11,12,13 BLOCK: 18

OWNER

NAME: CTJ, LLC

ADDRESS: 700 Laurel Street, #11

CITY: San Carlos 94070 TEL. NO: 591-9897

ARCHITECT

NAME: Joe Atsus

ADDRESS: 2733 Folsom Street

CITY: San Frandisco 94110

STATE LIC. NO. C 17166 TEL NO: 415-282-1498

SECTION A

VALUATION: $201,300.00

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	$1,552.00	
Plan Check add'l fee:	3.25	
SubTotal		$1,555.25
S.M.I.P.	20.13	
SubTotal		$1,575.38
Ordinance # 19-86 (Sewer Permit)	$1,110.00	
Ordinance # 2-88 (Street Assessment)	Conditionally issued pending approval ~~by City Council~~	
Ordinance # 8-75 (Storm Drain)	848.16	
Ordinance # 17-75 (Park Dedication)		
Ordinance # 5-72 (Capitol Outlay)	85.00	
Ordinance # 20-88 (Traffic Mitigation)	1,825.00	
Ordinance # 3-89 (Park Facility Dev)	2,970.00	
Resolution #15-99 (Civil/Engineering)		
Other		
SubTotal		$8,413.54
Total from Section B:		504.03
Total Fees:		$8,917.57

OK PDP 69-99 Paid

CWD _____ CDP _____ SIF _____

218 V PAID: CASH _____ CHECK INFO 4005 - 90-3779

SECTION B

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL NO.

PLUMBING FEES $269.00

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL NO.

MECHANICAL FEES $51.31

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL NO.

ELECTRICAL FEES $183.72

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
This permit becomes null and void if work is not commenced within 180 days from the date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workers' Compensation Laws of California.

Signature _____
applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction.

Owner X CTJ, LLC

By Thomas L. Carey Member

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

Approved: Planning Division By _____

Approved: Building Inspection Division By _____

EXHIBIT "B"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

459 POPLAR STREET

APN: 064-231-290

RESO NO. C-15-90

RESOLUTION NO. 15-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH WESLAN DEVELOPMENT, INC. 459 POPLAR (APN 064-231-290)

WHEREAS, Weslan Development, Inc. has applied for and received a building permit; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such agreement has been submitted to the City Council and approved by the City Council:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Half Moon Bay that that particular Agreement dated August 11, 1989, and signed by Warren D. Lewis, Secretary/Treasurer for Weslan Development, Inc. is approved and the City Manager is hereby authorized to execute said Agreement (Exhibit A hereto) on behalf of the City.

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

WHEN RECORDED, RETURN TO:
CITY CLERK
CITY OF HALF MOON BAY
P. O. BOX 67
HALF MOON BAY, CA 94019

RF	
CO	
LN	
MF	
AF	
EB	

90065324

RECORDED AT REQUEST OF

'90 MAY 14 PM 2 13

WARREN SLOCUM RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

RESOLUTION NO. 15-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET ASSESSMENT AGREEMENT WITH WESLAN DEVELOPMENT, INC. 459 POPLAR (APN 064-231-290)

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PASSED AND ADOPTED by the City Council of the City of Half Moon Bay at a regular meeting thereof held April 17, 1990, by the following vote:

AYES, Councilmembers: Bedesem, Eriksen, Patridge, Patterson

NOES, Councilmembers: None

ABSTAIN, Councilmembers: Iverson

ABSENT, Councilmembers: None

Helen R. Bedesem
Helen Bedesem, Mayor

ATTEST:

Donna Riso
Donna Riso, City Clerk

I hereby certify that the foregoing is a true and correct copy of the original document on file in the office of the City Clerk of the City of Half Moon Bay
Date: 4-25-90
City Clerk: Donna Riso

90065324

459 POPLAR
(APN 064-231-290)

S T R E E T
A G R E E M E N T

THIS AGREEMENT, made and entered into this 11 day of August, 19. 89. by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "CITY", and WESLAN Development, Inc.

hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in the building permit attached hereto, and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described; and

90065324

WHEREAS, in consideration of the granting of a building permit, Permittee is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code, and place in a Street Improvement Fund a deposit equal to the amount of the estimated improvement adjacent to the described property, estimate attached, and;

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described in the building permit attached hereto as Exhibit "A".

2. Permittee agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the permittee's property shall be an:

- [Y] existing partially improved street _____
- [ ] existing interim private street _____
- [ ] interim private street constructed by the applicant _____

3. Permittee agrees to pay to the City the sum shown in Exhibit "B" attached hereto for the street improvements set forth therein.

4. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a

STATE OF CALIFORNIA
COUNTY OF San Mateo } SS

ON August 11, 19 89, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wesley D. Lewis

proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its By-laws or a Resolution of its Board of Directors.

OFFICIAL SEAL
C. OLIVER
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. DEC. 27, 1989

Notary's Signature C Oliver
C OLIVER

CORPORATION ACKNOWLEDGMENT
Manager or Officer

Form No. 15 Rev. 7-82

90065324

joint cooperative p n including the formation an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittees signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

5. The Permittee agrees to dedicate necessary street right-of-way and easements commensurate with City requirements and shall deliver to City such rights-of-way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights-of-way.

90065324

6. This Agreement shall be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

7. In the event an assessment district is formed, permittee's deposit will be credited towards his share of the improvements thereof.

8. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys fees and costs.

9. This Agreement is subject to Council approval. The Permittee understands that if the City Council does not approve this agreement, all work pursuant to the permit issued in consideration of this agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY" CITY OF HALF MOON BAY

By Mark Weiss
City Manager

ATTEST:

City Clerk

WESLAN DEVELOPMENT, INC.

"PERMITTEE" Warren D. Lewis
Sec/Treas

DATE January 12, 19 90 — 90065324

CITY OF HALF MOON BAY

501 MAIN ST. (P.O. BOX 67)
HALF MOON BAY, CA. 94019
726-5566

Exhibit "A"

PERMIT ABC 11486

COUNTY ASSESSOR COPY

226

APPLICANT: TMF Development

PERMIT TO: CONSTRUCT SINGLE FAMILY HOME

USE OF BUILDING: RESIDENCE

SQUARE FOOTAGE: 2118 liv/428 gar ~~TOTAL 2546 sf~~

SETBACKS: FRONT 25' SIDE 5'/6.6' REAR 20'

ZONING R-1

GENERAL CONTRACTOR: TMF Development

ADDRESS: 861 Alameda De Las Pulgas, Belmont

LIC. # 553137 TEL. NO. 591-6709

LEGAL DESCRIPTION

STREET: 459 Poplar Ave

ASSESSORS PARCEL NO. 064-231-290

SUBDIVISION: Arleta Park

LOT: 28,29 BLOCK: 15

OWNER

NAME: Weslan Development

ADDRESS: 951-2 Old County Road, Ste 118

CITY: Belmont TEL. NO: 591-6709

ARCHITECT

NAME: Owner

ADDRESS:

CITY:

STATE LIC. NO. TEL. NO:

SECTION A

VALUATION: $177,000.00

ORDINANCE #19-86 SEWER PERMIT: ~~$2,934.00~~

SUMMARY OF BUILDING PERMIT AND SPECIAL ORDINANCE FEES:

Building Permit:	$997.04	
Plan Check (credit $38.50 given)	~~paid~~ 460.02	
SubTotal		$1,457.06
S.M.I.	12.39	
SubTotal		$1,469.45
Ordinance #2-88 (Street Assessment)	4,275.00	
Ordinance #8-75 (Storm Drain)	220.83	
Ordinance #17-75 (Park Dedication)	255.00	
Ordinance #5-72 (Capitol Outlay)	95.00	
Ordinance #20-88 (Traffic Mitigation)	1,390.00	
Other Ord 3-89 (Park FAcility Def)	3,744.00	
Subtotal		$14,383.28
Total From Section B:		130.57
Total Fees:		$14,513.85

CCWD n/a CCZC 3-89-220

WELL 101-87 SIF paid

PAID: CASH CHECK INFO #2177 90-3766

SECTION B

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO. — PLUMBING FEES $66.00

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO. — MECHANICAL FEES $20.00

CONTRACTOR: Same as above

ADDRESS:

LIC. # TEL. NO. — ELECTRICAL FEES $44.57

This building permit shall not be valid or effective for any purpose whatsoever unless and until approved, signed and issued by the Building Inspection Division.
This permit does not include any construction within the public right of way. Attention is particularly called to the cutting up of streets, making main sewer connections, driveways and curbs.
Permits must be obtained for all accessory buildings such as garages, decks, sheds, etc.
This permit becomes null and void if work is not commenced within 180 days from date of issuance, or if work is suspended at any time for more than 180 days or if work is done in violation of any city or state laws relating thereto. Final inspection and certificate of occupancy must be approved prior to occupancy.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Workmans Compensation Laws of California.

