CITY COUNCIL AGENDA
REGULAR MEETING
CITY OF HALF MOON BAY

TUESDAY, APRIL 19, 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

PUBLIC FORUM

PROCLAMATIONS AND PRESENTATIONS

MIDCOAST COMMUNITY COUNCIL UPDATE
COASTSIDE FARMERS MARKET 20TH ANNIVERSARY PROCLAMATION
NATIONAL POETRY MONTH PROCLAMATION

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

REPORT OUT FROM RECENT CLOSED SESSION

MEETINGS CITY MANAGER UPDATES TO COUNCIL

SUSTAINABILITY UPDATE
LEGISLATIVE AFFAIRS UPDATE
LEADERSHIP AWARDS ANNOUNCEMENT
PARKLET PROGRAM UPDATE

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B WARRANTS FOR THE MONTH OF MARCH 2022

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

STAFF REPORT

ATTACHMENT 1

1.C STATE AND FEDERAL ADVOCACY SERVICES AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC.

Staff Recommendation: Adopt a resolution authorizing the City Manager to enter into an agreement with Townsend Public Affairs, Inc. (TPA), to provide state and federal advocacy services for a period of one year at an amount of $60,000.

STAFF REPORT

RESOLUTION

1.D FINAL ACCEPTANCE OF THE 2022 SIDEWALK REPLACEMENT PROJECT

Staff Recommendation: By resolution, authorize the City Manager or his designee to file a Notice of Completion for the 2022 Sidewalk Replacement Project (Project) and release the retention funds thirty (30) days after recordation of the Notice of Completion.

STAFF REPORT

RESOLUTION

1.E JOB CLASSIFICATION AND SALARY SCHEDULE FOR MAINTENANCE ASSISTANT POSITION

Staff Recommendation: Adopt resolution establishing job classification and salary schedule for Maintenance Assistant position.

STAFF REPORT

RESOLUTION

1.F FINAL ACCEPTANCE OF THE HIGHWAY 1 SAFETY AND OPERATIONAL IMPROVEMENTS PROJECT (CIP NO. 523)

Staff Recommendation: By resolution, authorize the City Manager or his designee to file a Notice of Completion for the Highway 1 Safety and Operational Improvements - South Project (Project) and release the Project Retention Funds and Project Performance Bond and Labor and Materials Bond thirty (30) days after recordation of the Notice of Completion.

STAFF REPORT

RESOLUTION

1.G DOWNTOWN STREET CAN REPLACEMENT PROJECT (CIP #1010)

Staff Recommendation: Adopt a resolution directing staff to:

- Proceed with the purchase of approximately 50 Big Belly waste receptacles and install them in accordance with Phase 1 of the new downtown solid waste management plan; and
- Remove, recycle, and/or repurpose existing street cans in the downtown area.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

1.H EASEMENTS FOR COASTSIDE COUNTY WATER DISTRICT WATER MAIN CONSTRUCTION UNDER PILARCITOS CREEK AT OAK AVENUE PARK

Staff Recommendation:
The City Council by resolution:

1) Authorize the City Engineer to complete his review of the plat and legal description for permanent and temporary easements; and
2) Authorize the City Attorney to review and approve as to form the permanent and temporary easements; and
3) Authorize the City Manager to execute permanent and temporary easements based upon review and approval of the City Engineer and City Attorney and accept payment from Coastside County Water District (CCWD) for the approved appraised value of the easements.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

ATTACHMENT 3

1.I DISPLAY OF THE MENTAL HEALTH AWARENESS FLAG FOR THE MONTH OF MAY 2022 AT CITY HALL TO COMMEMORATE MENTAL HEALTH AWARENESS MONTH

Staff Recommendation: Adopt a resolution authorizing display of the Mental Health Awareness Flag at City Hall for the month of May 2022.

STAFF REPORT

RESOLUTION

2. ORDINANCES AND PUBLIC HEARINGS

2.A APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A COASTAL DEVELOPMENT PERMIT FOR 880 STONE PINE ROAD, CITY CORPORATION YARD UPGRADE PROJECT, FILE NO. PDP-21-053

Staff Recommendation: Conduct a public hearing on the City Corporation Yard Upgrade Project, PDP-21-053, with particular attention to the two matters brought forth on appeal and approve the proposed project by resolution based on the findings in Exhibit A and subject to the Conditions of Approval in Exhibit B, by taking the following actions:

1. Acknowledge the adopted IS/MND and Mitigation Monitoring and Reporting Program and that the matters under consideration with this appeal do not trigger the need to recirculate or do supplemental environmental review; and
2. Consider the matter brought forth on appeal; and
    a. Uphold the appeal with respect to the location of the wildlife corridor fencing in accordance with the City's biologist's recommendations as originally presented to the Planning Commission; and
    b. Deny the appeal with respect to the configuration of the access drive; and
3. Thereby, approve PDP 21-053 including a Coastal Development Permit, Site and Design Review and Tree Removal Permit for the City of Half Moon Bay Corporation Yard Upgrade Project at 880 Stone Pine Road.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

ATTACHMENT 3

2.B ACCESSORY DWELLING UNIT ORDINANCE

Staff Recommendation: Conduct a public hearing, waive first reading, and introduce an ordinance amending portions of Chapter 18 (Zoning) of the Half Moon Bay Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

STAFF REPORT

ORDINANCE

ATTACHMENT 2

ATTACHMENT 3

3. RESOLUTIONS AND STAFF REPORTS

3.A AWARD OF CONSTRUCTION CONTRACT AND PROFESSIONAL SERVICES AGREEMENTS FOR THE JOHN L. CARTER PARK IMPROVEMENTS PROJECT (CIP NO. 0611)

Staff Recommendation: Adopt the following resolutions authorizing the City Manager to:

1) Authorize the Administrative Services Director to transfer $700,000 from General Fund to Capital Improvements Project No. 0611 (John L. Carter Park Improvements Project); and
2) Award and execute a construction contract to the lowest responsive and responsible bidder, Wickman Development and Construction of San Francisco, CA, in the bid amount of $4,971,000 and approve a construction contingency not exceeding an amount of $745,650 (15 percent); and
3) Execute a professional services agreement with SWCA, Inc. for Biological and Environmental Services in the amount of $35,079; and
4) Execute a professional services agreement with Bay Area Geotechnical Group (BAGG) for Material Testing and Special Inspection services in the amount of $115,415.

STAFF REPORT

RESOLUTION 1

RESOLUTION 2

RESOLUTION 3

ATTACHMENT 4

3.B COMMUNITY SERVICES FINANCIAL ASSISTANCE GRANTS PROGRAM

Staff Recommendation: Receive an update on the FY 2021-22 cycle of the Community Services Financial Assistance (CSFA) Grant program and provide direction on the funding levels and selection process for FY 2022-23.

STAFF REPORT

ATTACHMENT 1

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: **April 19, 2021**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

From: Lisa Lopez, Administrative Services Director

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

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

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

DISCUSSION:
During this month, we processed 6 check runs. The first was on March 3, totaling $128,797.00. The second was on March 4, totaling $30,095.12. The third was on March 10, totaling $185,792.08. The fourth was on March 17, totaling $563,006.93. The fifth was on March 24, totaling $159,811.01. The sixth was on March 30, totaling $218,203.98. The total for the month was $1,285,706.12.

The City processed payments related to 18 capital improvement projects, in a total amount of $248,186.11. These projects include: Sewer Lift Upgrades, Street Resurfacing, HWY 1 Safety/Traffic Reduction Improvements, HWY1 Safety/Congestion, Poplar Complete Street Project, Urban Forest Management 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, Smith Field Site Assessment, 555 Kelly Affordable Housing, 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
50735	3923	WELLS FARGO	3/4/2022	30,095.12	VISA PAYMENT
50646	4398	ELS ARCHITECTURE & URBAN DESIGN	3/3/2022	50,780.00	JAN'22, ARCHITECTURAL DESIGN FOR CORP YARD
50694	3085	SHUTE MIHALY & WEINBERGER LLP	3/10/2022	69,313.10	LEGAL SERVICES
50709	3404	ECS IMAGING INC.	3/17/2022	31,834.44	LASERFICHE RENEWAL
50731	159	SEWER AUTHORITY MID-COASTSIDE	3/17/2022	378,244.94	MAR'22, FY21/22 SEWER COLLECTIONS
50762	2337	SAN MATEO COUNTY PUBLIC SAFETY COMMUNIC	3/24/2022	66,942.75	Q3, FY21/22 PUBLIC SAFETY COMMUNICATIONS
50802	3085	SHUTE MIHALY & WEINBERGER LLP	3/30/2022	89,850.91	LEGAL SERVICES

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
50639	4270	4LEAF INC.	03/03/2022	21,729.70	JAN'22, FY21/22 PUBLIC WORKS INSPECTION SERVICES
50640	2022	ACC BUSINESS	03/03/2022	766.92	INTERNET SERVICE
50641	4098	BIG WAVE GROUP	03/03/2022	100.00	DEPOSIT REFUND 02/27/22 DEPOT ROOM
50642	3526	BIGGS CARDOSA ASSOCIATES INC	03/03/2022	3,036.22	JAN'22, PREPERATION OF PS&E AND ENVIRONMENTAL CLEAR
50643	1925	CITY OF BURLINGAME	03/03/2022	4,871.48	DEC'21 SMCO BID
50644	2859	CLAUDIA MARSHALL	03/03/2022	672.00	INSTRUCTOR PAYMENT, DRAWING 01/19/22-02/23/22
50645	1189	COASTSIDE FIRE PROTECTION DISTRICT	03/03/2022	442.00	FIRE DISTRICT PLAN REVIEW
50646	4398	ELS ARCHITECTURE & URBAN DESIGN	03/03/2022	50,780.00	JAN'22, ARCHITECTURAL DESIGN FOR CORP YARD
50647	5358	ERICA WOOD	03/03/2022	100.00	DEPOSIT REFUND 02/25/22 COMMUNITY ROOM
50648	4633	GRANICUS	03/03/2022	1,419.37	GRANICUS SERVICE
50649	3782	GRIFFIN STRUCTURES INC.	03/03/2022	1,753.92	JAN'22, CARTER PARK RENOVATION PROJECT
50650	89	HALF MOON BAY COASTSIDE CHAMBER OF COM	03/03/2022	16,739.67	DEC'21 OOC BID
50651	2564	HALF MOON BAY GRADING & PAVING INC.	03/03/2022	7,958.19	RETENTION, POPLAR PEDESTRIAN PATHWAY PROJECT
50652	5268	HOPE SERVICES	03/03/2022	3,000.00	FY21/22 CSFA FUNDING
50653	4441	IGLESIA DEL MAR	03/03/2022	400.00	DEPOSIT REFUND 02/19/22 GRAND OAK
50654	5324	JOHN CLAUSSEN	03/03/2022	390.00	CLASS REFUND 03/02/22-04/06/22 WINTER SPRING CANINE
50655	5367	JUDITH GUERRERO	03/03/2022	100.00	DEPOSIT REFUND 09/10/21 DAY ROOM S
50656	4646	KENNETH STILES	03/03/2022	865.61	FEB'22 CSMFO/FLIGHT
50657	3746	MALCOLM C SMITH	03/03/2022	990.00	FEB'22, COMMUNICATION CONSULTANT
50658	2573	MARIAN POTT	03/03/2022	4,140.50	INSTRUCTOR PAYMENT DOG TRAINING 01/20/22-02/24/22
50659	4339	PLAN JPA	03/03/2022	162.81	GENERAL LIABILITY CLAIMS
50660	252	RICE TRUCKING-SOIL FARM INC.	03/03/2022	533.75	MAINT SUPPLIES
50661	3131	ROBERT W. SMITH	03/03/2022	196.00	INSTRUCTOR PAYMENT- ORCHESTRA 01/05/21-02/23/22
50662	129	SERVICE PRESS INC.	03/03/2022	138.62	REC OFFICE SUPPLIES
50663	3101	SHRED-IT USA LLC	03/03/2022	163.91	RECORDS MANAGEMENT
50664	3519	SWCA INCORPORATED	03/03/2022	1,812.73	DEC'21, FY20/21 ON-CALL BIO SERVICES
50665	1497	TURBO DATA SYSTEMS	03/03/2022	868.60	CITATION PROCESSING
50666	81	U.S. POSTMASTER-HMB	03/03/2022	265.00	BULK MAIL PERMIT
50667	5190	Wood Consulting Services	03/03/2022	4,400.00	FEB'22, ECONOMIC DEVELOPMENT CONSULTATION
50668	5368	ANGELICA MENDEZ	03/10/2022	500.00	DEPOSIT REFUND 03/05/22 GRAND OAK
50669	2407	ARAMARK	03/10/2022	1,266.05	MAINT SERVICE
50670	4292	BAY AREA NEWS GROUP	03/10/2022	355.34	ADVERTISING SERVICE
50671	481	BIG CREEK LUMBER	03/10/2022	2,569.84	MAINT SUPPLIES
50672	5168	BLEYLE ELEVATOR, INC	03/10/2022	190.00	MAINT SERVICE
50673	220	CA DEPT OF CONSERVATION	03/10/2022	613.73	SMIP Q1 FY21/22 RESORT FEE
50674	668	CA STATE CONTROLLER'S OFFICE	03/10/2022	3,500.00	FY21/22 ANNUAL STREET REPORT