Signature

applicant

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building construction.

Owner

By

CERTIFICATE OF OCCUPANCY MUST BE APPLIED FOR BEFORE FINAL INSPECTION IS APPROVED.

Approved: Planning Division

By

Approved: Building Inspection Division

By

PM

- EXHIBIT "B" -

Project Location: 459 Poplar St.
APN 064-231-290

FRONTAGE ON Poplar St. 57.0 lineal feet

Charges based on $75.00 per lineal foot for sidewalk, curb and gutter, storm drain across project frontage to City standard, and undergrounding of all utilities (gas, electric, sewer, telephone and cable TV).

$75.00 x 57.0. lineal feet = $4,275.00

TOTAL DUE: $4,275.00

90065324

460 POPLAR STREET

APN: 064-232-400

RESO NO. C-12-77

27758AL
RECORDED AT REQUEST OF
James D. Lee
City Attorney
JUN 1 2 23 PM 1977
MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

RESOLUTION No. 12-77

RESOLUTION APPROVING AGREEMENT FOR INSTALLATION OF IMPROVEMENTS AND AUTHORIZING CITY MANAGER TO EXECUTE SAME (Norbert and Patricia Haines, 460 Poplar Street)

/cg

The City Council of the City of Half Moon Bay does resolve that the agreement between Norbert and Patricia Haines and the City of Half Moon Bay dated December 20, 1976, a copy of which is affixed hereto and by reference is made a part hereof, is approved and the City Manager is authorized to execute the same on behalf of the City.

* * * * *

PASSED AND ADOPTED by the Council of the City of Half Moon Bay, California, on February 15, 1977 at a regular meeting thereof, by the following vote:

AYES, and in favor thereof: Mello, Marmont, Alleman, Adreveno

NOES: None

ABSENT: Cardoni

B. J. Adreveno
Mayor

ATTEST:

Barbara K. Driscoll
Deputy City Clerk

I hereby approve the foregoing resolution this 15th day of February, 1977.

B. J. Adreveno
Mayor

I, the Deputy City Clerk of the City of Half Moon Bay, hereby certify that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Half Moon Bay by the above vote at a meeting thereof duly held and called on the above date.

27758AL

VOL 91

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name

Street Address

City & State

Exhibit A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TO 498 C (-OPEN END)

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 18th day of February, 1967, between

NORBERT R. AND [illegible] A. HAINES, his wife

, herein called TRUSTOR,

whose address is P. O. Box 686 (number and street) Half Moon Bay (city) (zone) California (state),

TITLE INSURANCE AND TRUST COMPANY, a California corporation, herein called TRUSTEE, and

JENNY H. JOHNSON, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in San Mateo County, California, described as:

Lots 14 and 15, Block 18, as shown on the map entitled "SECOND ADDITION TO ARLETA PARK, HALF MOON BAY", which map was filed in the office of the Recorder of the County of San Mateo, State of California, on October 8, 1906, in Book "C" of Maps at page 24, and copied therein in Map Book 4 at page 56.

The Note for which this Deed of Trust is given as security shall become immediately due and payable in the event the property described herein shall be sold or transferred, or in the event of an agreement to sell or transfer said property at the option of the holder thereof.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of $ 6800.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	I	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing UNSATISFACTORY in this document when received.

VOL 7496 PAGE 54

Typing or Printing UNSATISFACTORY in this document when received.

460 Poplar St.

AGREEMENT.

THIS AGREEMENT, made and entered into this 20th day of December, 197___, by and between the CITY OF HALF MOON BAY, a municipal corporation, hereinafter called "CITY", and Norbert and Patricia Davies, hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in Exhibit "A" attached hereto; and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described in said Exhibit "A"; and

WHEREAS, in consideration of the granting of a building permit, and for and in consideration of the approval by City of the proposed public improvements adjacent to the Permittee's said property, Permittee is willing, at his own cost and expense, to furnish all materials and construct and install the said public improvements; and

WHEREAS, the regulations of City provide for deferment of the construction of such public improvements and Permittee desires to enter into this agreement with City for the

the time specified in this agreement and City is willing to issue necessary and requested permits to Permittee for the development of said real property described in Exhibit "A" attached hereto subject to the public improvements being constructed in accordance with this agreement:

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this agreement is described in Exhibit "A" attached hereto.

2. Permittee agrees to install and construct in accordance with the terms of this agreement the improvements described in Exhibit "B" attached hereto.

All of said improvements and materials used therein shall be in accordance with the ordinances, regulations, standards and specifications of City and all of the work shall be constructed to the complete satisfaction of the City Engineer.

3. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvement procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittee's signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. The Permittee agrees to dedicate necessary street right of way and easements commensurate with City requirements and shall deliver to City such rights of way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights of way.

5. City may notify Permittee at any time in writing to commence the installation and construction of the public improvements. The notice shall be sufficient if mailed to Permittee at the address of the owner of the property as shown on the latest adopted County assessment roll. The notice shall describe the work to be done by the Permittee, the time within which the work shall commence and the time within which it shall be completed.

6. Upon notification by City to proceed with the work, the Permittee shall dedicate the necessary right of way and shall cause engineered improvement plans to be prepared by a registered civil engineer to the satisfaction of the City Engineer and at the Permittee's expense. After approval of said plans by the City, the Permittee shall make application to the City Engineer for any required encroachment permit to perform the aforementioned work in the right of way of City. The City Engineer shall, after Permittee or his contractor has complied with all of the requirements of City for the issuance of such a permit, cause an encroachment permit to be issued to the Permittee or his contractor to perform said work in the right of way of City.

7. Five (5) days prior to commencement of work on the improvements herein provided for, the Permittee shall notify the City Engineer, in writing, of his intention to begin work on said improvements. The Permittee shall, at the option of the City Engineer, pay all costs of inspection incurred by said City, and if such is required by the City Engineer, the Permittee shall deposit an amount sufficient to cover the estimated cost of such inspection prior to commencement of work.

8. Permittee agrees to install and complete the work within the time specified in the notice given by City in accordance with the standards and specifications of the City.

9. Should the Permittee fail to complete any or all of said improvements within the time allotted as specified in the notice to Permittee described in Paragraph 6. of this Agreement, City may construct, or cause to be constructed, said improvements, and the Permittee agrees to reimburse City for the cost of any and all labor and materials used therefor, including engineering, inspection, and all administrative overhead of City. In the event Permittee fails to pay all sums due City on account of such work within thirty (30) days after receipt of notice, the City is hereby authorized to cause the cost thereof to be assessed as a lien against the real property hereinabove described. Such lien may be foreclosed upon if necessary, provided, however, that the lien herein provided for shall be subordinate to the First Deed of Trust for the purchase of, and/or for the construction of improvements on, said real property of Permittee.

10. The Permittee shall notify the City Engineer, in writing, of the completion of the improvement work herein provided for so that final inspection may be performed prior to acceptance of said improvement work by City.

11. At such time as the installation of improvements for which Permittee is herein made responsible has been completed and accepted by the City Engineer, City Engineer agrees to file any required notice of completion of said improvements.

12. The Permittee shall protect and indemnify City and the officers and employees thereof against all liability and claims because of, or arising out of, any accident, loss, or damage, happening or occurring during the performance of any and all work done by or for Permittee under the terms of this Agreement or cause by any condition resulting from such work.

13. Should legal action be necessary to enforce any provisions of this agreement, Permittee agrees to pay all reasonable attorneys' fees and costs incurred by City in connection therewith.

14. This Agreement may be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY" CITY OF HALF MOON BAY

By _____
City Manager

ATTEST:

Barbara R. Driscoll
Deputy City Clerk

"PERMITTEE" Norbert Haines

Patricia Haines

OFFICIAL SEAL
JUNE L. TORRE
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
My Commission Expires May 23, 1978

P. O. Box 426, Half Moon Bay, CA. 94019

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th DAY OF DECEMBER 19 76

June L. Torre
NOTARY PUBLIC

State of California
County of Santa Clara } ss.

On this the 14th day of March 19 77, before me,

the undersigned Notary Public, personally appeared
Norbert Haines & Patricia Haines

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

OFFICIAL SEAL
HELEN M. KASIK
NOTARY PUBLIC · CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CLARA COUNTY
My Commission Expires June 26, 1978

IMPROVEMENTS

Street grading and paving, curbs, gutters, sidewalks, storm drainage improvements, lighting, trees and landscaping, and miscellaneous appurtenances.

EXHIBIT B

480 POPLAR STREET

APN: 064-232-430

RESO NO. C-50-07

RESOLUTION NO. C- 50 -07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH JACK MATTOS FOR 480 POPLAR STREET – APN 064-232-430

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, Jack Mattos applied for and received a building permit # (ABC 23210), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED, as follows;

That particular Street Agreement dated October 5, 2007 and signed by Jack Mattos is approved and that the City Manager is hereby authorized to execute the Street Agreement on behalf of the City, and

That the City Clerk, or her designated representative, is directed to forward this fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at a meeting thereof held on the 6th day of November 2007, by the following vote of the members thereof:

AYES, Councilmembers Grady, McClung, Muller

NOES, Councilmembers _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: Fraser, Patridge

Naomi Patridge, MAYOR

ATTEST:

Siobhan Smith, CITY CLERK

RECORDING REQUESTED BY:

Siobhan Smith, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8271

2007-166049
10:50am 11/26/07 AG Fee: NO FEE
Count of pages 5
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder

T: *2007016604 9AR*

November 8, 2007

STREET AGREEMENT

TITLE OF DOCUMENT

Street Agreement between the City of Half Moon Bay and Jack Mattos

480 Poplar Street
APN 064-232-430

STREET
AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of October, 2007, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and Jack Mattos, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 480 Poplar Street has requested a building permit from the CITY concerning the construction of a building upon the real property described APN# 064-232-430 Lot# 19, 20 & ADJ PTN ALLEY ABAND, Subdivision Arleta Park, Building Permit # ABC-23210 and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described as: APN# 064-232-430 Lot# 19, 20 & ADJ PTN ALLEY ABAND, Subdivision Arleta Park, Building Permit # ABC-23210.

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
☒ existing partially improved street (Poplar Street)	JM
☐ existing interim private street	_____
☐ interim private street constructed by applicant	_____

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to design and provide any or all of the public improvements set forth in Exhibit "A" of this Agreement when requested by the City Engineer or under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district that

may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements. Dedication shall be limited to a twenty-five foot (25') half street and **PERMITTEE** agrees to appropriate set back requirements for future widening of street rights-of-way.

5. This Agreement shall be recorded by the **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"

REVIEWED BY:

Paul T. Nagengast
Public Works Director/City Engineer

CITY OF HALF MOON BAY

Marcia Raines
City Manager

ATTEST:

Siobhan Smith, City Clerk

"PERMITTEE"

Jack Mattos

Jack Mattos

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

ss

COUNTY OF SAN JOAQUIN)

On October 5, 2007, before me, Barbara L. Boone, a Notary Public, personally appeared

Jack Mattos proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and seal.

Signature Barbara L Boone

Barbara L. Boone

BARBARA L. BOONE
Commission # 1713493
Notary Public - California
San Joaquin County
My Comm. Expires Jan 26, 2011

535 POPLAR STREET

APN: 064-241-110

RESO NO. C-106-76

VOL 7198 105

2839AK
RECORDED AT REQUEST OF
James B. Lof
City attorney
JUL 27 1 47 PM 1976
MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

RESOLUTION No. 106-76

RESOLUTION APPROVING AGREEMENT FOR INSTALLATION OF IMPROVEMENTS AND AUTHORIZING CITY MANAGER TO EXECUTE SAME (Lewis Boxer, 535 Poplar Street)

The City Council of the City of Half Moon Bay does resolve that the agreement between Lewis Boxer, 535 Poplar Street, and the City of Half Moon Bay dated May 24, 1976, a copy of which is affixed hereto and by reference is made a part hereof, is approved and the City Manager is authorized to execute the same on behalf of the City.

* * * * * *

PASSED AND ADOPTED by the Council of the City of Half Moon Bay, California, on July 6, 1976 at a regular meeting thereof, by the following vote:

AYES, and in favor thereof: Cardoni, Mello, Allman, Marmont

NOES: None

ABSENT: Adreveno

Vice Mayor Cecil J. Marmont

ATTEST:

Barbara R. Driscoll
Deputy City Clerk

I hereby approve the foregoing resolution this 6th day of July, 1976.

Vice Mayor Cecil J. Marmont

I, the Deputy City Clerk of the City of Half Moon Bay, hereby certify that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Half Moon Bay by the above vote at a meeting thereof duly held and called on the above date.

Barbara R. Driscoll
Deputy City Clerk

2839AK

Indexed

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535 Poplar St.

AGREEMENT.

THIS AGREEMENT, made and entered into this 24th day of May, 1976, by and between the CITY OF HALF MOON BAY, a municipal corporation, hereinafter called "CITY", and Lenora Baker,

hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in Exhibit "A" attached hereto; and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described in said Exhibit "A"; and

WHEREAS, in consideration of the granting of a building permit, and for and in consideration of the approval by City of the proposed public improvements adjacent to the Permittee's said property, Permittee is willing, at his own cost and expense, to furnish all materials and construct and install the said public improvements; and

WHEREAS, the regulations of City provide for deferment of the construction of such public improvements and Permittee desires to enter into this agreement with City for the construction and installation of said public improvements at

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the time specified in this agreement and City is willing to issue necessary and requested permits to Permittee for the development of said real property described in Exhibit "A" attached hereto subject to the public improvements being constructed in accordance with this agreement:

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this agreement is described in Exhibit "A" attached hereto.

2. Permittee agrees to install and construct in accordance with the terms of this agreement the improvements described in Exhibit "B" attached hereto.

All of said improvements and materials used therein shall be in accordance with the ordinances, regulations, standards and specifications of City and all of the work shall be constructed to the complete satisfaction of the City Engineer.

3. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvement procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittee's signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

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4. The Permittee agrees to dedicate necessary street right of way and easements commensurate with City requirements and shall deliver to City such rights of way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights of way.

5. City may notify Permittee at any time in writing to commence the installation and construction of the public improvements. The notice shall be sufficient if mailed to Permittee at the address of the owner of the property as shown on the latest adopted County assessment roll. The notice shall describe the work to be done by the Permittee, the time within which the work shall commence and the time within which it shall be completed.

6. Upon notification by City to proceed with the work, the Permittee shall dedicate the necessary right of way and shall cause engineered improvement plans to be prepared by a registered civil engineer to the satisfaction of the City Engineer and at the Permittee's expense. After approval of said plans by the City, the Permittee shall make application to the City Engineer for any required encroachment permit to perform the aforementioned work in the right of way of City. The City Engineer shall, after Permittee or his contractor has complied with all of the requirements of City for the issuance of such a permit, cause an encroachment permit to be issued to the Permittee or his contractor to perform said work in the right of way of City.