M = Manual Check, V = Void Check

Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description
50675	3090	CALIFORNIA BUILDING STANDARDS COMMISSION	03/10/2022	201.60	BSASRF Q1 FY21/22 RETAINER
50676	4300	CALNET3	03/10/2022	2,032.22	PHONE SERVICE
50677	5223	CAPITAL ONE TRADE CREDIT	03/10/2022	10,387.47	MAINT SUPPLIES
50678	51	COASTSIDE COUNTY WATER DISTRICT	03/10/2022	8,020.39	LIFT STATION FAIRWAY
50679	5318	COLUMN SOFTWARE, PBC	03/10/2022	1,716.00	PUBLIC NOTICE PDP-21-037
50680	217	COUNTY OF SAN MATEO INFORMATION SVCS DE	03/10/2022	82.25	MICROWAVE SERVICE
50681	3446	FLYERS ENERGY, LLC	03/10/2022	1,607.84	VEHICLE FUEL
50682	3176	GAIL P. STEVENS	03/10/2022	126.00	INSTRUCTOR PAYMENT BALLROOM DANCE 02/04/22-02/25/22
50683	4267	IMPEC GROUP INC.	03/10/2022	16,145.74	FEB'22, FY21/22 JANITORIAL & MAINTENANCE SERVICES
50684	291	LAURIE BECKER	03/10/2022	201.60	INSTRUCTOR PAYMENT ZUMBA 10/14/21-11/04/21
50685	291	LAURIE BECKER	03/10/2022	1,549.80	INSTRUCTOR PAYMENT ZUMBA POS 02/03/22
50686	4028	LORAL LANDSCAPING INC.	03/10/2022	2,000.00	MAR'22, FY21/22 LANDSCAPE AND MAINTENANCE SERVICES
50687	3479	PARKEON INC	03/10/2022	189.00	MAINT SERVICE
50688	3956	PENINSULA MUNICIPAL ENGINEERING INC.	03/10/2022	14,062.00	SEP'22, ENGINEERING SERVICES, HWY 1 SOUTH SAFETY AND
50689	5370	PROBOLSKY RESEARCH LLC	03/10/2022	29,400.00	PUBLIC SAFETY COMMUNITY SURVEY
50690	3951	PUBLIC PARKING ASSOCIATES INC	03/10/2022	165.00	MAINT SERVICE
50691	5020	QUADIENT FINANCE USA, INC	03/10/2022	200.00	POSTAGE
50692	5219	RED CAR ANALYTICS	03/10/2022	1,313.75	FEB'22, HMB LIBRARY ZERO NET ENERGY SUPPORT SERVICE
50693	252	RICE TRUCKING-SOIL FARM INC.	03/10/2022	360.94	MAINT SUPPLIES
50694	3085	SHUTE MIHALY & WEINBERGER LLP	03/10/2022	69,313.10	GENERAL MATTERS
50695	1760	STEPFORD	03/10/2022	15,115.00	APR'21, FY20/21 IT SERVICES
50696	3631	V & A CONSULTING ENGINEERS, INC.	03/10/2022	1,400.00	NOV'21-FEB'22, SEWER FLOW MONITORING SERVICES
50697	4429	WESTERN EXTERMINATOR COMPANY	03/10/2022	1,207.42	FEB'22, FY21/22 PEST MANAGEMENT PROGRAM
50698	4270	4LEAF INC.	03/17/2022	3,091.89	JAN'22, FY21/22 PLAN REVIEW AND BUILDING INSPECTIONS
50699	3332	AMERICAN PORTABLES	03/17/2022	4,355.75	MAR'22, FY21/22 PORTABLE RESTROOM FACILITIES
50700	3793	AMS SYSTEMS INC	03/17/2022	12,450.10	PRINTING SERVICE
50701	871	AUTOMATIC DOOR SYSTEMS INC.	03/17/2022	380.00	MAINT SERVICE
50702	3626	BKF ENGINEERS	03/17/2022	1,736.00	JAN'22-FEB'22, CORP YARD IMPROVEMENT PROJECT
50703	5222	BOUCHER LAW	03/17/2022	2,430.00	DEC'21, LABOR & EMPLOYMENT LAW MATTERS
50704	5372	CARTWRIGHT DESIGN STUDIO	03/17/2022	5,130.00	RECOVERY REPORT
50705	3976	CIRCLEPOINT	03/17/2022	9,410.00	JAN'22, COMPLETE HYATT HOTEL ENVIRONMENTAL IMPACT R
50706	3975	COLANTUONO HIGHSMITH WHATLEY PC	03/17/2022	4,597.40	LEGAL SERVICES -SAM
50707	3643	CORODATA RECORDS MANAGEMENT INC	03/17/2022	288.42	RECORDS MANAGEMENT
50708	2941	CSG CONSULTANTS INC.	03/17/2022	5,158.75	FEB'22, NPDES STORMWATER SERVICES
50709	3404	ECS IMAGING INC.	03/17/2022	31,834.44	LASERFICHE RENEWAL
50710	320	EWING IRRIGATION PRODUCTS INC.	03/17/2022	130.43	MAINT SUPPLIES
50711	3127	FREYER & LAURETA INC.	03/17/2022	18,327.50	FEB'22, MAPPING SERVICES AT 555 KELLY AVENUE
50712	5366	GABRIELA NAVARRO	03/17/2022	500.00	DEPOSIT REFUND 02/12/22 DEPOT ROOM
50713	5349	GATES AND ASSOCIATES	03/17/2022	3,132.50	FEB'22, SMITH FIELD FACILITIES MASTER PLAN
50714	3836	GLADWELL GOVERNMENTAL SERVICES INC	03/17/2022	500.00	RECORDS RETENTION LEGAL REVIEW

M = Manual Check, V = Void Check

Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description	
50715	76	HALF MOON BAY BUILDING & GARDEN	03/17/2022	42.66	MAINT SUPPLIES	
50716	3429	HUE & CRY	03/17/2022	448.45	SECURITY SERVICE	
50717	103	KIKUCHI & ASSOC.	03/17/2022	4,735.00	FEB'22 MAC DUTRA PLAZA LIGHTING	
50718	5369	KIS	03/17/2022	9,384.57	OUTDOOR 4K NETWORK CAMERA	
50719	1206	MARK THOMAS & CO. INC.	03/17/2022	21,843.97	JAN'22, DEVELOP SEWER MAINTENANCE STRATEGIES TRAINI	
50720	3934	MITEL	03/17/2022	2,830.74	SHERIFF SUBSTATION PHONE SERVICE	
50721	2014	MOORE IACOFANO GOLTSMAN INC.	03/17/2022	1,142.50	JAN'21-FEB'22, SUSTAINABILITY-CAAP	
50722	5371	MOQUIN PRESS, INC	03/17/2022	1,554.04	COASTSIDE RECOVERY BOOKLET	
50723	3641	NEIGHBORHOOD RADIO	03/17/2022	110.00	ADVERTISING SERVICE	
50724	2997	NICHOLS CONSULTING ENGINEERS CHTD	03/17/2022	1,998.75	FEB'22, POPLAR BEACH GATEWAYS PLAN	
50725	457	OFFICE DEPOT INC.	03/17/2022	31.04	FINANCE OFFICE SUPPLIES	
50726	4472	ON POINT LANGUAGE SOLUTIONS LLC	03/17/2022	800.00	TRANSLATION SERVICES	
50727	3479	PARKEON INC	03/17/2022	222.95	MAINT SERVICE	
50728	137	PG&E	03/17/2022	8,785.86	NW HWY1 & MAIN ST	
50729	5217	PUBLIC RELATIONS SOCIETY OF AMERICA, INC	03/17/2022	555.00	MEMBERSHIP RENEWAL	
50730	3757	SCHAFF & WHEELER	03/17/2022	9,975.00	JAN'22, OCEAN COLONY CONSTRUCTION SUPPORT FOR 20/21	
50731	159	SEWER AUTHORITY MID-COASTSIDE	03/17/2022	378,244.94	MAR'22, FY21/22 SEWER COLLECTIONS	
50732	4482	SHAPE INCORPORATED	03/17/2022	8,324.53	MAR'22 PUMP STATION REPAIR	
50733	3519	SWCA INCORPORATED	03/17/2022	3,923.75	FEB'22 SMITH FIELD ENVIRONMENTAL SERVICES	
50734	81	U.S. POSTMASTER	03/17/2022	4,600.00	MAKE IT MAIN STREET POSTCARD POSTAGE	
50735	3923	WELLS FARGO	03/04/2022	30,095.12	02/06/22 HYATT/REFUND	M
50736	5373	ALEXANDRA FILLMORE	03/24/2022	1,010.00	RESERVATION REFUND 06/25/22 LIBRARY COMMUNITY ROOM	
50737	2407	ARAMARK	03/24/2022	204.60	MAINT SERVICE	
50738	4209	BAIRD & DRISKELL COMMUNITY PLANNING	03/24/2022	4,100.00	MAR'22, AFFORDABLE HOUSING ASSISTANCE	
50739	4115	BIG BELLY SOLAR INC	03/24/2022	1,271.01	MAR'22, SMART TRASH RECEPTACLES	
50740	3526	BIGGS CARDOSA ASSOCIATES INC	03/24/2022	13,196.12	FEB'22, PREPERATION OF PS&E AND ENVIRONMENTAL CLEAR	
50741	3165	C.C.O.I. GATE & FENCE	03/24/2022	1,360.83	MAINT SERVICE	
50742	3976	CIRCLEPOINT	03/24/2022	5,603.50	FEB'22, COMPLETE HYATT HOTEL ENVIRONMENTAL IMPACT R	
50743	1891	DIGITAL MAP PRODUCTS INC.	03/24/2022	14,904.77	DIGITAL MAPS 2022 SERVICE SUBSCRIPTION	
50744	5375	EVA PERALTA GARNICA	03/24/2022	500.00	DEPOSIT REFUND 03/12/22 DEPOT ROOM	
50745	5377	FATTORIA E MARE	03/24/2022	1,215.50	PDP 21-047 REIMBURSEMENT	
50746	70	GRAINGER	03/24/2022	162.43	MAINT SUPPLIES	
50747	76	HALF MOON BAY BUILDING & GARDEN	03/24/2022	978.45	MAINT SUPPLIES	
50748	264	HALF MOON BAY NURSERY	03/24/2022	211.50	MAINT SUPPLIES	
50749	2444	HOME DEPOT CREDIT SERVICES	03/24/2022	1,293.94	MAINT SUPPLIES	
50750	2694	HOUSING ENDOWMENT AND REGIONAL TRUST	03/24/2022	3,561.00	MEMBERSHIP FEES	
50751	5329	INTEGRAL CONSULTING INC.	03/24/2022	2,678.92	MIRAMONTES POINT ASSESSMENT AND PLAN	
50752	5374	ISABELLA VALENCIA	03/24/2022	500.00	DEPOSIT REFUND 03/12/22 LIBRARY COMMUNITY ROOM	
50753	3944	JESSICA BLAIR	03/24/2022	261.38	REIMBRUSEMENT-TELEFLORA/MAYOR RUDDOCK RETIREMEN	
50754	5376	JUSTIN APPOLD	03/24/2022	1,034.28	CANCELLED PERMIT APR'22-DEC'22, $114.92 PER MONTH	

M = Manual Check, V = Void Check

Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description
50755	2699	KONICA MINOLTA BUSINESS SOLUTIONS	03/24/2022	2,273.21	MAR'22, FY21/22 KONICA MINOLTA LEASE
50756	4293	LOCKWORKS UNLIMINTED INC	03/24/2022	8,649.22	MAINT SERVICE
50757	3069	MANAGED HEALTH NETWORK	03/24/2022	304.00	EAP
50758	5378	MATT NICHOLS	03/24/2022	162.53	CPRS CONFERENCE FOOD REIMBURESMENT
50759	4489	MTA PARTS INC.	03/24/2022	6.88	VEHICLE PARTS
50760	5020	QUADIENT LEASING USA, INC.	03/24/2022	657.79	LEASE PAYMENT
50761	29	READYREFRESH	03/24/2022	43.63	WATER FOR CORP YARD
50762	2337	SAN MATEO COUNTY PUBLIC SAFETY COMMUNIC	03/24/2022	66,942.75	Q3, FY21/22 PUBLIC SAFETY COMMUNICATIONS
50763	2797	SAN MATEO DAILY JOURNAL	03/24/2022	1,395.00	PDP-20-051
50764	129	SERVICE PRESS INC.	03/24/2022	230.03	CITY COUNCIL OFFICE SUPPLIES
50765	1760	STEPFORD	03/24/2022	15,115.00	MAY'22, FY21/22 IT SERVICES
50766	4487	THE HOME DEPOT PRO	03/24/2022	794.34	MAINT SUPPLIES
50767	3871	WEST COAST ARBORISTS INC	03/24/2022	1,178.40	FEB'22, FY21/22 TREE MAINTENANCE
50768	4442	WILKINSON SCHOOL	03/24/2022	730.00	RESERVATION REFUND 04/23/22 COMMUNITY ROOM
50769	5190	Wood Consulting Services	03/24/2022	7,280.00	MAR'22, ECONOMIC DEVELOPMENT CONSULTATION
50770	4270	4LEAF INC.	03/30/2022	26,168.72	FEB'22, FY21/22 PUBLIC WORKS INSPECTION SERVICES
50771	3954	ALTA PLANNING & DESIGN	03/30/2022	4,133.50	FEB'22, PACIFIC COAST BIKEWAY CONNECTIVITY NORTH PROJ
50772	2407	ARAMARK	03/30/2022	782.07	MAINT SERVICE
50773	444	ASSOCIATION OF BAY AREA GOVERNMENTS	03/30/2022	446.52	LEVELIZED CHARGE NAT GAS
50774	871	AUTOMATIC DOOR SYSTEMS INC.	03/30/2022	2,537.44	MAINT SERVICE
50775	266	BAGG ENGINEERS	03/30/2022	10,142.60	NOV'21, GEOTECHNICAL SERVICES FOR THE CORP YARD IMP
50776	5223	CAPITAL ONE TRADE CREDIT	03/30/2022	73.63	REC MAINT SUPPLIES
50777	1925	CITY OF BURLINGAME	03/30/2022	4,906.98	JAN'22 SMCO BID
50778	5318	COLUMN SOFTWARE, PBC	03/30/2022	198.00	PUBLIC NOTICE PDP-19-045
50779	4484	CSW/STUBER-STROEH ENGINEERING GROUP INC	03/30/2022	3,570.00	FEB'22, POPLAR STREET TRAFFIC CALMING AND SAFETY PRO
50780	4398	ELS ARCHITECTURE & URBAN DESIGN	03/30/2022	17,673.01	FEB'22, CARTER PARK IMPROVEMENTS
50781	320	EWING IRRIGATION PRODUCTS INC.	03/30/2022	313.56	MAINT SUPPLIES
50782	321	FOLGER GRAPHICS INC.	03/30/2022	2,183.65	RECREATION PRINTING
50783	3176	GAIL P. STEVENS	03/30/2022	273.00	INSTRUCTOR PAYMENT BALLROOM DANCE 03/04/22-03/25/22
50784	4633	GRANICUS	03/30/2022	1,419.37	GRANICUS SERVICE
50785	3782	GRIFFIN STRUCTURES INC.	03/30/2022	2,600.64	FEB'22, CARTER PARK RENOVATION PROJECT
50786	76	HALF MOON BAY BUILDING & GARDEN	03/30/2022	267.17	MAINT SUPPLIES
50787	89	HALF MOON BAY COASTSIDE CHAMBER OF COM	03/30/2022	6,586.93	JAN'22 OOC BID
50788	3429	HUE & CRY	03/30/2022	13,960.00	MAR'22, SHERIFF SUBSTATION ALARM UPGRADE AND INTEGR
50789	1283	KATHY OLER	03/30/2022	1,900.00	APR'22, TEMPORARY CITY PARKING LOT RENTAL
50790	3922	LLOYD A MCVICKER	03/30/2022	3,360.00	APR'22 ANNEX RENT
50791	4269	MAZIAR BOZORGINIA	03/30/2022	578.50	03/25/22 PORTOLA HOTEL/LEAGUE OF CA CITIES 2022
50792	5371	MOQUIN PRESS, INC	03/30/2022	1,092.50	COASTSIDE RECOVERY BOOKLET
50793	4489	MTA PARTS INC.	03/30/2022	31.92	VEHICLE PARTS
50794	3641	NEIGHBORHOOD RADIO	03/30/2022	110.00	ADVERTISING SERVICE

Check Number	Vendor Number	Payee	Check Issue Date	Amount	Description
50795	3726	NICHOLAS TRANSLATIONS & INTERPRETATIONS	03/30/2022	1,472.00	TRANSLATION SERVICES
50796	457	OFFICE DEPOT INC.	03/30/2022	212.06	SUPPLIES
50797	4472	ON POINT LANGUAGE SOLUTIONS LLC	03/30/2022	2,150.00	TRANSLATION SERVICES
50798	3479	PARKEON INC	03/30/2022	244.65	MAINT SERVICE
50799	5177	PRINT INNOVATIONS, INC.	03/30/2022	767.15	PRINT SERVICE
50800	5379	SARAH SANDERS	03/30/2022	110.00	CLASS REFUND 03/02/22-04/20/22 TINY TYKES
50801	3757	SCHAFF & WHEELER	03/30/2022	1,705.00	FEB'22, PELICAN POINT GENERATOR REPLACEMENT
50802	3085	SHUTE MIHALY & WEINBERGER LLP	03/30/2022	89,850.91	GENERAL MATTERS
50803	3519	SWCA INCORPORATED	03/30/2022	5,653.50	MAR'22, CORP YARD ARBORIST SUPPORT
50804	3701	V. W. HOUSEN & ASSOCIATES INC.	03/30/2022	10,729.00	JAN'22-FEB'22, FY21/22 WASTEWATER COLLECTION SYSTEM E
Grand Totals:					
166				1,285,706.12	

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

M = Manual Check, V = Void Check

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jessica Blair, Communications Director / City Clerk

TITLE: **STATE AND FEDERAL ADVOCACY SERVICES AGREEMENT WITH TOWNSEND PUBLIC AFFAIRS, INC.**

RECOMMENDATION:
Adopt a resolution authorizing the City Manager to enter into an agreement with Townsend Public Affairs, Inc. (TPA), to provide state and federal advocacy services for a period of one year at an amount of $60,000.

FISCAL IMPACT:
The cost of the agreement is $60,000. This amount has been included in the FY 2021-22 operating budget.

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

BACKGROUND:
In early 2016, the City Council identified the pursuit of grant funding opportunities related to ongoing City operations and capital improvement projects as a priority. Following the determination that it was not practical to accomplish this with in-house staff, the City released a request for proposals. Townsend Public Affairs, Inc. was selected as the firm who was most qualified to provide the services requested in the request for proposals, and the City and Townsend have since entered into annual agreements, the last of which expired on December 31, 2021. Starting with the 2018-2019 agreement, Townsend also provides the City with legislative advocacy services. Beginning this year, the City and Townsend have modified the agreement to include federal advocacy in addition to state, while maintaining advocacy for grants.

DISCUSSION:
TPA's scope of work for legislative advocacy includes working closely with staff to develop legislative strategy, implement legislative strategy, build and leverage relationships, plan

ordinance advocacy trips, track legislation, craft testimony and position letters, prepare and file lobbying disclosure reports, and draft bill language. TPA and staff also work closely with the City Council Legislative Affairs Subcommittee.

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

- On behalf of the City of Half Moon Bay, Townsend Public Affairs closely tracked and provided updates on over 40 pieces of legislation falling under the prescribed priority areas of the City's Adopted Legislative Platform.
- TPA worked with City staff to write formal letters with constructive feedback or suggestions on 15 policy bills, where the City Council or the Legislative Subcommittee had instructed.
- TPA testified in Legislative Committee hearings on behalf of the City of Half Moon Bay for the bills in which the City took formal positions.
- TPA provided formal legislative reports every month for the Mayor and Council, through the City Clerk's office.
- TPA provided weekly legislative updates, including updates on all emergency and regulatory matters pertaining the COVID-19 pandemic, to the City Manager's office and the Communications Director / City Clerk and often communicated via phone or email more frequently.
- TPA appeared before both the Legislative Subcommittee and the Full Council multiple times to present on State Legislation, Regulatory Proceedings, the Budget Process, and to answer questions or address relevant issues that Council and Staff has identified related to the State Legislature.
- TPA also appeared before Council to outline relevant priority programs through the Federal Infrastructure Investments and Jobs Act (IIJA).
- TPA worked with City Staff on an application for submittal to Congresswoman Speier for the HWY 1 Project. The Congresswoman did put forward the request of $1,000,000 into the Federal Surface Transportation Reauthorization Act, though all community-focused direct allocations were ultimately removed from that Act, regardless of merit. TPA has now submitted for additional funding priorities to Rep. Speier as well as Senators Padilla and Feinstein for the FY 23 Appropriations Process.
- TPA worked with the City Manager, City Staff, and the Office of Assemblymember Berman to advocate for and secure $4.75 million dollars in funding for the City's Carter Park Renovation Project through the 2021 State Budget Process.

Staff recommends the City Council authorize the City Manager to execute an agreement with TPA for an additional year of grant and legislative advocacy services, with enhanced scope of work, at an amount of $60,000.

ATTACHMENT:
Resolution authorizing the City Manager to enter into a one-year agreement with Townsend Public Affairs, Inc to provide grant writing and advocacy services in an amount of $60,000

Resolution No. C-2022-____

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

WHEREAS, in January 2021, the City of Half Moon Bay entered into an agreement with Townsend Public Affairs, Inc. for grant writing services; and

WHEREAS, that agreement expired December 31, 2021; and

WHEREAS, TPA has been working in good faith while the contract terms and scope of work were renegotiated; and

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

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to enter into a one-year agreement with Townsend Public Affairs, Inc. for legislative advocacy services in the amount of $60,000.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April, 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

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

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

TITLE: **FINAL ACCEPTANCE OF THE 2022 SIDEWALK REPLACEMENT PROJECT**

RECOMMENDATION:
By resolution, authorize the City Manager or his designee to file a Notice of Completion for the 2022 Sidewalk Replacement Project (Project) and release the retention funds thirty (30) days after recordation of the Notice of Completion.

FISCAL IMPACT:
The approved contract award was $59,746.75 with an additional $5,975.00 in contingency funding, totaling an authorized amount of $65,721.75 for the project. The total cost of the construction of the project is $64,199.25. In order to fully fund this project, funds were taken from three (3) separate programs in the Capital Budget: the Sidewalk Replacement and Repair Program (0562), the ADA Transition Plan Implementation Program (0601) and the Pavement Management and Traffic Safety Program (0514). The total cost of construction for this project was less than total budgeted and there are sufficient funds in the Capital Budget.

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

BACKGROUND:
Locations of interest for the 2022 Sidewalk Replacement Project were within the Downtown Corridor, south of the Downtown Corridor, Arleta Park Area, and the Kehoe Neighborhood. At these locations, City Staff identified dangerous tripping hazards that need to be addressed and replaced to allow safe and compliant ADA access. After noting the major locations and collecting data, City Staff estimated the overall project to be $55,000.00. Considering the project estimate and according to the purchasing policy adopted on March 3, 2021, competitive bidding was not required. Instead, City Staff request informal bids, and no bid opening was

held. The purchasing policy also stated that City Council Action was not required for this contract due the amount.

City Staff presented the project plans and specifications to three (3) firms that has recently worked with the City of Half Moon Bay. On January 13, 2022, City Staff provided the project plans and specifications to Golden Bay Construction, Andreini Brothers, and JJR Construction. The due date for informal bids were February 3, 2022, by 5:00 PM. Prior to the due date, City Staff received three (3) informal bids, and has decided to proceed to contract with the lowest apparent bidder, Golden Bay Construction. The bids and project engineer's estimate are summarized as follows:

Bidder	Total
Engineer's Estimate	$55,000.00
Golden Bay Construction	$59,746.75
Andreini Brothers	$64,465.00
JJR Construction	$74,000.00

DISCUSSION:
Construction work occurred towards the end of February 2022 throughout the middle of March 2022. Throughout construction, additional locations and quantities were added through a change order and was approved by all necessary City Staff. Overall, this project completed needed concrete sidewalk repairs at over 30 locations citywide, addressing safety and tripping hazards that could not be addressed without replacement. This project is now complete and has remained under the allocated budget for the project.

Staff recommends City Council to authorize the City Manager or his designee to file a Notice of Completion and release the retention funds thirty (30) days after recordation of the Notice of Completion.

ATTACHMENT:
Resolution approving final acceptance of the 2022 Sidewalk Replacement Project

Resolution No. C-2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FILE A NOTICE OF COMPLETION FOR THE 2022 SIDEWALK REPLACEMENT PROJECT AND RELEASE THE RETENTION FUNDS THIRTY (30) DAYS AFTER RECORDATION OF THE NOTICE OF COMPLETION

WHEREAS, City Staff identified tripping hazards that need to be replaced within City Limits to allow safe and compliant ADA access of existing public sidewalks and estimated a project based on the most severe sidewalk conditions; and

WHEREAS, considering the project estimate and the purchasing policy adopted on March 3, 2021, competitive bidding was not required and within the City Manager's authority; and

WHEREAS, prior to the due date and time for informal bids of February 3, 2022, at 5:00 PM, City Staff received three (3) informal bids; and

WHEREAS, City Staff proceeded to contract with the lowest apparent bidder, Golden Bay Construction, for a contracted amount of $59,746.75 with $5,975.00 for contingencies, totaling an authorized amount of $65,721.75; and

WHEREAS, construction started at the end of February 2022 and all improvements were completed in March 2022 for a total amount of $64,119.25 completed needed concrete sidewalk repairs at over 30 locations Citywide; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager or his designee to accept the 2022 Sidewalk Replacement Project as complete and file a Notice of Completion, and authorizes staff to release the retention funds thirty (30) days after recordation of the Notice of Completion.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 2022 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST: APPROVED:

_____ _____

Jessica Blair, City Clerk

Debbie Ruddock, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Lisa Lopez Rossi, Administrative Services Director
John Doughty, Public Works Director

TITLE: **JOB CLASSIFICATION AND SALARY SCHEDULE FOR MAINTENANCE ASSISTANT POSITION**

RECOMMENDATION:
Adopt a resolution establishing the job classification and salary schedule for the Maintenance Assistant position.

FISCAL IMPACT:
The cost for this position is $90,600 annually. Funding was allocated during the Fiscal year 21-22 mid-year budget adjustments done in March 2022.

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

BACKGROUND/DISCUSSION:
Chapter 2.50 of the Half Moon Bay Municipal Code establishes the procedures for the City Manager, as Personnel Officer, to create and revise a position classification plan. Requests for the creation of a new class or reclassification of an existing class can be made by a department head to the Personnel Officer, or by the Personnel Officer. After review, the Personnel Officer submits the new job specification, class title and salary range to the City Council to be considered for addition to the Classification Plan. The new class is officially established upon adoption by the City Council.

At the onset of the pandemic, the City experienced financial uncertainty and along with other budgetary measures, froze the hiring of a vacant maintenance worker position.

However, over the past few years, there has been a significant increase in summertime weekend visitors to Half Moon Bay, which includes the local beaches. The result of this increase has been a significant increase in trash – both deposited in city-maintained cans as well as litter

accumulation. The City's approach to dealing with this situation was to create a part-time Maintenance Assistant to assist with trash collection and weekend coverage.
The classification was a temporary position with the incumbent only working from May through October. This position focused on (Thursday, Friday, Saturday and Sunday) services to City beaches, parks and downtown during Spring/Summer seasons while also assuming a variety of additional tasks when needed.

After much consideration, the Public Works Department found that making this classification a full-time benefitted position would assist not only with the weekend workload but also current workload during the work week to provide maintenance staff the time during the week to address critical maintenance and capital repair of these and other facilities.

During the mid-year process, Council approved the reinstatement of the frozen vacant maintenance worker position as mentioned previously. After consideration of the above, staff is requesting the creation of the full-time Maintenance Assistant and would represent a cost-savings as it will be filled in lieu of the Maintenance Worker position.

ATTACHMENT:
Resolution with Job Specification

Resolution No. C-2022-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE ESTABLISHMENT OF THE CLASSIFICATION AND SALARY SCHEDULE FOR MAINTENANCE ASSISTANT.

WHEREAS, Chapter 2.50 of the Half Moon Bay Municipal Code establishes a personnel system and procedures for the administration of personnel matters; and

WHEREAS, said Chapter requires that the City Manager, as personnel officer, prepare and recommend to the City Council a position classification plan, class specifications, and revisions thereto; and

WHEREAS, said Chapter requires that personnel rules and policies be adopted by resolution of the City Council; and

WHEREAS, the proposed classification have been prepared and is attached as EXHIBIT A.

NOW, THEREFORE, BE IT RESOLVED THAT the Classification Plan is hereby created for the Maintenance Assistant classification; the City Council of Half Moon Bay approves the classification specifications attached hereto as Exhibit A and incorporated herein by this reference; and the salary schedule shall be established as follows:

Maintenance Assistant	39-130	4,037	4,239	4,451	4,674	4,908

****

I, the undersigned, hereby certify that the foregoing resolution was duly passed and adopted on the 19th day of April, 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

Job Specification

Class Title: MAINTENANCE ASSISTANT

Status: Non-Exempt

Department: Public Works/ Maintenance

Reports To: Public Works Superintendent or designee

Employee Group: International Union of Operating Engineers Stationary, Local 39, AFL-CIO

Adopted by City Council/Resolution Number:

Modified:

DEFINITION

Under the close to general direction, perform a variety of unskilled and semi-skilled tasks in the maintenance of City parks, facilities, and equipment.

SUPERVISION RECEIVED/EXERCISED

The Maintenance Assistant receives supervision from the Public Works Superintendent or designees. May receive direction from a Senior Maintenance Worker. When working weekend shifts, employee typically works without supervision.

DISTINGUISHING CHARACTERISTICS

IMPORTANT AND ESSENTIAL DUTIES

Essential responsibilities and duties may include, but are not limited to, the following:

1. Wash windows, clean restrooms, and replenish supplies.
2. Empty waste receptacles both outdoors and indoors (if needed).
3. Assist in maintaining landscaped areas including parks and paths, playgrounds, and city facilities such as various buildings used by the public.
4. Assist in mowing and watering, weeding and pruning, fertilizing and spraying.
5. Assist with sprinkler repairs, picking up litter and clearing debris.
6. May assist with concrete work, building maintenance and light repairs.
7. Work varying days of the week and weekends, with some flexibility with start and end times, depending on available supervision and assignments.
8. When working weekend shift, duties are generally confined to trash removal and standard maintenance tasks.

9. Performs related duties and responsibilities as required.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Basic techniques, tools and equipment used in park maintenance.
- Basic methods and techniques of park maintenance.
- Basic customer service techniques.
- Basic safe work practices.

Ability to:

- Perform heavy physical labor in all weather conditions.
- Understand, respond to and follow written and verbal instructions in English.
- Write entries in work logs and report forms.
- Apply safe work practices including injury prevention.
- Lift a minimum of 60 pounds.
- Operate a variety of maintenance tools and equipment in a safe and effective manner.
- Establish and maintain effective working relationships with those contacted in the course of work.
- Work independently and use sound judgment when doing so.