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7. Five (5) days prior to commencement of work on the improvements herein provided for, the Permittee shall notify the City Engineer, in writing, of his intention to begin work on said improvements. The Permittee shall, at the option of the City Engineer, pay all costs of inspection incurred by said City, and if such is required by the City Engineer, the Permittee shall deposit an amount sufficient to cover the estimated cost of such inspection prior to commencement of work.

8. Permittee agrees to install and complete the work within the time specified in the notice given by City in accordance with the standards and specifications of the City.

9. Should the Permittee fail to complete any or all of said improvements within the time allotted as specified in the notice to Permittee described in Paragraph 6. of this Agreement, City may construct, or cause to be constructed, said improvements, and the Permittee agrees to reimburse City for the cost of any and all labor and materials used therefor, including engineering, inspection, and all administrative overhead of City. In the event Permittee fails to pay all sums due City on account of such work within thirty (30) days after receipt of notice, the City is hereby authorized to cause the cost thereof to be assessed as a lien against the real property hereinabove described. Such lien may be foreclosed upon if necessary, provided, however, that the lien herein provided for shall be subordinate to the First Deed of Trust for the purchase of, and/or for the construction of improvements on, said real property of Permittee.

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10. The Permittee shall notify the City Engineer, in writing, of the completion of the improvement work herein provided for so that final inspection may be performed prior to acceptance of said improvement work by City.

11. At such time as the installation of improvements for which Permittee is herein made responsible has been completed and accepted by the City Engineer, City Engineer agrees to file any required notice of completion of said improvements.

12. The Permittee shall protect and indemnify City and the officers and employees thereof against all liability and claims because of, or arising out of, any accident, loss, or damage, happening or occurring during the performance of any and all work done by or for Permittee under the terms of this Agreement or cause by any condition resulting from such work.

13. Should legal action be necessary to enforce any provisions of this agreement, Permittee agrees to pay all reasonable attorneys' fees and costs incurred by City in connection therewith.

14. This Agreement may be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

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IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY" CITY OF HALF MOON BAY

By _____
City Manager

ATTEST:

_____
Deputy City Clerk

"PERMITTEE" Lewis Boxer

_____

State of California }
County of San Mateo } ss.

On this the 24th day of May 1976, before me, the undersigned Notary Public, personally appeared

Lewis Boxer

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Marilyn F. Haupert

OFFICIAL SEAL
Marilyn F. Haupert
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN MATEO COUNTY
My Commission Expires July 11, 1976

2839AK

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3. Covenants, Conditions and Restrictions as contained in the Deed executed by T. B. Potter Realty Company, recorded May 27, 1909, in Book 163, Page 299, Of Deeds, which does not contain express provision for forfeiture or reversion of title in the event of violation, but omitting restrictions, if any, based on race, color, religion or national origin.

DESCRIPTION:

All that certain real property situate in the City of HALF MOON BAY, County of San Mateo, State of California, described as follows:

Exhibit A

PARCEL I:

LOT 35 in Block 14, as designated on the map entitled "SECOND ADDITION TO ARLETA PARK, HALF MOON BAY", filed in the office of the Recorder of the County of San Mateo, State of California, on October 8, 1906 in Book "C" of Maps at Page 24, and a copy entered in Book 4 of Maps at Page 36.

PARCEL II:

A PORTION of Lots 33 and 34 in Block 14, as said Lots and Block are shown on the map entitled "SECOND ADDITION TO ARLETA PARK, HALF MOON BAY", filed in the office of the Recorder of the County of San Mateo, State of California, on October 8, 1906 in Book "C" of Maps at Page 34 and a copy entered in Book 4 of Maps at Page 36, described as follows:

COMMENCING at the Southwesterly corner of said Lot 34, THENCE along the Westerly line of said Lot 34, North 7° 51' 40" West, 124.13 feet to the Northwesterly corner of said Lot 34; THENCE along the Northerly line of said Lot 34, North 62° 08' 20" East, 21.42 feet; THENCE South 22° 57' 00" East 82.88 feet; THENCE along a tangent curve to the right with a radius of 35.00 feet; through an angle of 105° 05' 20", an arc length of 64.20 feet to the Southerly line of said Lot 34; THENCE along last said line South 82° 08' 20" West, 9.20 feet to the Point of Commencement.

AP# 064-241-070.

NOTE: There have been no Deeds recorded within the last six months prior to the date of this report, affecting the herein described property.

WB/bb-6
5-3-76

IMPROVEMENTS

Street grading and paving, curbs, gutters, sidewalks, storm drainage improvements, lighting, trees and landscaping, and miscellaneous appurtenances.

EXHIBIT B

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609 POPLAR STREET

APN: 064-271-380

RESO NO. C-84-11

RESOLUTION NO. C- 84 -11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH RICHARD LEE FOR 609 POPLAR STREET – APN 064-271-380

WHEREAS, Richard Lee applied for and received Building Permit No. BEMP27146, which was conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, the Street Agreement has been submitted to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby approves the Street Agreement dated November 30, 2011, signed by Richard Lee, and authorizes the City Manager to execute the Street Agreement on behalf of the City; and directs the City Clerk to forward the fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I, the undersigned, hereby certify that the forgoing Resolution was duly passed and adopted on the 20th day of December 2011, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers: Alifano, Fraser, Kowalczyk, Muller & Mayor Patridge

NOES, Councilmembers:

ABSTAIN, Councilmembers:

ABSENT, Councilmembers:

ATTEST:

Siobhan Smith, City Clerk

APPROVED:

Naomi Patridge, Mayor

RECORDING REQUESTED BY:

Siobhan Smith, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8271

2011-163995
12:04 pm 12/30/11 AG Fee: NO FEE
Count of Pages 5
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* R 0 0 0 1 3 2 3 9 3 5 *

December 21, 2011

STREET AGREEMENT

TITLE OF DOCUMENT

Street Agreement between the City of Half Moon Bay and Richard Lee

609 Poplar Street
APN 064-271-380

CITY OF HALF MOON BAY STREET AGREEMENT

THIS AGREEMENT, made and entered into this 30 day of NOVEMBER, 2011, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and Richard Lee, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 609 Poplar Street, has requested a building permit from the **CITY** concerning the construction of buildings upon the real property described as APN 064-271-380, Parcel 3, Subdivision: Arleta Park 2nd Addn; Building Permit # BEMP27146; and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, it is hereby agreed to by the party, as follows:

1. The real property subject to this Agreement is described as:
APN 064-271-380, Parcel 3, Subdivision: Arleta Park 2nd Addn; Building Permit # BEMP27146.

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
✓ existing partially improved street	RL
☐ existing interim private street	_____
☐ interim private street constructed by applicant	_____

3. **PERMITTEE** agrees to cooperate with other property owner, the **CITY** and other public agencies to design and provide any or all of the public improvements set forth in Exhibit "A" of this Agreement when requested by the City Engineer or under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for

formation of an assessment district that may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements.

5. This Agreement shall be recorded by the **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"

REVIEWED BY:

Mo Sharma
Mo Sharma
City Engineer

CITY OF HALF MOON BAY

Laura Snideman
City Manager

ATTEST:

Siobhan Smith, City Clerk

"PERMITTEE"

RICHARD LEE
Print Name

Signature

Print Name

Signature

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

ACKNOWLEDGMENT

State of California
County of San Mateo)

On Nov 30, 2011 before me, Amy L Lee, Notary Public
(insert name and title of the officer)

personally appeared Richard Lee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMY L. LEE
Commission # 1877223
Notary Public - California
San Francisco County
My Comm. Expires Feb 10, 2014

Signature Amy L. Lee (Seal)

EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Sub-base
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

611 POPLAR STREET

APN: 064-271-390

RESO NO. C-85-11

RESOLUTION NO. C- 85 -11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH RICHARD LEE FOR 611 POPLAR STREET – APN 064-271-390

WHEREAS, Richard Lee applied for and received Building Permit No. BEMP27146, which was conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, the Street Agreement has been submitted to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby approves the Street Agreement dated November 30, 2011, signed by Richard Lee, and authorizes the City Manager to execute the Street Agreement on behalf of the City; and directs the City Clerk to forward the fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I, the undersigned, hereby certify that the forgoing Resolution was duly passed and adopted on the 20th day of December 2011, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers: Alifano, Fraser, Kowalczyk, Muller & Mayor Patridge