EDUCATION AND EXPERIENCE

Sufficient education and experience to satisfactorily perform the duties of this classification are required. Any combination of experience and training that would likely provide the required knowledge and abilities would be qualifying.

PHYSICAL DEMANDS

Employees must be able to maintain physical condition necessary for sitting, walking, and standing for extended periods of time; some stooping, crawling, crouching, and climbing; maintain concentration and the capability to make sound decisions; maintain effective audio/visual discrimination and perception to the degree necessary for the successful completion of assigned duties.

WORKING CONDITIONS

Employees work outdoor; travel from site to site; exposure to noise, dust, grease, smoke, fumes, gases, traffic, and inclement weather conditions.

LICENSES, CERTIFICATES AND REGISTRATIONS

Possession a valid California Class “C” Driver's License and satisfactory driving record.

USINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2021**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

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

TITLE: **FINAL ACCEPTANCE OF THE HIGHWAY 1 SAFETY AND OPERATIONAL IMPROVEMENTS PROJECT (CIP PROJECT NO. 523)**

RECOMMENDATION:
By resolution, authorize the City Manager or his designee to file a Notice of Completion for the Highway 1 Safety and Operational Improvements - South Project (Project) and release the Project Retention Funds and Project Performance Bond and Labor and Materials Bond thirty (30) days after recordation of the Notice of Completion.

FISCAL IMPACT:
The City Council approved construction contract award was $3,586,000 with an additional $235,000 in contingency funding for a total of $3,821,000. The total cost of the construction was $3,721,478.94. The total construction contract expenditure was less than total budgeted and there are sufficient funds in the Capital Budget under CIP Project No. 523 to cover the cost of the project. Per the prior agreements, San Mateo County Transportation Authority is reimbursing the City for a total of $3,640,000 for the construction costs.

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

BACKGROUND:
On July 21, 2022, by Resolution C-2020-75, the City Council awarded a construction contract to Redgwick Construction of Newark, California, in the amount of $3,586,000 for Highway 1 Safety and Operational Improvements - South Project. The resolution also allocated $185,000 for contingency costs.

On December 7, 2021, the City Council adopted Resolution C-2021-03 which authorized an additional $50,000 contingency funding for the Project to complete remaining punch list items and Seymour Street repairs.

The Project consisted of improvements for a new signalized intersection at South Main Street/Higgins Canyon Rd and Highway 1, safe crossings for pedestrian and bicyclists to connect with Naomi Patridge Trail as well as extensive drought-tolerant landscaping and two curved concrete entry structures to welcome residents and visitors.

Per prior funding agreements between the City and San Mateo County Transportation Authority (SMCTA), the City is being reimbursed by SMCTA for the construction cost of the project in the amount of $3,640,000.

The Contractor has completed the work to the satisfaction of the City Engineer for a total construction cost of $3,721,478.94 and has provided a one-year maintenance bond.

DISCUSSION:
This project is complete. The one-year maintenance bond is adequate to ensure the work products perform as expected.

Staff recommends City Council authorize the City Manager or his designee to file a Notice of Completion and release the Project Retention Funds and the Performance and Labor and Materials Bonds thirty (30) days after recordation of the Notice of Completion.

ATTACHMENT:
Resolution approving final acceptance of the Highway 1 Safety and Operational Improvements - South Project

Resolution No. C-2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FILE A NOTICE OF COMPLETION FOR THE HIGHWAY 1 SAFETY AND OPERATIONAL IMPROVEMENTS - SOUTH PROJECT (PROJECT), AND RELEASE THE PROJECT RETENTION FUNDS AND PROJECT PERFORMANCE AND LABOR AND MATERIALS BONDS THIRTY (30) DAYS AFTER RECORDATION OF THE NOTICE OF COMPLETION

WHEREAS, on July 21, 2022, the City Council adopted Resolution C-2020-75 to award a construction contract for CIP No. 523, the "Highway 1 Safety and Operational Improvements - South" (Project) to Redgwick Construction Inc. of Newark, California, in the amount of $3,586,000; and

WHEREAS, Resolution C-2020-75 also authorized contingency funding in the amount of $185,000, equal to 5% of the contract award for the Project; and

WHEREAS, on December 7, 2021, the City Council adopted Resolution C-2021-03 which authorized an additional $50,000 contingency funding for the Project to complete remaining punchlist items and Seymour Street repairs; and

WHEREAS, the Contractor has completed all improvements in compliance with the contract documents for a total amount of $3,721,478.94; and

WHEREAS, per prior funding agreements between the City and San Mateo County Transportation Authority (SMCTA), the City is being reimbursed by SMCTA for the construction cost of the project in the amount of $3,640,000; and

WHEREAS, the Contractor has provided a one-year maintenance bond.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager or his designee to accept the Highway 1 Safety and Operational Improvements – South Project as complete and file a Notice of Completion, and also authorizes staff to release the Project retention funds and the Performance and Labor and Material Bonds thirty (30) days after recordation of the Notice of Completion.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 2022 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST: APPROVED:

_____
Jessica Blair, City Clerk

_____
Debbie Ruddock, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: John Doughty, Public Works Director
Jennifer Chong, Public Works Program Manager
Todd Seeley, Public Works Superintendent

TITLE: **DOWNTOWN STREET CAN REPLACEMENT PROJECT (CIP #1010)**

RECOMMENDATION:
Adopt a resolution directing staff to:

1) Proceed with the purchase of approximately 50 Big Belly waste receptacles and install them in accordance with Phase 1 of the new downtown solid waste management plan; and
2) Remove, recycle, and/or repurpose existing street cans in the downtown area.

FISCAL IMPACT:
As part of the mid-year budget, the City Council approved the transfer of $120k from other Capital Improvement Projects to fund this new project. If approved, staff will use these funds to implement Phase 1 of the project.

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

BACKGROUND:
Over the past few years, staff have piloted several waste solutions throughout the city. In December 2017, the City entered a lease agreement with Big Belly for four (4) high-capacity, dual-stream compacting waste stations as part of a pilot program at Poplar Beach. By summer 2020, it was clear that the Big Belly system was not the best solution for Poplar Beach and staff relocated the units to other high-traffic areas including Mac Dutra Plaza, the Half Moon Bay Library, the Half Moon Bay Skate Park, and Carter Park. The Big Belly units have been well-received and effective in these new locations.

In response to requests from the community and the Coastside Recovery Initiative (CRI) to improve the streetscape in the downtown area, staff convened a multi-organizational, cross-

department working group in May 2021 focused on street cans. This working group consisted of representatives from the City Manager's Office, Public Works Department, Downtown Business Association, Chamber of Commerce, and Republic Services.

The working group met almost monthly with the goal of finding a cost-effective, functional, and aesthetically pleasing waste container to use in the downtown area. When attempts to find a desirable container on the market were unsuccessful, Republic Services offered to design and fabricate a prototype station for the City. Unfortunately, the prototype was far more difficult to design and costly to fabricate than original anticipated, leading the group to reconsider the effort.

In October 2021, staff notified Big Belly that the City did not intend on extending its contract due to the high, ongoing cost of the lease. Staff expressed interest in purchasing the units outright but were told that Big Belly was not set-up to offer purchases at that time.

In January 2022, Big Belly notified staff that they were piloting a new business model that allowed customers to customize and purchase Big Belly units for approximately $2,000 per unit. Staff drafted a proposal for the purchase and installation of 2- and 3-stream Big Belly units strategically placed throughout the downtown and brought it to the working group, Downtown Business Association, and Architectural Advisory Committee for feedback. All groups expressed support for the project to move forward.

DISCUSSION:

The City of Half Moon Bay strives to create a clean, welcoming, and vibrant downtown that welcomes locals and visitors alike. A functional solid waste management plan is critical to achieving this goal. Currently, the City's waste management plan consists of mismatched street cans and carts that reflect the many waste solutions that have been piloted over the last five years. Previous attempts to create a uniform waste system were delayed due to many factors including cost and the lack of a desirable street can option readily available on the market.

Big Belly's new business model that allows the purchase of their products is far more cost-effective for the City and their unit pricing is competitive with waste receptacles currently available on the market, despite recent impacts to the global supply chain. Big Belly units have also been positively received in the downtown area, which will help make the transition to the use of these containers exclusively in the downtown area easier.

Phase 1 of the project includes the removal of all existing street cans in the downtown area in exchange for strategically placed 2- and 3-stream Big Belly waste stations on street corners. Phase 1 includes the installation of 39 Big Belly stations (see Attachment 2). Staff will closely monitor the roll out of the new waste management plan and will use surplus waste stations to address new "hot spots" areas and replace units as they break. Staff is not recommending a 1-for-1 replacement as many of the existing stations impede ADA accessibility on the sidewalks and the new stations will have a larger footprint due to its multi-stream configuration, which will support the City's ongoing efforts to comply with new state mandate, SB 1383.

Staff is also recommending that the City purchase standard capacity (SC) Big Belly units, instead of the high capacity (HC) compacting stations. HC stations are significantly more expensive than SC stations and require an ongoing subscription to Big Belly's cloud-based software, SMART, to function properly. SC stations will look nearly identical to the existing HC Big Belly units deployed throughout the city, except the solar panels on top of the stations will be replaced with a solid plate. The SC stations will still include a foot pedal and color-coded hopper and will feature customized decals that highlight waste items commonly generated in the downtown area on the front panel. Finally, the interior lift bins inside the units have been tested for compatibility with Republic Service collection vehicles and Republic has agreed to service the new Big Belly units as part of their current Franchise Agreement at no additional cost to the City.

ATTACHMENTS:

1. Resolution
2. Phase 1 Map – Proposed Locations

Resolution No. C-2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A PURCHASE ORDER WITH BIG BELLY FOR THE DOWNTOWN STREET CAN REPLACEMENT PROJECT (#1010) AND COMMENCE INSTALLATION UPON DELIVERY

WHEREAS, the City desires to provide a clean and vibrant downtown to attract locals and visitors; and

WHEREAS, a functional waste management plan is essential to a clean and vibrant downtown; and

WHEREAS, the current downtown waste management plan utilizes several street can designs at inconsistent location; and

WHEREAS, the City would like to implement a new waste management plan that standardizes both the type and location of solid waste receptacles in the downtown area; and

WHEREAS, staff has pilot Big Belly waste containers at multiple locations throughout the City and have found it to be effective and well-received in the downtown area; and

WHEREAS, Big Belly offers a unique combinations of functionality and aesthetics with its fully enclosed unit, foot pedal, color-coded hoppers, interior lift bin and customization options that are not available from any other company; and

WHEREAS, the price per Big Belly unit is competitive with other potential replacement currently available on the market;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager or his designee to proceed with Phase 1 of the Downtown Street Can Replacement Project, which includes the purchase and installation of new, Big Belly waste containers and the implementation of a new downtown waste management plan.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 2022 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

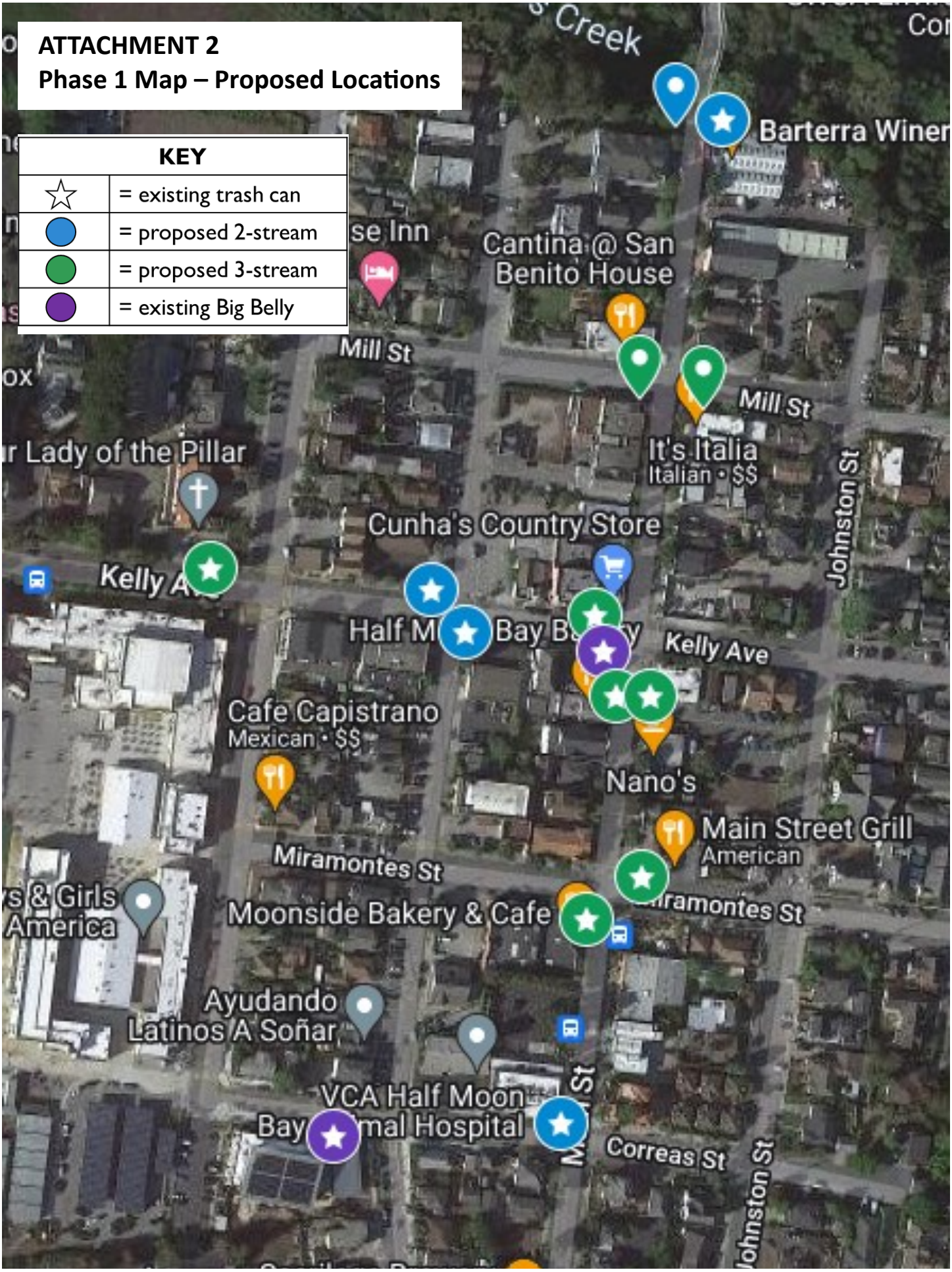
ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST: APPROVED:

_____	_____
Jessica Blair, City Clerk	Debbie Ruddock, Mayor

ATTACHMENT 2
Phase 1 Map – Proposed Locations



BUSINESS OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and Council Members

VIA: Bob Nisbet, City Manager

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

TITLE: **EASEMENTS FOR COASTSIDE COUNTY WATER DISTRICT WATER MAIN CONSTRUCTION UNDER PILARCITOS CREEK AT OAK AVENUE PARK**

RECOMMENDATION

The City Council by resolution:

1) Authorize the City Engineer to complete his review of the plat and legal description for permanent and temporary easements; and
2) Authorize the City Attorney to review and approve as to form the permanent and temporary easements; and
3) Authorize the City Manager to execute permanent and temporary easements based upon review and approval of the City Engineer and City Attorney and accept payment from Coastside County Water District (CCWD) for the approved appraised value of the easements.

FISCAL IMPACT:

The Water Main Project is being undertaken by CCWD and is being funded by their Capital Improvement Program. The City will be paid appraised value for the permanent and temporary easements necessary to complete and maintain the water main. The City has received an appraisal indicating the value of easements at $61,000. The City will be reviewing the appraisal along with final easement documents provided by CCWD.

STRATEGIC ELEMENT:

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

BACKGROUND:

The CCWD is proposing to replace a section of an aging, approximately 75-year-old, 8-inch diameter water line under Pilarcitos Creek with a new 8-inch water line. No increase in capacity is proposed. The old water line will be abandoned in place. The approximately 450-foot-long replacement pipeline would be installed primarily using horizontal directional drilling (HDD). The

north end of the proposed creek crossing is in the paved parking lot behind Safeway, in the Strawflower Village shopping center. The south end of the proposed crossing is in Oak Avenue Park along the north side of Oak Avenue. Limited open trenching will be used at either end to connect the new line to the water system. Staging areas will be in the asphalt parking lot behind the shopping center, on portions of the maintained lawn of Oak Avenue Park and Pilarcitos Avenue to the south. All surface disturbance will be limited to developed areas. The new pipe would be installed with a 20-ft minimum depth of cover below the creek bed.

The project is necessary because the existing water main has reached its predicted useful lifespan. It is one of only two water mains supplying water to the area south of Pilarcitos Creek, including downtown. If this water main were to fail, approximately 40 percent of the City would be without water. Furthermore, depending on the location of the failure, an emergency repair could cause substantially more environmental damage if it required trenching within Pilarcitos Creek and associated riparian areas.

CCWD indicates that construction of the proposed project will require approximately two months. Work would be conducted between the hours of 7 a.m. and 6 p.m. Monday through Friday, 8 a.m. to 6 p.m. on Saturdays, and 10 a.m. to 6 p.m. on Sundays and holidays unless otherwise approved in writing by the City of Half Moon Bay Director of Public Works/City Engineer. Equipment used during construction will include an excavator, drill rig, front loader, mud mixing plant, and separation plant as well as vehicles necessary for transportation of equipment and employees. The project will require temporary closure of some parking along the Oak Avenue and the Park. CCWD will be required to provide notice to neighbors in the vicinity and to address any noise issues or other complaints.

The project consists of replacement of an aging water main. The replacement is equal size as the existing main and will not increase system capacity. Similar projects are frequently exempt from Coastal Development Permit requirements. However, due to proximity to Pilarcitos Creek and associated riparian vegetation, which are classified as an environmentally sensitive habitat area (ESHA), the project was deemed to be subject to coastal development permit (CDP) approval by the City of Half Moon Bay (City). Under the California Environmental Quality Act (CEQA), the Coastside County Water District (CCWD) is the Lead Agency responsible for environmental review. Pursuant to CEQA requirements, CCWD prepared an Initial Study / Mitigated Negative Declaration (IS/MND). The IS/MND was submitted to the State Clearinghouse, where it was circulated to agencies and interested parties for comment. On November 9, 2021 the CCWD Board of Directors adopted the IS/MND.

On December 14, 2021, the Planning Commission issued a Coastal Development Permit (CDP) for the project. The CDP was not appealed and is now effective.

The CCWD Board of Directors awarded a construction contract for the project on April 12, 2022 to Golden Bay Construction.

DISCUSSION:
The City has worked closely with CCWD throughout the design and permitting process. Public Works staff has reviewed the construction design and will continue to work with the District and their contractor to protect Oak Avenue Park, Oak Avenue and the area residents. The project is subject to CDP Conditions of approval, mitigation measures and encroachment permitting from the City which are intended to protect all parties.

The proposed water main will extend from the rear parking lot of the Safeway Grocery Store, easterly under Pilarcitos Creek to Oak Avenue. The water main will be located a minimum 20-feet below the creek bed of Pilarcitos Creek. The City of Half Moon Bay owns the property located between Safeway and Oak Avenue.

In order for CCWD to construct the water line two distinct easements are required. First, a temporary easement is needed to allow the temporary construction of a receiving pit for the contractor. The project involves a "jack and bore" operation with primary staging and work being conducted in Safeway parking lot. Secondly, CCWD is requesting to acquire a permanent easement from the City to allow the placement, operation and maintenance of the water line within City-owned property within Oak Avenue Park and the abutting lands to the north (between Oak Park and Safeway). The easement also alerts others to the presence of public utilities should future development occur in the area of Oak Avenue Park.

CCWD is in the process of finalizing the plats and legal descriptions for both temporary and permanent easements. Construction commencement is dependent upon these easements and staff is recommending that the City Council approve the resolution authorizing staff to approve the final easements and ultimately authorizing the City Manager to execute the easements.

ATTACHMENTS:
1. Resolution
2. Offer Letter from CCWD
3. Appraisal

Resolution No. C-2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE TEMPORARY AND PERMANENT EASEMENTS AND ACCEPT PAYMENT FOR SUCH EASEMENTS FOR THE COASTSIDE COUNTY WATER DISTRICT WATER MAIN PROJECT AT AND ADJACENT TO OAK PARK

WHEREAS, Coastside County Water District (CCWD) is proposing to replace an aging water line to serve residents of Half Moon Bay; and

WHEREAS, CCWD has designed and received Coastal Development Permit approval to construct a 450 foot replacement water line between Safeway Market and Oak Avenue; and

WHEREAS, the water line will be located within lands owned by the City; and

WHEREAS, temporary and permanent construction easements are needed from the City to commence work and maintain the water line;

WHEREAS, CCWD is finalizing the easement documents including plats and legal descriptions for final review by the City.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby: 1) Authorizes the City Engineer to complete his review of the plat and legal description for permanent and temporary easements; 2) Authorizes the City Attorney to review and approve as to form the permanent and temporary easements; and 3) Authorizes the City Manager to execute permanent and temporary easements based upon review and approval of the City Engineer and City Attorney and accept payment from CCWD for the approved appraised value of the easements.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 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

March 15, 2022

Bob Nisbet, City Manager
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Re: Offer to Acquire Property Rights
Coastside County Water District
APN: 056-300-210, 056-141-950, 960, 970

Dear Mr. Nisbet,

The Coastside County Wastewater District ("District"), seeks to acquire an underground pipeline easement and a temporary construction easement on property known as Oak Avenue Park (the "Property"), for a proposed underground pipeline replacement project ("Project"). As part of the Project, the District will install a new pipeline that will replace an existing pipeline that services the District's customers located in downtown Half Moon Bay and the southern end of the District's service area.

Public records indicate that the Property is owned by the City of Half Moon Bay, a municipal corporation (the "City"). The purpose of this letter is to extend the District's offer to acquire the appropriate property rights from the City as described below.

Compensation:

Terry Larson, a licensed appraiser with Smith and Associates, has inspected and appraised the property interests for the purpose of determining fair market value. (See the attached appraisal).

Please note that the appraisal discusses the relinquishment by the City of existing easement rights to the District and deducts $1,817 from the total compensation in consideration of those relinquished rights. This analysis was based on a title report for the Property that shows an existing easement for water main or mains recorded on August 1, 1963 in Book 4515, Page 643 of Official Records. Upon further review, we have determined that the District's 1963 easement was quitclaimed in 1984 when the adjacent Property was developed and replacement easements for the new shopping center were recorded. Therefore the City does not need to relinquish any existing rights and we will not deduct that cost from the total purchase price.

Based on the appraisal, the District has determined that the fair market value for the property rights is as follows:

Pipeline Easement:	$45,975
Temporary Construction Easement:	$12,347
Total:	$60,139
Rounded:	**$61,000**

Offer to Purchase:

Based on the appraisal, the District hereby offers to purchase the property interests for $61,000 subject to board approval at a public meeting. This offer is the full amount the District believes to be "just compensation" for the permanent and temporary construction easements and is not less than the appraisal of their fair market value.

This offer is for a permanent pipeline easement and a temporary construction easement on the property. Payment will be made when the **Grant of Easement** has been recorded on title to the property.

This offer is subject to and conditioned upon acceptable soil conditions and the absence from the property of toxic or hazardous substances and any other kind of soil or water contamination, and to the results of soils, toxic and hazardous substances investigation of the subject property at the District's expense. This offer is further subject to modification depending on the results of any investigation to the extent that the results of such investigation could have an impact on the value of the property.

If you accept this offer, please sign and return the enclosed *Agreement for the Acquisition of Permanent and Temporary Easements*. Once your response is received, final versions of the Grant of Easement and Temporary Construction Easement documents will be prepared and sent to you for signature. If you have any questions regarding this offer, please feel free to call me at 650-726-4405.

Thank you in advance, and I look forward to speaking to you.

Sincerely,

Mary Rogren
General Manager

Enclosures

- Agreement for the Acquisition of Permanent and Temporary Easements
- Appraisal
- Easement Deeds

Cc: John Doughty
Maziar Bozorginia

AGREEMENT FOR ACQUISITION OF PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS AND JOINT ESCROW INSTRUCTIONS

THIS AGREEMENT ("Agreement") is entered into this ____ day of_____, 2022, by and between the COASTSIDE COUNTY WATER DISTRICT, a county water district ("Buyer"), and the CITY OF HALF MOON BAY, a municipal corporation ("Seller"), for the acquisition by Buyer of a permanent easement ("PE") for water pipelines and related water system facilities, and a temporary construction easement or other temporary property use right ("TCE") as described herein. The Buyer desires the PE and TCE for water distribution purposes as part of its underground pipeline replacement project ("Project").

IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. AGREEMENT TO SELL AND PURCHASE. Seller is the current owner of property located in the City of Half Moon Bay, San Mateo County, California, described in Attachment 1 ("Property"). Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, upon the terms and for the consideration set forth herein, the PE and TCE (as described and depicted in Attachment 2 and Attachment 3). The PE and TCE are collectively referred to as the "Easements" and the areas affected are collectively referred to as the "Easement Area."

2. PURCHASE PRICE. The total purchase price, payable in cash through escrow, shall be the sum of

SIXTY-ONE THOUSAND DOLLARS
($61,000.00)

The purchase price reflects the fair market value of the Easements without any reduction in value due to the presence of hazardous materials (as defined in Section 14) if any.

3. CONVEYANCE OF EASEMENTS. Seller agrees to convey to Buyer the PE and TCE by Easement Deeds in substantially the same forms as attached to this Agreement as Attachment 2 and Attachment 3 ("Grant Documents").

4. ESCROW. Buyer may elect to open an escrow in accordance with this Agreement at an escrow company of Buyer's choice. This Agreement constitutes the joint escrow instructions of Buyer and Seller, and Escrow Agent to whom these instructions are delivered is hereby empowered to act under this Agreement. The parties agree to perform all acts reasonably necessary to close this escrow in the shortest possible time.

Seller shall execute and deliver the Grant Documents to Escrow Agent concurrently with this Agreement. After opening of escrow, Buyer will deposit executed Certificates of Acceptance with Escrow Agent. Buyer agrees to deposit the purchase price upon demand of Escrow Agent. Buyer and Seller agree to deposit with Escrow Agent any additional instruments as may be reasonably necessary to complete this transaction.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account(s) and may be transferred to any other such escrow trust account in any State or National Bank doing business in the State of California. All disbursements shall be made by check from such account.

5. CLOSE OF ESCROW. Escrow Agent is authorized to and shall disburse funds and deliver the Grant Documents when conditions of this escrow have been fulfilled by Buyer and Seller. The term "close of escrow" means the date necessary instruments of conveyance are recorded in the office of the County Recorder. Recordation of instruments delivered through this escrow is authorized if necessary or proper in the issuance of said policy of title insurance.

All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the parties hereto. Any amendment of, or supplement to, any instructions must be in writing.

TIME IS OF THE ESSENCE IN THESE INSTRUCTIONS AND ESCROW IS TO CLOSE AS SOON AS POSSIBLE.

6. ESCROW FEES, CHARGES AND COSTS. Buyer agrees to pay all Buyer's and Seller's usual fees, charges, and costs which arise in this escrow.

7. POSSESSION AND USE. It is the intent of this Agreement to consummate the escrow.

Buyer requires immediate possession of the Easement Area to construct the proposed Project. One of the purposes of this Agreement is to allow Buyer to proceed with the construction of the Project without delay.

In consideration of the sum to be paid to Seller and any other consideration set forth herein, Seller, effective _____, 2022, hereby grants to Buyer, its contractors, agents and all others deemed necessary by Buyer, the irrevocable and non-exclusive right to possession and use of the Easement Area including, but not limited to, the right to install, construct, reconstruct, remove, replace, repair, maintain and use a pipeline for the conveyance of water, together with valves, braces, vaults, utility boxes and other appurtenances, together with ingress and egress onto, over and across the Easement Area.

Such right of possession and use includes the right to excavate and refill ditches and/or trenches for the location or relocation of the pipeline and appurtenances, and the right to remove trees, bushes, undergrowth and other obstructions interfering with the construction, maintenance, repair, replacement and/or use of the pipeline and facilities, and the further right to mark the location of the Easement Area and the facilities within it by suitable markers set in the ground, provided that such markers shall be placed in locations which will not interfere with Seller's rights reserved hereunder.

In consideration for this irrevocable grant of possession and use, concurrently with the opening of escrow, Buyer will deposit in escrow the full cash portion of the Purchase Price. Buyer's right to possession of the Easement Area shall be conditioned upon and shall commence on the date said sum is paid into escrow.

Upon taking possession, Buyer shall be solely responsible for its use of the Easement Area and shall defend, indemnity and hold Seller harmless from and against any and all claims arising out of or related to Buyer's possession and use thereof. If Buyer does not complete the purchase of the Easement Area and this Agreement is terminated or canceled for any reason except Seller's default, Buyer shall, at Buyer's sole cost and expense, completely restore the Easement Area to its condition as existed immediately prior to Buyer taking possession under this Section 7.

8. FULL AND COMPLETE SETTLEMENT. Seller hereby acknowledges that the compensation paid to Seller through this Agreement constitutes the full and complete settlement of any and all claims against Buyer, by reason of Buyer's acquisition of the Easements, specifically including, but not limited to, any and all damage to Seller's remainder property by reason of the acquisition of the Easements or the installation of the Project in the manner proposed, the value of improvements pertaining to the realty, leasehold improvements, any and all claims of rental or leasehold value and loss of business goodwill (excluding relocation benefits, if any), and any and all claims in inverse condemnation and for pre-condemnation damages, and any and all other claims that Seller may have, whether or not specifically mentioned here, relating directly or indirectly to the acquisition by Buyer of the Easements.