NOES, Councilmembers:

ABSTAIN, Councilmembers:

ABSENT, Councilmembers:

ATTEST:

Siobhan Smith, City Clerk

APPROVED:

Naomi Patridge, Mayor

RECORDING REQUESTED BY:

Siobhan Smith, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8271

2011-163994
12:04 pm 12/30/11 AG Fee: NO FEE
Count of Pages 5
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder



December 21, 2011

5p

STREET AGREEMENT

TITLE OF DOCUMENT

Street Agreement between the City of Half Moon Bay and Richard Lee

611 Poplar Street
APN 064-271-390

CITY OF HALF MOON BAY STREET AGREEMENT

THIS AGREEMENT, made and entered into this 30 day of NOVEMBER, 2011, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and Richard Lee, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 611 Poplar Street, has requested a building permit from the **CITY** concerning the construction of buildings upon the real property described as APN 064-271-390, Parcel 4, Subdivision: Arleta Park 2nd Addn; Building Permit # BEMP27146; and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, it is hereby agreed to by the party, as follows:

1. The real property subject to this Agreement is described as:
APN 064-271-390, Parcel 4, Subdivision: Arleta Park 2nd Addn; Building Permit # BEMP27146.

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
✓ existing partially improved street	RL
☐ existing interim private street	
☐ interim private street constructed by applicant	

3. **PERMITTEE** agrees to cooperate with other property owner, the **CITY** and other public agencies to design and provide any or all of the public improvements set forth in Exhibit "A" of this Agreement when requested by the City Engineer or under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for

formation of an assessment district that may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements.

5. This Agreement shall be recorded by the **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"

REVIEWED BY:

Mo Sharma

Mo Sharma
City Engineer

CITY OF HALF MOON BAY

Laura Snideman
City Manager

ATTEST:

Siobhan Smith, City Clerk

"PERMITTEE"

RICHARD LEE
Print Name

Signature

Print Name

Signature

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

ACKNOWLEDGMENT

State of California
County of San Mateo)

On Nov 30, 2011 before me, Amy L Lee, Notary Public
(insert name and title of the officer)

personally appeared Richard Lee,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMY L. LEE
Commission # 1877223
Notary Public - California
San Francisco County
My Comm. Expires Feb 10, 2014

Signature Amy L Lee (Seal)

EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Sub-base
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

615 - 617 POPLAR STREET

APN: 064-271-360
APN: 064-271-370

RESO NO. C-70-10

RESOLUTION NO. C- 70 -10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH MORELAND LLC FOR 615-617 POPLAR STREET – APN 064-271-340

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, Moreland LLC applied for and received a building permit # (BEMP26709), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED THAT

The City Council of the City of Half Moon Bay approves the Street Agreement dated October 7, 2010, signed by Christopher Cook representing Moreland LLC, and authorizes the Interim City Manager or his designee to execute the Street Agreement on behalf of the City, and

That the City Clerk, or her designated representative, is directed to forward this fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * * *

I, the undersigned, hereby certify that the forgoing Resolution was duly passed and adopted on the 2nd day of November 2010, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers: Alifano, Muller, Patridge & Mayor Fraser

NOES, Councilmembers: _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: Kowalczyk

ATTEST:

Siobhan Smith, City Clerk

Marina Fraser, Mayor 11/8/10

APPROVED AS TO FORM:

Anthony P. Condotti, City Attorney

CITY OF HALF MOON BAY STREET AGREEMENT

THIS AGREEMENT, made and entered into this 7 day of October, 2010, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and Moreland LLC, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 615-617 Poplar Street has requested a building permit from the **CITY** concerning the construction of a building upon the real property described as APN # 064-271-340, Lot # 16 & 17, Subdivision: Arleta Park 2nd Addn; Building Permit # BEMP26709; and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, it is hereby agreed to by the parties, as follows:

1. The real property subject to this Agreement is described as:
APN # 064-271-340, Lot #16 & 17, Subdivision: Arleta Park 2nd Addn; Building Permit # BEMP26709.

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
✓ existing partially improved street	_____
☐ existing interim private street	_____
☐ interim private street constructed by applicant	_____

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to design and provide any or all of the public improvements set forth in Exhibit "A" of this Agreement when requested by the City Engineer or under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a

petition for formation of an assessment district that may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements.

5. This Agreement shall be recorded by the **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"

REVIEWED BY:

CITY OF HALF MOON BAY

Mohinder Sharma, P.E.
City Engineer

Michael P. Dolder
Interim City Manager

ATTEST:

Siobhan Smith, City Clerk

"PERMITTEE"

Christopher Cook
Print Name
Managing Member

Signature

Print Name

Signature

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

ACKNOWLEDGMENT

State of California
County of San Mateo)

On October 10, 2010 before me, Amy L. Lee, Notary Public
(insert name and title of the officer)

personally appeared Christopher Cook,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMY L. LEE
Commission # 1877223
Notary Public - California
San Francisco County
My Comm. Expires Feb 10, 2014

Signature Amy L. Lee (Seal)

EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

651 POPLAR STREET

APN: 064-271-190

RESO NO. C-58-80

WHEN RECORDED, RETURN TO:
Attn: R. Guest
City of Half Moon Bay
P.O. Box 67
Half Moon Bay, CA 94019

SEP 1980
CITY HALL
HALF MOON BAY

RESOLUTION NO. 58-80

A RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE STREET ASSESSMENT AGREEMENT WITH ALFRED E. PERRUQUET (651 Poplar St.)

WHEREAS Alfred E. Perruquet has applied for and received a building permit; and

WHEREAS the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS such agreement has neen submitted to the City Council and approved by the City Council;

THEREFORE BE IT RESOLVED by the City Council of the City of Half Moon Bay that that particular agreement dated June 25, 1980 and signed by Alfred E. Perruquet is approved and the City Manager is hereby authorized to execute said agreement on behalf of the City.

* * * *

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Half Moon Bay on July 1, 1980, by the following vote:

AYES and in favor thereof: Councilmen Bishop, Mello, Shaw; Mayor Bedesem

NOES: None

ABSENT: Mullin

80306AP

Helen R. Bedesem
Helen R. Bedesem, Mayor

ATTEST:
Ralphena R. Guest, City Clerk

REEL 7983 IMGE 228

80306AP
RECORDED AT REQUEST OF
City of Half Moon Bay
AUG 25 11 41 AM '80
MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

1 cy

REEL 7983 IMGE 228

A G R E E M E N T

THIS AGREEMENT, made and entered into this 25th day of June, 1980, by and between the City of Half Moon Bay, a municipal corporation , hereinafter called "CITY", and Alfred E. Perruguet hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in Exhibit "A" attached hereto; and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described in said Exhibit "A"; and

WHEREAS, in consideration of the granting of a building permit, and for and in consideration of the approval by City of the proposed public improvements adjacent to the Permittee's said property, Permittee is willing, at his own cost and expense, to furnish all materials and construct and install the said public improvements; and

WHEREAS, the regulations of City provide for deferment of the construction of such public improvements and Permittee desires to enter into this agreement with City for the construction and installation of said public improvements at the time specified in this agreement and City is willing to issue necessary and requested permits to Permittee for the development of said real property described in Exhibit "A" attached hereto subject to the public improvements being constructed in accordance with this agreement:

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this agreement is described in Exhibit "A" attached hereto.

2. Permittee agrees to install and construct in accordance with the terms of this agreement the improvements described in Exhibit "B" attached hereto.

All of said improvements and materials used therein shall be in accordance with the ordinances, regulations, standards and specifications of City and all of the work shall be constructed to the complete satisfaction of the City Engineer.