9. RELEASE. Seller hereby releases and forever discharges Buyer and Buyer's directors, employees, and representatives from any and all causes of action, actions, judgments, liens, indebtedness, obligations, losses, claims, damages, liabilities and demands of any kind whatsoever, including without limitation any claim in inverse condemnation, any claim of severance damages, loss of goodwill, compensation of any kind for the taking or acquisition of the interest in the Property hereunder and any claim pertaining to construction-related dust, noise, traffic and related construction activity and lost rentals, lost income and/or lost profits or other monetary damage associated with construction of any improvements and/or arising out of the acquisition from Seller of the interests acquired herein, whether known or unknown, disclosed or undisclosed, anticipated or unanticipated, which are existing as of the date of this contract. In

connection with the foregoing releases, Seller acknowledges that it is familiar with and hereby waives the protections of Section 1542 of the California Civil Code, which reads:

> "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, which if known by him or her, would have materially affected his or her settlement with the debtor or released party."

This release shall survive the termination of this Contract unless caused by Buyer's material breach of its provisions.

10. TERM OF TCE. The right to use the TCE shall continue in effect for a period of six (6) months from the date of the written notice from Buyer to Seller pertaining to commencement of construction activity including but not limited staking, staging and other activities required by the contractor to initiate construction. All efforts shall be made to complete the described work within the prescribed period of time; however, extraordinary or unpredictable circumstances may occur which may require additional time to complete the work (i.e., rain, labor dispute, shortage of materials, etc.). It is agreed that should the actual use extend beyond the time period delineated above, the term of the TCE may be extended beyond the initial 6-month period at the option of the Buyer, and Buyer agrees to pay $3,000 per month, prorated to the actual date of Buyer's termination of use.

    The Buyer will pay the total amount owed to Seller for the extended term of the TCE, as applicable, in one lump sum payment at the end of the extended term.

11. DISCLOSURE. In the event Seller plans to sell, lease, or rent the Property prior to the completion of the Project as described in this Agreement, Seller shall inform, in writing, the Buyer.

12. PROPERTY CONDITION. Seller agrees that no improvements or use, other than those already on and in the Easement Area shall be placed or permitted thereon; and the planting of any crops, trees, or shrubs, or alterations, repairs, or additions to existing improvements within the Easement Area, which may hereafter be placed thereon or therein, are at Seller's risk and without expectation of payment if removed by Buyer or Buyer's agent.

13. EMINENT DOMAIN. Buyer requires the Easements for a public use for which Buyer could acquire the Easements through the exercise of Buyer's power of eminent domain. Seller and Buyer acknowledge that this transaction is a negotiated settlement in lieu of condemnation. Seller acknowledges that the sums received from Buyer under this Agreement constitute full payment of just compensation in eminent domain. Seller acknowledges that the amounts paid under this Agreement constitute the total amount due Seller, and that no further payments are due, owing or

payable.

14. WARRANTIES, REPRESENTATIONS. AND COVENANTS OF SELLER. Seller hereby warrants, represents, and/or covenants to Buyer that:

a. To the best of Seller's knowledge, there are no actions, suits, material claims, legal proceedings, or any other proceedings affecting the Property or any portion thereof, at law, or in equity before any court or governmental agency, domestic or foreign.

b. To the best of Seller's knowledge, there are no encroachments onto the Easements by improvements on any adjoining property.

c. Prior to the closing, Seller shall not do anything which would impair Seller's title to any of the Property.

d. To the best of Seller's knowledge, neither the execution of this Agreement nor the performance of the obligations herein will conflict with, or breach any of the provisions of any bond, note, evidence of indebtedness, contract, lease, or other agreement or instrument to which the Property may be bound.

e. Until the closing, Seller shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Section 14 not to be true as of closing, immediately give written notice of such fact or condition to Buyer.

f. Seller, at the time of execution of this Agreement, is in legal possession of the Property in fee simple absolute and is the lawful owner of and has good, indefeasible title to the Property.

g. HAZARDOUS WASTE. Neither Seller nor, to the best of Seller's knowledge, any previous owner, tenant, occupant, or user of the Property used, generated, released, discharged, stored, or disposed of any hazardous waste, toxic substances, or related materials ("Hazardous Materials") on, under, in, or about the Property, or transported any Hazardous Materials to or from the Property. Seller shall not cause or permit the presence, use, generation, release, discharge, storage, or disposal of any Hazardous Materials on, under, in, or about, or the transportation of any Hazardous Materials to or from, the Property. If Buyer incurs any costs or losses (including fines, penalties, or attorneys' fees) associated with the presence of Hazardous Materials found on the Easements, Buyer may elect to recover such costs or losses from those parties who caused or contributed to the contamination or any other patty who is legally responsible for such costs or losses. In addition, the parties specifically agree to the following:

1) Definitions.

a) Hazardous Materials. "Hazardous Materials" means any chemical, compound, material, mixture, or substance that is now or may in the future be regulated by any Environmental Laws or identified as a deleterious substance under such

Environmental Laws, including any naturally occurring substances such as radon or asbestos.

b) Environmental Laws. "Environmental Laws" means all present and future federal, state and local laws (whether under common law, statutes, ordinances, regulations, rules, administrative rules and policies, guidance, judicial and administrative orders and decrees, or otherwise), and all other requirements of governmental authorities relating to the protection of human health or the environment.

15. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same instrument.

16. JURISDICTION AND VENUE. This Agreement shall be governed by and constructed in accordance with the laws of the State of California. The parties consent to the jurisdiction of the California Courts with venue in San Mateo County.

17. ASSIGNMENT. The terms and conditions, covenants, and agreements set forth herein shall apply to and bind the heirs, executors, administrators, assigns and successors of the parties hereto.

18. COOPERATION. Each party agrees to cooperate with the other in the closing of this transaction and, in that regard, to sign any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this Agreement including, but not limited to, releases or additional agreements.

19. ENTIRE AGREEMENT, WAIVER AND MODIFICATION. This Agreement is the entire Agreement between the parties with respect to the subject matter of this Agreement. It supersedes all prior agreements and understandings, whether oral or written, between the parties with respect to the matters contained in this Agreement. Any waiver, modification, consent or acquiescence with respect to any provision of this Agreement shall be set forth in writing and duly executed by or on behalf of the party to be bound thereby. No waiver by any party of any breach hereunder shall be deemed a waiver of any other or subsequent breach.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year set forth below.

MAILING ADDRESS OF SELLER

_____

CITY OF HALF MOON BAY

By:_____
Name:
Title:

Date:_____

MAILING ADDRESS OF BUYER

Coastside County Water District

766 Main Street
Half Moon Bay, CA 94019
Attn: General Manager

COASTSIDE COUNTY WATER DISTRICT

By:_____
Name: Mary Rogren
Title: General Manager

Date:_____

ATTACHMENT 1
Property Legal Description

PARCEL I: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PILARCITOS CREEK WITH THE WESTERLY LINE OF THAT CERTAIN RIGHT OF WAY AND EASEMENT, DESCRIBED IN THE DEED OF EASEMENT TO THE COASTSIDE COUNTY WATER DISTRICT, RECORDED AUGUST 1, 1963 IN BOOK 4515 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 644 (22577-W), SAID CENTER LINE OF PILARCITOS CREEK ALSO BEING THE GENERAL SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN THE DEED TO RAYMOND T. WHITNEY, ET AL, RECORDED MAY 24, 1962 IN BOOK 4214 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 600 (74612-U); THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTER LINE OF PILARCITOS CREEK THE FOLLOWING COURSES AND DISTANCES NORTH 34° 46' 16" WEST 41.05 FEET; NORTH 14° 31' WEST 68 FEET; NORTH 18° 15' WEST 52 FEET, NORTH 57° 37' WEST 87 FEET, SOUTH 64° 28' WEST 71 FEET. COUTH 27° 56' WEST 82 FEET, SOUTH 36° 00' WEST 137.54 FEET, NORTH 54° 00' WEST 30.70 FEET, NORTH 23° 53' WEST 109.50 FEET, NORTH 59° 23' WEST 111.50 FEET, AND NORTH 73° 21' 45" WEST 197.90 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS OF RAYMOND T. WHITNEY (74612-U); THENCE LEAVING SAID CENTER LINE AND ALONG THE NORTHWESTERLY LINE IF SAID LANDS OF RAYMOND T. WHITNEY, NORTH 40° 33' 42" EAST TO THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN PARCEL ONE OF THE DEED FROM SEVEN ACRES CO., A LIMITED PARTNERSHIP TO STRAWFLOWER ASSOCIATES, A GENERAL PARTNERSHIP, RECORDED MARCH 15, 1974 IN BOOK 6571 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 387 (24147-AH); THENCE ALONG THE GENERAL SOUTHERLY LINE OF THE LAST MENTIONED PARCEL ONE, SOUTH 80° 26' 08" EAST 300.97 FEET AND NORTH 68° 45' EAST 232.58 FEET TO THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY AND EASEMENT, GRANTED TO THE COASTSIDE COUNTY WATER DISTRICT, (22577-W) FIRST ABOVE MENTIONED; THENCE ALONG SAID SOUTHWESTERLY AND WESTERLY LINE OF SAID RIGHT OF WAY, SOUTH 49° 26' 18" EAST 105.31 FEET; SOUTHERLY LONG THE ARC OF TANGENT CURVE TO THE RIGHT, WITH RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE 40° 26' 18", AN ARC DISTANCE OF 52.94 FEET AND TANGENT TO THE PRECEDING CURVE SOUTH 9° 00' EAST 163.37 FEET TO THE POINT OF BEGINNING.

EXCEPTING THERE FROM ALL THAT PORTION THEREOF DESCRIBED IN THE DEED DATED FEBRUARY 19, 1992, FROM THE CITY OF HALF MOON BAY TO THERESA M. HIPPELI S TRUSTEE UNDER THE HIPPELI FAMILY TRUST AGREEMENT DATED MAY 20, 1986, RECORDED MARCH 2, 1992 AS INSTRUMENT NO. 92027868, RECORDS OF SAN MATEO COUNTY.

TRACT II:
THAT REAL PROPERTY SITUATED IN THE CITY OF HALF MOON BAY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AS DESCRIBED IN THE DEED DATED NOVEMBER 25, 1991, FROM THERESA M. HIPPELI, INDIVIDUALLY AND AS TRUSTEE UNDER THE HIPPELI FAMILY TRUST AGREEMENT DATED MAY 20, 1986 TO THE CITY OF HALF MOON BAY, RECORDED MARCH 18, 1992 AS INSTRUMENT NO. 92038185, RECORDS OF SAN MATEO COUNTY.

APN: 056-300-210 AND JPN: 056-030-300-030

PARCEL ONE:
THAT REAL PROPERTY SITUATED IN THE CITY OF HALF MOON BAY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND BEING A PORTION OF LOTS 24 THROUGH 37 IN BLOCK 6, AS SHOWN ON THAT MAP ENTITLED, "PILARCITOS PARK, HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA", AS FILED IN VOLUME B OF MAPS AT PAGE 35 AND COPIED INTO VOLUME 3 OF MAPS AT PAGE 94, RECORDS OF SAN MATEO COUNTY, ALSO A PORTION OF THAT 1.29 ACRE PARCEL QUITCLAIMED TO THE CITY OF HALF MOON BAY BY DEED DATED JANUARY 14, 1976

AND RECORDED IN VOLUME 7026 OF OFFICIAL RECORDS AT PAGES 188 AND 189, RECORDS OF SAN MATEO COUNTY AND SAID PORTIONS LYING GENERALLY SOUTHERLY OF THE CENTERLINE OF PILARCITOS CREEK AS IT EXISTED IN AUGUST OF 1989, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THAT DEED FROM MIRO INVESTMENTS TO WHITNEY AND PETERSEN, DATED MAY 24, 1962 AND RECORDED IN VOLUME 4214 OF OFFICIAL RECORDS AT PAGES 600 AND 601, SAN MATEO COUNTY RECORDS, THENCE SOUTH 40° 33' 45" WEST ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID PARCEL A DISTANCE OF 17.00 FEET TO THE CENTERLINE OF PILARCITOS CREEK AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DOWN THE CENTERLINE OF PILARCITOS CREEK THE FOLLOWING COURSES AND DISTANCES; NORTH 23° 36' 27" WEST, 23.61 FEET; NORTH 14° 12' 52" WEST, 41.95 FEET; NORTH 25° 48' 37" WEST, 39.85 FEET; NORTH 18° 31' 19" WEST, 41.14 FEET; NORTH 0° 50' 30" WEST, 31.34 FEET; NORTH 17° 48' 56" WEST, 22.38 FEET; NORTH 54° 29' 11" WEST, 39.50 FEET; NORTH 56° 36' 33" WEST, 26.17 FEET; NORTH 56° 30' 16" WEST, 23.61 FEET; NORTH 77° 51' 38" WEST. 28.21 FEET; SOUTH 63° 30' 07" WEST, 32.17 FEET; SOUTH 46° 44' 56" WEST, 35.41 FEET; SOUTH 30° 03' 46" WEST, 35.04 FEET; SOUTH 22° 17' 00" WEST, 36.16 FEET; SOUTH 14° 18' 33" EAST, 36.76 FEET; SOUTH 26° 36' 57" WEST, 37.78 FEET; NORTH 83° 13' 15" WEST, 27.34 FEET, AND NORTH 80° 00' 46" WEST, 42.21 FEET TO A POINT WHERE THE CENTERLINE OF PILARCITOS CREEK INTERSECTS THE WESTERLY PROPERTY LINE OF SAID LOT 37, THE SOUTHWESTERLY CORNER OF SAID LOT BEARS SOUTH 8° 04' WEST, 113.35 FEET.

PARCEL TWO:
LOTS 22 AND 23 IN BLOCK 6, ALL AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PILARCITOS PARK, HALF MOON BAY, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON DECEMBER 18, 1905 IN BOOK "B" OF ORIGINAL MAPS AT PAGE 35 AND COPIED INTO BOOK 3 OF MAPS AT PAGE 94.

APN: 056-141-950, 056-141-960, 056-141-970

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Instrument is exempt from Recording Fees
(Gov't Code Section 27383)

Grant of Easement

APN: 056-300-210, 056-141-970
Documentary transfer tax is $00.00. Exempt pursuant to Rev. and Tax Code Section 11922

The undersigned Grantor declares:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The CITY OF HALF MOON BAY, a municipal corporation ("Owner")

HEREBY GRANTS to the **Coastside County Water District,** a county water district ("District") a perpetual easement over, across, through and/or under the real property described on Exhibit A and depicted on Exhibit B, each of which is attached hereto and incorporated herein (the "Easement Area"). The Easement Area may be used for the purposes of installing, constructing, reconstructing, removing, replacing, repairing, maintaining and using a pipeline for the conveyance of water, together with valves, braces, concrete vaults and other appurtenances.