3. Permittee agrees to cooperate with other property owners, the City and other public agencies to provide the public improvements set forth in Exhibit "B" of this agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvement procedures and/or bond acts, if such a program is undertaken by the City to secure the installation and construction of the improvements. Permittee's signature hereto shall be deemed to be his signature (binding on his successor and assigns, if any) on a petition for formation of an assessment district which may be utilized by City under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. The Permittee agrees to dedicate necessary street right of way and easements commensurate with City requirements and shall deliver to City such rights of way and easements as may be required at the time of receiving notification from City to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and Permittee agrees to appropriate set back requirements for future widening of street rights of way.

REEL 7983 IMGE 230

5. City may notify Permittee at any time in writing to commence the installation and construction of the public improvements. The notice shall be sufficient if mailed to Permittee at the address of the owner of the property as shown on the latest adopted County assessment roll. The notice shall describe the work to be done by the Permittee, the time within which the work shall commence and the time within which it shall be completed.

6. Upon notification by City to proceed with the work, the Permittee shall dedicate the necessary right of way and shall cause engineered improvement plans to be prepared by a registered civil engineer to the satisfaction of the City Engineer and at the Permittee's expense. After approval of said plans by the City, the Permittee shall make application to the City Engineer for any required encroachment permit to perform the aforementioned work in the right of way of City. The City Engineer shall, after Permittee or his contractor has complied with all of the requirements of City for the issuance of such a permit, cause an encroachment permit to be issued to the Permittee or his contractor to perform said work in the right of way of City.

7. Five (5) days prior to commencement of work on the improvements herein provided for, the Permittee shall notify the City Engineer, in writing, of his intention to begin work on said improvements. The Permittee shall, at the option of the City Engineer, pay all costs of inspection incurred by said City, and if such is required by the City Engineer, the Permittee shall deposit an amount sufficient to cover the estimated cost of such inspection prior to commencement of work.

8. Permittee agrees to install and complete the work within the time specified in the notice given by City in accordance with the standards and specifications of the City.

REEL 7983 IMGE 231

9. Should the Permittee fail to complete any or all of said improvements within the time allotted as specified in the notice to Permittee described in Paragraph 6. of this Agreement, City may construct, or cause to be constructed, said improvements, and the Permittee agrees to reimburse City for the cost of any and all labor and materials used therefor, including engineering, inspection, and all administrative overhead of City. In the event Permittee fails to pay all sums due City on account of such work within thirty (30) days after receipt of notice, the City is hereby authorized to cause the cost thereof to be assessed as a lien against the real property hereinabove described. Such lien may be foreclosed upon if necessary, provided, however, that the lien herein provided for shall be subordinate to the First Deed of Trust for the purchase of, and/or for the construction of improvements on, said real property of Permittee.

10. The Permittee shall notify the City Engineer, in writing, or the completion of the improvement work herein provided for so that final inspection may be performed prior to acceptance of said improvement work by City.

11. At such time as the installation of improvements for which Permittee is herein made responsible has been completed and accepted by the City Engineer, City Engineer agrees to file any required notice of completion of said improvements.

12. The Permittee shall protect and indemnify City and the officers and employees thereof against all liability and claims because of, or arising out of, any accident, loss, or damage, happening or occurring during the performance of any and all work done by or for Permittee under the terms of this Agreement or cause by any condition resulting from such work.

13. Should legal action be necessary to enforce any provisions of this agreement, Permittee agrees to pay all reasonable attorney's fees.

REEL 7983 IMGE 232

and costs incurred by City in connection therewith.

14. This Agreement may be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY"

CITY OF HALF MOON BAY

by _____
City Manager

ATTEST:

_____
Deputy City Clerk

"PERMITTEE"

x Alfred E. Perrenguet

P.O. Box 1, El Granada, CA 94018

State of California }
County of San Mateo } ss.

On this the 25th day of June 19 80, before me,

the undersigned Notary Public, personally appeared

Alfred E. Perrenguet

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KATHLEEN ANN MISKEL
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
SAN MATEO COUNTY
My Commission Expires Aug. 17, 1982

Kathleen Ann Miskel

REEL 7983 IMAGE 233

GENERAL ACKNOWLEDGEMENT FORM

EXHIBIT A

064-271-190	17-000	097	JULY 1, 1978 TO JUNE 30, 1979	TAX BILL PAYMENT CARD	1148435
PARCEL NUMBER	TAX RATE AREA	VOL.			

ASSESSED LAND VALUE +	ASSESSED IMPROVEMENTS +	ASSESSED PERS. PROP.	LESS EXEMPTIONS	= ASSESSED NET VALUE
1,190				1,190
9103	TOTAL ASSESSED VALUE			TOTAL

GENERAL TAX 57.26

THIS CARD MUST BE USED IN MAKING EACH INSTALLMENT PAYMENT

MAKE CHECKS PAYABLE TO:
ROSS CONTI
SAN MATEO COUNTY
TAX COLLECTOR
REDWOOD CITY, CA 94063

IF PROPERTY HAS BEEN SOLD, SEND THIS BILL TO NEW OWNER OR RETURN TO TAX COLLECTOR.

AS REQUIRED BY LAW, THE OWNER ON MARCH 1ST SHOWN, AND "C/O" INDICATES NEW OWNER AFTER MARCH 1ST, 1978

SEE REVERSE SIDE

1ST INSTALLMENT PAID TAX COLLECTOR SAN MATEO COUNTY DEC 1 1978

2ND INSTALLMENT PAID TAX COLLECTOR SAN MATEO COUNTY

RETURN THIS CARD WITH PAYMENT

PERRUQUET ALFRED E
P O BOX 1
EL GRANADA, CA 94018

TOTAL TAX	1979	57.26
	28.63	28.63
	FIRST INSTALLMENT DUE NOV. 1, 1978 DELINQUENT DEC. 10, 1978	SECOND INSTALLMENT DUE FEB. 1, 1979 DELINQUENT APRIL 10, 1979

0.17 AC MOL HAV 55 FT FRONT ON NLY LN OF POPLAR ST 34262

064-271-190	17-000	097
PARCEL NUMBER	TAX RATE AREA	VOL.

TOTAL ASSESSED VALUE	EXEMPT CODE	EXEMPTIONS
1,214		

LAND & IMPROVEMENTS — FULL CASH VALUE — PERSONAL PROPERTY
4,856

TAX BILL INFORMATION CARD
FISCAL YEAR 1979 1980
SAN MATEO COUNTY ASSESSES AT 25% OF FULL CASH VALUE

KEEP THIS CARD FOR YOUR PAYMENT RECORD
1ST INSTALLMENT
DATE PAID
CHECK NO.
2ND INSTALLMENT
DATE PAID
CHECK NO.

TAX WITHOUT EXEMPTION	56.00
TAX EXEMPTION	
TAX PAYABLE	56.00
1ST INSTALLMENT	28.00
2ND INSTALLMENT	28.00

NAME & ADDRESS
PERRUQUET ALFRED E
P O BOX 1
EL GRANADA, CA 94018

DESCRIPTION 0.17 AC MOL HAV 55 FT FRONT ON NLY LN OF POPLAR ST LYING ADJ TO ELY LN OF LOT 12 BLK 13 OF 2ND ADD TO ARLETA PK RSM 4/36 ACREAGE CITY OF HALF MOON BAY

143429 DISTRIBUTION OF TAX DOLLARS

AGENCIES	TAX RATE	TAX AMOUNT $
GENERAL TAX RATE	40000	4855
COUNTY DEBT SVC	0007	01
CABRILLO UNF BND	5393	655
SM JR COLL BD 60	0215	26
H.M.S. FIRE BOND	0029	04
HMB SANI BOND	0487	59
GEN TAX TOTAL	46131	5600
TAX PAYABLE		5600

REEL 7983 IMGE 234

EXHIBIT "B"

Street grading and paving, curbs, gutters, sidewalks, storm drainage improvements, lighting, trees and landscaping and miscellaneous appurtenances.