This Grant of Easement includes the right to excavate and refill ditches and/or trenches for the location or relocation of such pipelines and appurtenances, and the right to remove trees, bushes, undergrowth and other obstructions interfering with the construction, maintenance, repair, replacement and/or use of such pipelines, and the further right to mark the location of the Easement Area by suitable markers set in the ground, provided that such markers shall be placed in locations which will not interfere with Owner's rights reserved hereunder. District shall not erect permanent fences within or around the Easement Area. District shall promptly backfill any excavations made by it on the Easement Area and repair any damage it does to Owner's property.

Owner also hereby grants to District permanent access for ingress and egress over, across and through the Easement Area. District shall have the right, without notice or permit, and without prior institution of any suit or proceeding at law or equity, at all times as may be necessary to enter upon the Easement Area for the purposes described herein. Owner expressly acknowledges that District is not responsible for the maintenance of roadways or other maintenance of the Easement Area, or for drainage around, under or across the Easement Area or for facilities designed to convey drainage around, under, or across the Easement Area.

Owner reserves the right to use the Easement Area for purposes, and in ways, which will not interfere with District's full enjoyment of the rights hereby granted. Owner shall not construct any building or other structure, drill or operate any well, or plant any tree within, or place any other obstruction either above or below grade within the Easement Area, or diminish or substantially add to the earth cover over District's facilities, nor shall Owner authorize or permit any other person to do so. Owner may construct legal fences so long as such fences do not interfere with District's full enjoyment of the rights hereby granted.

CITY OF HALF MOON BAY

Date:_____

By:_____

Name:_____

Title:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of __)

On _____, before me, _____, a Notary Public, personally appeared _____, 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.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of __)

On _____, before me, _____, a Notary Public, personally appeared _____, 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.

Signature _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Easement dated _____ from the CITY OF HALF MOON BAY, a municipal corporation, to COASTSIDE COUNTY WATER DISTRICT, a county water district, is hereby accepted by order of the undersigned officer pursuant to authority conferred by Resolution No. ___ of the Board of Directors of Coastside County Water District adopted on _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

_____

_____, Secretary of the District
Coastside County Water District

EXHIBIT “A”

LAND DESCRIPTION

The land referred to herein below is situate in city of Halfmoon Bay in the County of San Mateo, State of California and is described as follows:

Waterline Easement

A portion of Lots 28 through 37 in Block 6, as shown on that map entitled “Pilarcitos Park, Half Moon Bay, San Mateo County, California”, as filed in Volume B of Maps at Page 35 and copied into Volume 3 of Maps at Page 94, records of San Mateo County, also a portion of that 1.29 acre parcel quitclaimed to the city of Half Moon Bay by deed dated January 14, 1976 and recorded in Volume 7026 of Official Records at Pages 188 and 189, records of San Mateo County and said portions lying generally southerly of the centerline of Pilarcitos Creek as it existed in August of 1989, being a uniform 20.00 foot wide strip of land, the centerline of said strip more particularly described as follows:

COMMENCING at the centerline intersection of Pilarcitos Avenue and Oak Avenue as shown on Book 90 of Maps at Pages 9 and 10 San Mateo County Records;

thence along said centerline of Oak Avenue, North 82°16’30” West, 109.35 feet;

thence leaving said centerline, North 07°43’30” East, 25.00 feet, to a point on the northerly line of said Oak Avenue, said point being the **POINT OF BEGINNING** of said strip;

thence North 07°43’30” West, 40.32 feet;

thence North 47°42’50” West, 352.37 feet to a point on the southerly line of Lot 5, recorded in Book 9 of L.L.S. Maps at page 56, San Mateo County Records, said point being North 80°49’17” West, 21.90 feet from the most southerly corner of said Lot 5 and also being the **POINT OF TERMINATION**;

Excepting therefrom any portion of said strip crossing over the land described as “Common Area Lot 2”, recorded in Book 90 of Maps at Page 9 and 10, San Mateo County Records.

The sidelines of said strip shall be lengthened or shortened as to terminate northerly at the southerly line of said Lot 5 and southerly along the northerly right of way line of Oak Avenue, being 25.00’ northerly of the centerline.

Containing 7,820 square feet.

A PLAT OF THE ABOVE DESCRIBED AREA IS ATTACHED HERETO AS EXHIBIT “B” AND BY THIS REFERENCE MADE A PART HEREOF.

The **BASIS OF BEARINGS** of this description is the center line of Oak Avenue, shown in Book 90 of Maps, at Pages 9 and 10, San Mateo County Records.

END DESCRIPTION

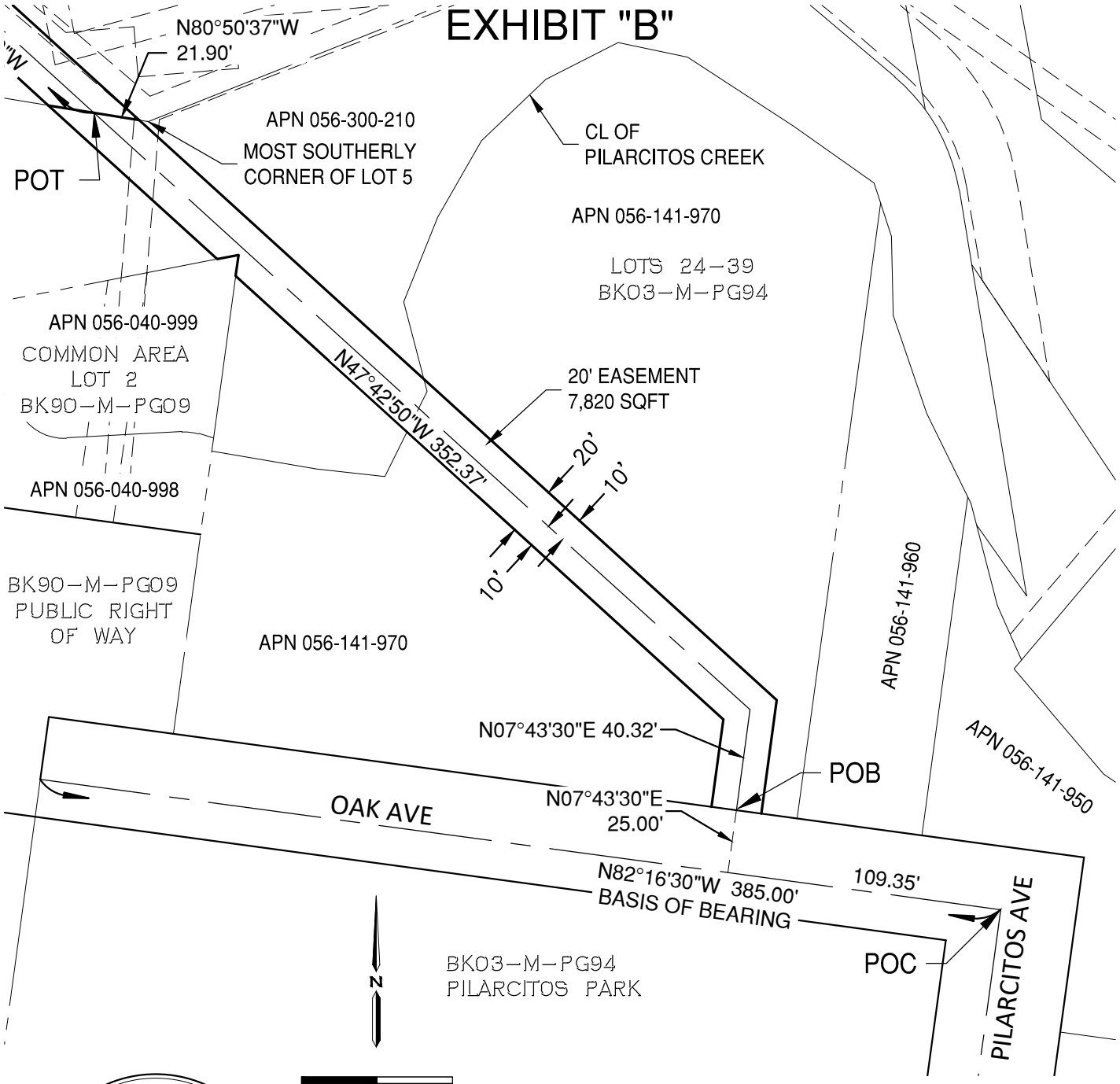
This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors’ Act.



Stephen J. Pyle
Professional Land Surveyor
California No. 8385

March 14, 2022
Date

EXHIBIT "B"



0 30 60

SCALE: 1" = 60'

LICENSED LAND SURVEYOR
STEPHEN JOSEPH PYLE
LS8385
STATE OF CALIFORNIA

03/10/2022

LEGEND

CENTERLINE	——— — ———
EASEMENT	— — — — — —
RIGHT OF WAY	———
SUBJECT AREA	———
PARCEL LINE	———

ABBREVIATIONS

AVE	AVENUE
CL	CENTER LINE
DOC	DOCUMENT
M	MAPS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINATION

O'DELL ENGINEERING
1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

PLAT TO ACCOMPANY DESCRIPTION			
SCALE:	1"=60'	DATE:	2022-03-14
JOB NO.:	37011		
FILE:	37011-EXH-EASEMENT.DWG		

1 of 1

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Instrument is exempt from Recording Fees
(Gov't Code Section 27383)

Temporary Construction Easement

APN: 056-141-950, 960, 970
Documentary transfer tax is $00.00. Exempt pursuant to Rev. and Tax Code Section 11922

The undersigned Grantor declares:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The CITY OF HALF MOON BAY, a municipal corporation ("Owner")

HEREBY GRANTS to the **Coastside County Water District,** a county water district ("District") a temporary construction and access easement in, upon, over, under and across the real property described on Exhibit A and depicted on Exhibit B, each of which is attached hereto and incorporated herein (the "Easement Area"). The Easement Area may be used for purposes incidental to the construction of District's pipeline replacement project.

This Grant of Easement includes the right to clear, grub, grade, and excavate for the construction, modification and/or restoration of roads and the right to excavate and refill ditches and/or trenches for the location or relocation of a pipeline and other facilities for the conveyance of water, together with valves, braces, concrete vaults and other appurtenances, and the right to remove trees, bushes, undergrowth and other obstructions interfering with the improvement, construction or replacement of such roads, pipelines and facilities, and the further right to mark the location of the Easement Area by suitable temporary markers set in the ground. District may erect temporary fences and barriers within and around the Easement Area.

District shall have the right to erect, maintain, and use gates in all fences which now cross or which may hereafter cross the Easement Area and use a practical route or routes of ingress and egress thereto and therefrom.

District has the right to deposit tools, implements, containers and other materials and supplies on the Easement Area and to utilize construction, automotive, and other equipment thereon when necessary for the purpose of exercising its rights hereunder.

This temporary construction and access easement shall be effective upon Owner's receipt of written Notice from District and shall continue in effect for a period of six (6) months unless extended by mutual consent of both Owner and District.

THE CITY OF HALF MOON BAY

Date:_____

By:_____

Name:_____

Title:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of __)

On _____, before me, _____, a Notary Public, personally appeared _____, 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.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of __)

On _____, before me, _____, a Notary Public, personally appeared _____, 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.

Signature _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Temporary Construction Easement dated _____ from the CITY OF HALF MOON BAY, a municipal corporation, to COASTSIDE COUNTY WATER DISTRICT, a county water district, is hereby accepted by order of the undersigned officer pursuant to authority conferred by Resolution No. ___ of the Board of Directors of Coastside County Water District adopted on _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

_____

_____, Secretary of the District
Coastside County Water District

EXHIBIT “A”

LAND DESCRIPTION

The land referred to herein below is situate in city of Halfmoon Bay in the County of San Mateo, State of California and is described as follows:

Temporary Construction Easement

A portion of Lots 24 through 29 in Block 6, as shown on that map entitled “Pilarcitos Park, Half Moon Bay, San Mateo County, California”, as filed in Volume B of Maps at Page 35 and copied into Volume 3 of Maps at Page 94, records of San Mateo County, being an easement for construction purposes, more particularly described as follows:

COMMENCING at the centerline intersection of Pilarcitos Avenue and Oak Avenue as shown on Book 90 of Maps at Pages 9 and 10 San Mateo County Records;

thence along said centerline of said Oak Avenue, North 82°16’30” West, 109.35 feet;

thence leaving said centerline, North 07°43’30” East, 25.00 feet, to a point on a line lying northerly of and parallel with the centerline of said Oak Avenue, said point being the **POINT OF BEGINNING**;

thence along the said parallel line, North 82°16’30” West, 20.92 feet;

thence leaving said parallel line, North 08°02’28” East, 30.33 feet;

thence North 40°41’10” East, 32.00 feet;

thence South 68°43’37” East, 51.02 feet;

thence South 66°39’14” East, 37.13 feet;

thence South 50°42’05” East, 67.29 feet to a point on a line lying 25.00 feet northerly of and parallel with the centerline of said Oak Avenue;

thence along said parallel line North 82°16’30” West, 139.35 feet to the **POINT OF BEGINNING**;

containing 5,753 square feet.

A PLAT OF THE ABOVE DESCRIBED AREA IS ATTACHED HERETO AS EXHIBIT “B” AND BY THIS REFERENCE MADE A PART HEREOF.

The **BASIS OF BEARINGS** of this description is the center line of Oak Avenue, shown in Book 90 of Maps, at Pages 9 and 10, San Mateo County Records.