REEL 7983 IMGE 235

653 - 655 POPLAR STREET

APN: 064-271-210

RESO NO. C-14-79

653 & 655 Poplar

RESOLUTION No. 14-79

RESOLUTION APPROVING AGREEMENT FOR THE INSTALLATION OF IMPROVEMENTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME (Nerhan)

The City Council of the City of Half Moon Bay does resolve that the agreement between Keet Nerhan and the City of Half Moon Bay, for property known as 653 and 655 Poplar Street, Half Moon Bay, dated September 14, 1978, a copy of which is affixed hereto and by reference is made a part hereof, is approved and the City Manager is authorized to execute the same on behalf of the city.

* * * * * * * *

PASSED AND ADOPTED by the City Council of the City of Half Moon Bay, California, on March 7, 1979, at a regular meeting thereof, by the following vote:

AYES, and in favor thereof: Bedesem, Cardoni, Shaw, Adreveno

NOES: None

ABSENT: Mello

698040

A. J. Adreveno

Albert J. Adreveno, Vice-Mayor

ATTEST:

REEL 7846 IMAGE 2452

698040

RECORDED AT REQUEST OF

City of Half Moon Bay

MAY 14 12 26 PM '79

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

Mary Lou Orange

Mary Lou Orange, City Clerk

1/cs

REEL 7846 IMAGE 2453

AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of September, 1978, by and between the CITY OF HALF MOON BAY, a municipal corporation, hereinafter called "CITY", and Keet Nerhan hereinafter called "PERMITTEE".

WITNESSETH:

WHEREAS, Permittee is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, and has requested a building permit from the City concerning the construction of a building upon the real property described in Exhibit "A" attached hereto; and

WHEREAS, Permittee is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of City which will benefit and improve the real property described in said Exhibit "A"; and

WHEREAS, in consideration of the granting of a building permit, and for and in consideration of the approval by City of the proposed public improvements adjacent to the Permittee's said property, Permittee is willing, at his own cost and expense, to furnish all materials and construct and install the said public improvements; and

WHEREAS, the regulations of City provide for deferment of the construction of such public improvements and Permittee desires to enter into this agreement with City for the construction and installation of said public improvements at the time specified in this agreement and City is willing to issue necessary and requested permits to Permittee for the development of said real property described in Exhibit "A" attached hereto subject to the public improvements being constructed in accordance with this agreement:

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this agreement is described in Exhibit "A" attached hereto.

2. Permittee agrees to install and construct in accordance with

REEL 7846 IMGE 2453

12. The Permittee shall protect and indemnify City and the officers and employees thereof against all liability and claims because of, or arising out of, any accident, loss, or damage, happening or occurring during the performance of any and all work done by or for Permittee under the terms of this Agreement or cause by any condition resulting from such work.

13. Should legal action be necessary to enforce any provisions of this agreement, Permittee agrees to pay all reasonable attorneys' fees and costs incurred by City in connection therewith.

14. This Agreement may be recorded by City. All covenants herein contained shall pertain to and run with the real property described herein, and this Agreement shall apply to, bind and inure to the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year first above written.

"CITY" CITY OF HALF MOON BAY

by _____ City Manager

ATTEST:

Mary Lou Orange
Deputy City Clerk

"PERMITTEE" Keet Nerhan

_____

State of California }
County of San Mateo } ss.

On this the 14th day of Sept. 1978, before me,

the undersigned Notary Public, personally appeared

Keet Nerhan

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Donald Drivon

DONALD DRIVON
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
SAN MATEO COUNTY
My Commission Expires Sept. 16, 1981

REEL 7846 IMAGE 2457

0V0869

GENERAL ACKNOWLEDGEMENT FORM

EXHIBIT B

IMPROVEMENTS

Street grading and paving, curbs, gutters, sidewalks, storm drainage improvements, lighting, trees and landscaping, and miscellaneous appurtenances.

REEL 7846 IMGE 2453

Order No.
Escrow No. 260550
Loan No.

WHEN RECORDED MAIL TO:

Keet S. Nerhan
P O Box 158
Half Moon Bay, Ca 94019.

13701AN

REEL 7118 IMG 143

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE INSURANCE CO.
SAN MATEO COUNTY TITLE DIVISION

Sep 11 12 21 PM 1978

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

3 pd

Documentary Transfer Tax
* * * * PAID * * * *
San Mateo County
Rec'd By
Deputy Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX $ 17.60

X Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

FIRST AMERICAN TITLE INSURANCE CO. Firm Name

RECORDER'S OFFICE SAN MATEO COUNTY

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

B J CONSULTANTS, INC.

a corporation organized under the laws of the State of California, does hereby

GRANT to

KEET S. NERHAN, a single man

the real property in the City of Half Moon Bay
County of San Mateo, State of California, described as

Parcel A, as shown on that certain map entitled "PARCEL MAP A PORTION OF THE 2 ACRE SITE BLOCK 13 OF AMENDED MAP OF ARLETA PARK AND ADDITIONS, HALF MOON BAY, RECORDED IN BOOK 7 OF MAPS AT PAGE 6, SAN MATEO COUNTY RECORDS LYING ENTIRELY WITHIN THE CITY OF HALF MOON BAY - CALIFORNIA" filed in the office of the County Recorder of San Mateo County, State of California on December 23, 1976 in Volume 34 of Parcel Maps at page 37.

AP 064-271-210

JAN·64·27·271·18.01

13701AN

DEC 1976
CITY HALL
HALF MOON BAY

Order No.
Escrow No. 260550
Loan No.

WHEN RECORDED MAIL TO:

Keet S. Nerhan
PO Box 158
Half Moon Bay, Ca 94019

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE INSURANCE CO.
SAN MATEO COUNTY TITLE DIVISION

Sep 11 12 21 PM 1978

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

Documentary Transfer Tax
* * * PAID * * * *
San Mateo County
Rec'd By
Deputy Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX $ 17.60
.X. Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.
First American Title Insurance Co.
Firm Name

RECORDER'S OFFICE SAN MATEO COUNTY

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

B J CONSULTANTS, INC.

a corporation organized under the laws of the State of California, does hereby

GRANT to

KEET S. NERHAN, a single man

the real property in the City of Half Moon Bay
County of San Mateo, State of California, described as

Parcel A, as shown on that certain map entitled "PARCEL MAP A PORTION OF THE 2 ACRE SITE BLOCK 13 OF AMENDED MAP OF ARLETA PARK AND ADDITIONS, HALF MOON BAY, RECORDED IN BOOK 7 OF MAPS AT PAGE 6, SAN MATEO COUNTY RECORDS LYING ENTIRELY WITHIN THE CITY OF HALF MOON BAY - CALIFORNIA" filed in the office of the County Recorder of San Mateo County, State of California on December 23, 1976 in Volume 34 of Parcel Maps at page 37.
AP 064-271-210

JAN·64·27·271·18.01

13701AN

Dated September 7, 1978

B J CONSULTANTS, INC.

STATE OF CALIFORNIA
COUNTY OF San Mateo

On Sept 8, 1978

By L. [illegible] President

By Secretary

670 POPLAR STREET

APN: 064-272-140

RESO NO. C-19-02

RESOLUTION NO. C- 19 -02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OFHALF MOON BAY AUTHORIZING CITY MANAGER TO EXECUTE A STREET AGREEMENT WITH CHRISTOPER RIDGWAY FOR 670 POPLAR STREET - APN 064-272-140

RESOLVED, by the City Council of the City of Half Moon Bay, San Mateo County, California that

WHEREAS, Christopher Ridgway has applied for and received a building permit (ABC 21263), conditionally issued pending approval of a Street Agreement; and

WHEREAS, the City Council requires execution of an agreement to participate in an assessment district for certain improvements; and

WHEREAS, such an agreement has been submitted to the City Council for approval by the City Council.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED, as follows;

That particular Street Agreement dated April 11, 2002 and signed by Christopher Ridgway is approved and that the City Manager is hereby authorized to execute Street Agreement on behalf of the City, and

That the City Clerk, or her designated representative, is directed to forward this fully executed Street Agreement to the San Mateo County Recorder's Office for recording.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at a meeting thereof held on the 7th day of May 2002, by the following vote of the members thereof:

AYES, Councilmembers Coleman, Grady, Ferreira & Mayor Taylor

NOES, Councilmembers _____

ABSTAIN, Councilmembers: _____

ABSENT, Councilmembers: Ruddock

Toni Taylor, MAYOR

ATTEST:

Dorothy R. Robbins, CITY CLERK

PASSED AND ADOPTED AT THE COUNCIL MEETING OF 5-7-02

CITY CLERK

RECORDING REQUESTED BY:

Dorothy R. Robbins, City Clerk

WHEN RECORDED MAIL TO:

City Clerk
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
(650) 726-8270

DOC # 2002-126001
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Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder
Recorded By

THIS SPACE FOR RECORDER USE ONLY

June 10, 2002

STREET AGREEMENT

TITLE OF DOCUMENT

Agreement Between the City of Half Moon Bay and Christopher Ridgway

STREET AGREEMENT

THIS AGREEMENT, made and entered into this 11th day of April, 2002, by and between the City of Half Moon Bay, a municipal corporation, hereinafter called "**CITY**", and CHRISTOPHER RIDGWAY, hereinafter called "**PERMITTEE**".

WITNESSETH:

WHEREAS, **PERMITTEE** is the owner of real property in the City of Half Moon Bay, County of San Mateo, State of California, located at 670 POPLAR STREET has requested a building permit from the **CITY** concerning the construction of a building upon the real property described APN# 064-272-140, Lot# 18, ptn 17 Subdivision 2nd Addition, Arleta Park, Building Permit # ABC 21263 and

WHEREAS, **PERMITTEE** is required to provide certain necessary public improvements, hereinafter specified, in conformance with the requirements of **CITY** which will benefit and improve the real property described; and

WHEREAS, in consideration of the granting of a building permit, **PERMITTEE** is required, at his own cost and expense, to provide minimum access to the property consistent with the requirements of Chapter 14.12 of the Municipal Code.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY THE PARTIES, as follows:

1. The real property subject to this Agreement is described as: APN# 064-272-140, Lot# 18,ptn 17 Subdivision 2nd Addition Arleta Park Building Permit # ABC 21263

2. **PERMITTEE** agrees to provide access to the property pursuant to Chapter 14.12 of the Municipal Code which, for the **PERMITTEE**'s property, shall be an:

(CHECK APPROPRIATE BOX)	(INITIALS)
☒ existing partially improved street	CR
☐ existing interim private street	
☐ interim private street constructed by applicant	

3. **PERMITTEE** agrees to cooperate with other property owners, the **CITY** and other public agencies to provide any or all of the public improvements set forth in Exhibit "A" of this Agreement under a joint cooperative plan including the formation of an assessment project under appropriate improvements procedures and/or bond acts, if such a program is undertaken by the **CITY** to secure the installation and construction of the improvements. **PERMITTEE**'s signature hereto shall be deemed to be his signature

(binding on his successor and assigns, if any) on a petition for formation of an assessment district that may be utilized by **CITY** under any appropriate improvement act provided by state law for the completion of any or all such improvements.

4. **PERMITTEE** agrees to dedicate necessary street right-of-way and easements commensurate with **CITY** requirements and shall deliver to **CITY** such rights-of-way and easements as may be required at the time of receiving notification from **CITY** to proceed with construction of the public improvements. Dedication shall be limited to a thirty-foot (30') half street and **PERMITTEE** agrees to appropriate set back requirements for future widening of street rights-of-way.

5. This Agreement shall be recorded by **CITY**. All covenants herein contained shall pertain to and run with the real property described herein, and the Agreement shall apply to, bind, and inure to the heirs, successors, and assigns of the parties hereto.

6. In the event of litigation over this Agreement or its performance, the prevailing party shall receive attorneys' fees and costs.

7. This Agreement is subject to City Council approval. The **PERMITTEE** understands that if the City Council does not approve this Agreement, all work pursuant to the permit issued in consideration of this Agreement may be stopped.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the date and year first above written.

"CITY"

REVIEWED BY:

Edward L. Marlow
Public Works Director

CITY OF HALF MOON BAY

Peter Cosentini
City Manager

ATTEST:

Dorothy R. Robbins, City Clerk

"PERMITTEE"

Christopher Colyer Ridgway

Note: "PERMITTEE" shall have his/her signature(s) notarized, with the Notary Public's certification clearly attached to this document.

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EXHIBIT "A"

- STREET IMPROVEMENTS -

1. Clearing and grubbing
2. Grading
3. Earthwork
4. Subbase
5. Base
6. Paving
7. Curb and gutter
8. Sidewalk
9. Handicap curb ramps
10. Storm drain
11. Sanitary sewer
12. Manholes
13. Catch basins
14. Culverts
15. Underground electric power
16. Underground communications (telephone, cable TV)
17. Underground gas
18. Water main and service
19. Street signs
20. Survey monuments
21. Relocation of existing utilities
22. Erosion control
23. Engineering
24. Construction inspection
25. Contingencies

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo } ss.

On 4-9-02 (Date), before me, E. Vaz notary public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Christopher Colyer Ridgway (Name(s) of Signer(s)),

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

E. VAZ
Commission # 1209629
Notary Public - California
San Mateo County
My Comm. Expires Jan 31, 2003

Place Notary Seal Above

E. Vaz
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 1997 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo

On June 10, 2002 (DATE) before me, Angelica Fazio, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared Peter Cosentini (NAME(S) OF SIGNER(S)),

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ESI1 ANGELICA FAZIO COMM. #1332790 Notary Public-California SAN MATEO COUNTY My Comm. Exp. Dec 1, 2005 ESI1

WITNESS my hand and official seal.

Angelica Fazio
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____
City Manager, City of Half Moon Bay

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Street Agreement
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

04/11/02
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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February 10, 2022

PROPERTY OWNER'S NAME
PROPERTY OWNER'S ADDRESS
CITY, STATE ZIP

RE: CITY COUNCIL DISCUSSION ON DEFERRED STREET IMPROVEMENT AGREEMENTS – POPLAR STREET TRAFFIC CALMING AND SAFETY PROJECT

Dear PROPETY OWNER'S NAME,

On February 8, 2022, the Planning Commission approved the Coastal Development Permit for the Poplar Street Traffic Calming and Safety Project. The project includes traffic calming measures (i.e. traffic circles and bulbouts), bicycle and pedestrian connectivity and safety improvements (i.e. a new pedestrian sidewalk/decomposed granite path, added crosswalks, and Class III Bike Lanes), pavement repairs, surface treatment, and drainage improvements. These improvements will be installed along Poplar Street between Railroad Avenue and Main Street, including the frontage of the parcel you own. The City retained a $1.2 Million grant to support construction of improvements along the corridor which will anticipate to be used to offset some of the potential costs.

At the time of development of your property (residence), the City allowed the deferral of street improvements along the frontage of Poplar Street. In exchange, the owner (and any subsequent owner) retained the obligation to construct or contribute to constructing the required frontage improvements. A fully developed street section will generally have a combination of the following components: ADA path of travel, curb and gutter, curb ramps, street paving, and other improvements. The Poplar Street Project is designed for more context sensitivity and the improvements will vary from block-to-block.

On Tuesday, February 15, 2022, the City Council is scheduled to consider and provide direction to staff regarding the disposition of your and nineteen (19) other Deferred Street Improvement Agreements. At this moment, there is no definitive decision, and the City welcomes you to join the meeting if you are interested or if you have any questions regarding this matter. The City Council will appreciate your input.

You can find more information at the City of Half Moon Bay Planning Commission Website at https://www.half-moon-bay.ca.us/150/Planning-Commission-Meeting-Agendas or at the CIP Project website at https://www.half-moon-bay.ca.us/581/4574/Poplar-Street-Traffic-Calming-and-Safety.

To discuss any questions regarding the scope of the project for the Poplar Street Traffic Calming and Safety Project, please contact Jonathan Woo, Assistant Engineer at (650) 726-8265 or email jwoo@hmbcity.com.

SAMPLE

Thank you,

John Doughty
Public Works Director

Attachment 1: Deferred Street Improvement Agreement for APN FOR PARCEL

SAMPLE