END DESCRIPTION

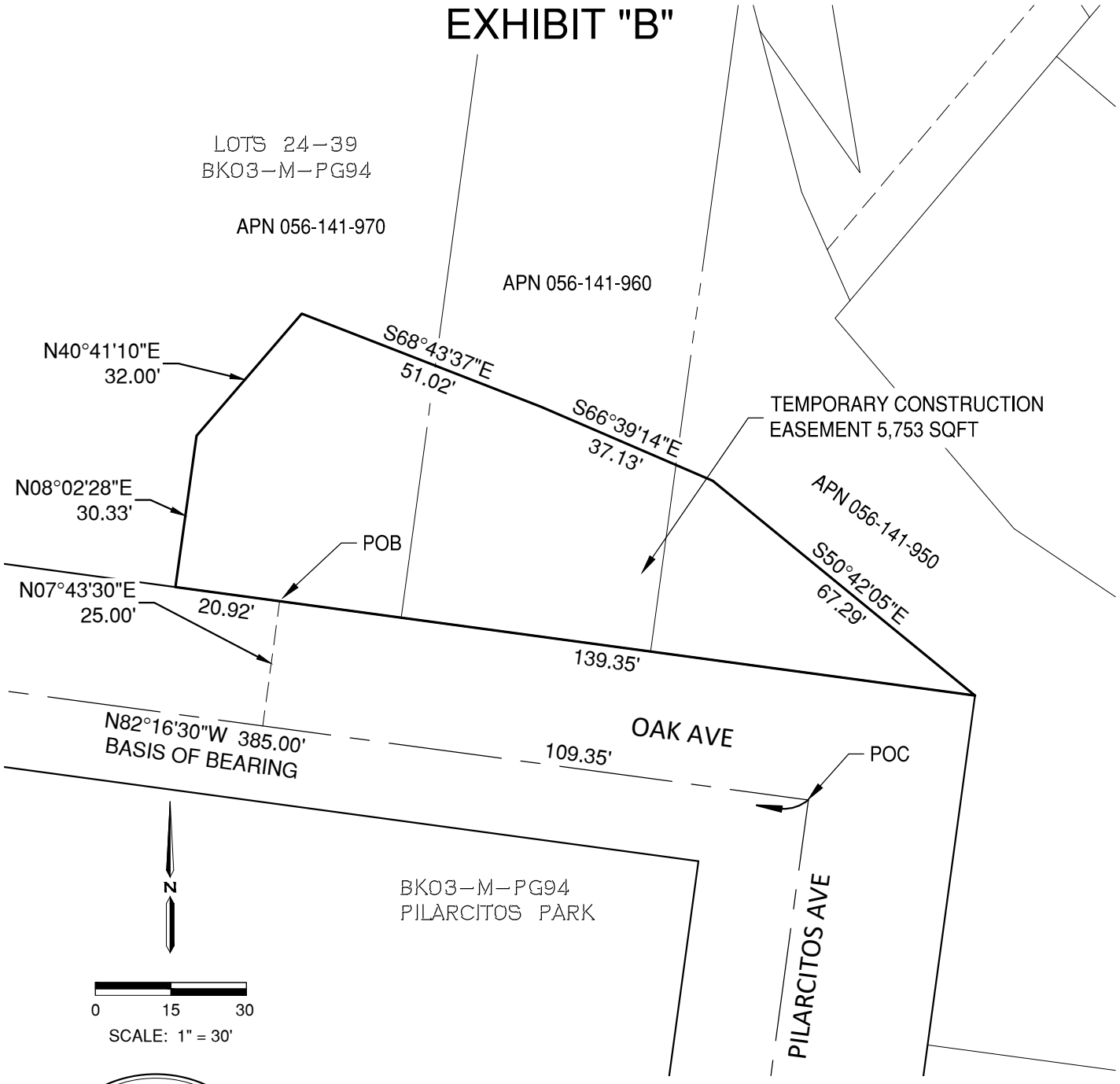
This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors’ Act.



Stephen J. Pyle
Professional Land Surveyor
California No. 8385

March 14, 2022
Date

EXHIBIT "B"



LICENSED LAND SURVEYOR
STEPHEN JOSEPH PYLE
LS8385
STATE OF CALIFORNIA

03/10/2022

LEGEND

CENTERLINE	——— — ———
EASEMENT	— — — — — —
RIGHT OF WAY	———
SUBJECT AREA	———
PARCEL LINE	———

ABBREVIATIONS

AVE	AVENUE
CL	CENTER LINE
DOC	DOCUMENT
M	MAPS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINATION

O'DELL ENGINEERING
1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

PLAT TO ACCOMPANY DESCRIPTION			
SCALE:	1"=30'	DATE:	2022–03–14
JOB NO.:	37011		
FILE:	37011–EXH–EASEMENT.DWG		

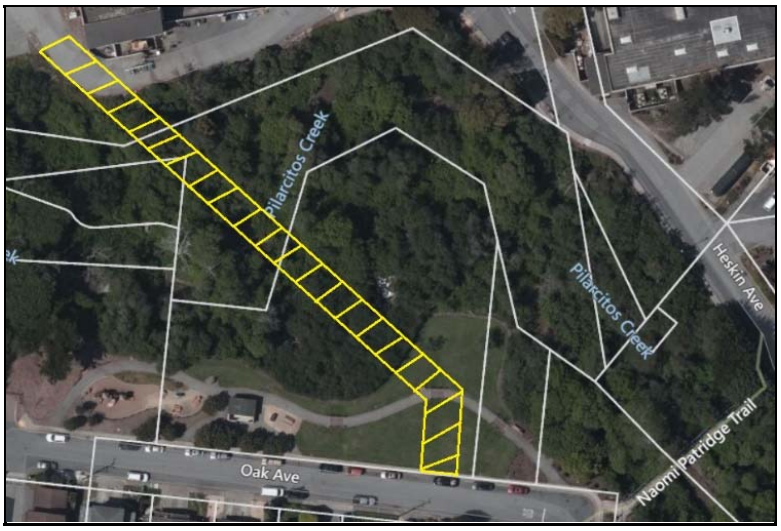
1 of 1

SMITH & ASSOCIATES

Real Estate Valuation and Consulting

AN APPRAISAL OF

A Proposed Partial Acquisition
City of Half Moon Bay Property at
Oak Avenue Park
Half Moon Bay, California



PREPARED FOR

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, California 94019

File Number D207913

Bay Area/Corporate Office
140 Town & Country Drive, Suite F
Danville, CA 94526
p: 925 855-4950 / f: 925 855-4951

Sacramento/Central Valley Office
111 Woodmere Road, Suite 140
Folsom, CA 95630
p: 916 357-5860 / f: 916 357-5868

SMITH & ASSOCIATES

Partners
Dennis L. Smith, MAI
Terry S. Larson, MAI
John E. Carrothers, MAI

Appraisers
Paul M. Urvinitka, MAI
William O. Hurd, MAI
Robin S. Weck, MAI
William C. Schnitzer, ASA
Mark A. Bacanskas
Lisa L. Federico
Thomas M. Venuti
Gary D. Beckman
Jacquelyn A. Lawrence
Geoffrey R. Wallis
Michael R. Reek
Jamie M. Carman

Bay Area/ Corporate Office
140 Town & Country Drive
Suite F
Danville, CA 94526
Phone: 925-855-4950
Fax: 925-855-4951

Sacramento/ Central Valley Office
111 Woodmere Road
Suite 140
Folsom, CA 95630
Phone: 916-357-5860
Fax: 916-357-5861

December 20, 2021

Ms. Mary Rogren
General Manager
Coastside County Water District
766 Main Street
Half Moon Bay, California 94019

RE: An Appraisal of a Proposed Partial Acquisition
City of Half Moon Bay Property at Oak Avenue Park
Half Moon Bay, California

Dear Ms. Rogren:

At your request, we have appraised the above referenced property and prepared an Appraisal Report providing an opinion of Fair Market Value for the two proposed easements namely, a permanent Pipeline Easement and a Temporary Construction Easement. The client and intended user of the appraisal is the Coastside County Water District. The intended use of the appraisal is to make an offer to the owner for the proposed partial acquisition.

The property inspection and all necessary investigation and analysis were made by the appraisers. The appraisal is for the sole use of the client and only for the specified use, and we are not responsible for unauthorized use of the report. This Letter of Transmittal must only be used in conjunction with the entire report.

The proposed pipeline easement will cross two different Larger Parcels, with the first being Pilarcitos Creek and the second Oak Avenue Park. The temporary construction easement will be within a portion of Oak Avenue Park and a portion of Pilarcitos and Oak Avenues. The improvements within the acquisition areas are not affected by the proposed easements, so we are appraising only the land in the easement areas. An existing pipeline easement will be abandoned and relinquished back to the City of Half Moon Bay and we have been asked to appraise the relinquished easement to offset the value of the new acquisitions.

Based on the investigation and analysis, described in the attached report, it is our opinion that the Fair Market Value of the proposed acquisition less the relinquished land, subject to the attached General Assumptions and Limiting Conditions, Extraordinary Assumptions, and Hypothetical Conditions, as of November 30, 2020, is: **$57,000**

Respectfully submitted,

SMITH & ASSOCIATES, INC.

Terry S. Larson, MAI
Certified General Real Estate Appraiser
California AG007041, Exp. 11/30/2022

William Schnitzer, ASA
Certified General Real Estate Appraiser
California AG006766, Exp. 03/31/2023

SUBJECT PHOTOGRAPHS



North View of the area where the proposed underground pipeline will be located within Oak Avenue Park. In addition, a portion of this area is where the Temporary Construction Easement (TCE) is located. The area left of the bench and this side of the path will be the “exclusive” portion of the TCE.



West view of the area of the proposed Temporary Construction Easement (TCE). Most of this area will be open to the public as access so it will be “non-exclusive”.

SUBJECT PHOTOGRAPHS



South view of Pilarcitos Avenue. From the left side of the white truck in the foreground to nearly the center of the street is the location of the Pipeline Assembly Area portion of the TCE.



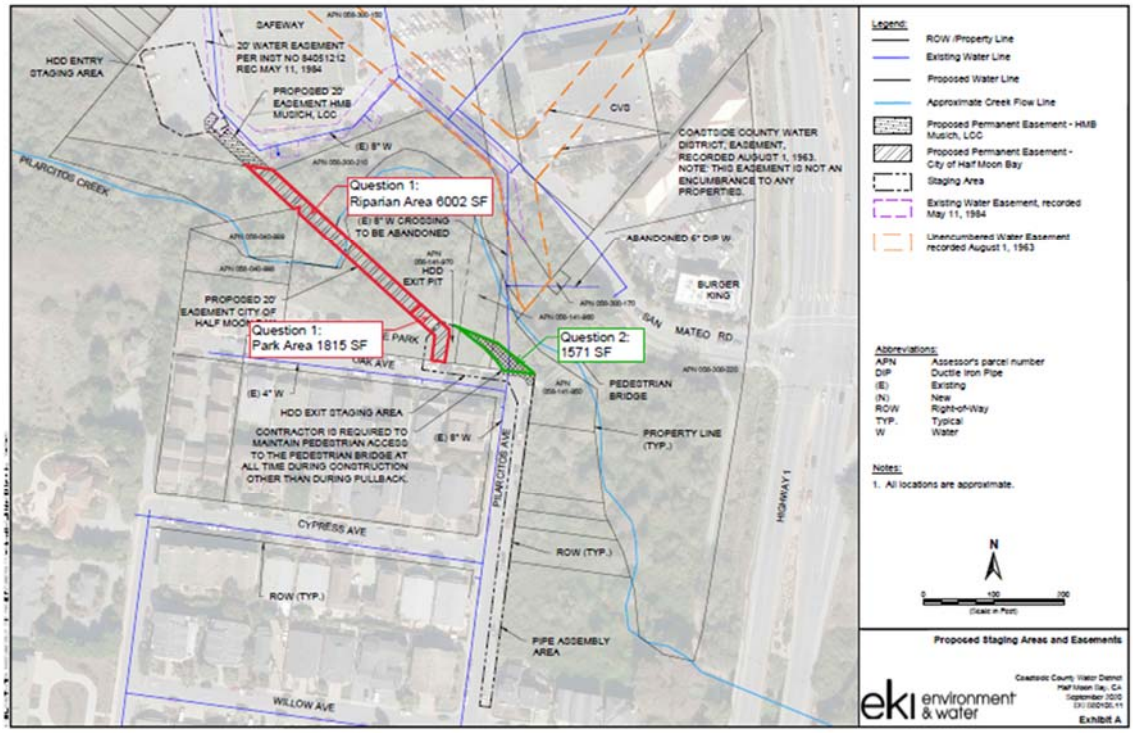
Westerly view of the TCE area from the street curb to nearly the center of Oak Avenue down the street to approximately the black truck. This area will be utilized for HDD Staging area as shown on the Staging Area and Easement Map.

SUBJECT PHOTOGRAPHS



North view of where the underground pipeline easement is located in the Oak Avenue Park. Pilarcitos Creek is behind the trees in the background.

STAGING AND EASEMENT AREA MAP



The above map shows the Staging and Easement areas of the Proposed Pipeline Project. The hatched Red area of 6,002 s.f. is where the proposed pipeline easement is located. The second area of 1,815 s.f. is where the pipeline easement lies within Oak Avenue Park. The third area is the Temporary Construction Easement identified as black dashed lines. The green area of 1,571 s.f. is that portion of the TCE that will remain open for the public to use.

TABLE OF CONTENTS

Summary of Salient Facts and Conclusions 1

PART 1 – INTRODUCTION
Identification of the Larger Parcels 3
Purpose of the Appraisal 3
Client and Intended User of the Appraisal 3
Intended Use of the Appraisal 3
Effective Date of the Appraisal 3
Ownership and Property History 3
Competency Rule 4
Scope of Work 4
Definition of Fair Market Value 5

PART 2 – PROPERTY DESCRIPTION
Area and Neighborhood Description 6
Project Description 7
Larger Parcel Descriptions 8
General Plan and Zoning 11
Taxes and Assessments 12
Description of the Proposed Easements 12

PART 3 – HIGHEST AND BEST USE
Market Conditions 14
Highest and Best Use 15

PART 4 – METHODOLOGY AND VALUATION
Appraisal Methodology 17
Sales Comparison Approach – Land Valuation 17
Valuation of the Easements 27
Fair Market Value Conclusion 29

ADDENDA
Certification
General Assumptions and Limiting Conditions
Glossary
Staging and Easement Map
Resumes

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Client:	Coastside County Water District
Intended Use:	Proposed Acquisition
Intended User:	Coastside County Water District
Property Location:	Oak Avenue Park, Half Moon Bay, California
Pilarcitos Creek Larger Parcel	
Assessor's Parcel Numbers:	056-300-170, 210, 220 and 056-141-990
Property Type:	Riparian Creek
Land Area:	3.41 Acres, 148,540 s.f.
Pipeline Easement Land Area:	6,002 s.f.
Oak Avenue Park Larger Parcel	
Assessor's Parcel Numbers:	056-141-950, 560, 970
Property Type:	Public Park
Land Area:	1.65 Acres, 71,874 s.f.
Pipeline Easement Land Area:	1,815 s.f.
Temporary Construction Easement (Overlapping):	1,044 s.f. includes land in Oak Avenue Park that overlaps the Pipeline Easement
Temporary Construction Easement (Pedestrian Access):	1,571 s.f. includes land in Oak Avenue Park
Temporary Construction Easement (Exclusive):	3,135 s.f. includes land in Oak Avenue Park, Oak Avenue, and Pilarcitos Avenue
Land to be Relinquished	
Existing Pipeline Easement to be Abandoned and Relinquished:	18,169 s.f. located within an unidentified area in Pilarcitos Creek
Owner:	City of Half Moon Bay
Value Premise:	Fair Market Value
Property Interest Appraised:	Permanent Pipeline Easement and a Temporary Construction Easement
Date of Value:	November 30, 2020
Date of Inspection:	November 8, 2020 and reinspected November 30, 2020

SUMMARY OF SALIENT FACTS AND CONCLUSIONS (Continued)

General Plan:	Pilarcitos Creek Larger Parcel: Open Space Oak Avenue Park Larger Parcel: High Density Residential Public Street/Transportation Corridor: High Density Residential
Zoning:	Pilarcitos Creek Larger Parcel: Open Space - Conservation Oak Avenue Park Larger Parcel: R3, Multiple Residential Public Street/Transportation Corridor: R3, Multiple Residential
Highest and Best Use:	Pilarcitos Creek Larger Parcel: Open Space- Conservation Oak Avenue Park Larger Parcel: Public Park Public Street/Transportation Corridor: Public Street
Fair Market Value Opinion:	
Pilarcitos Creek:	**$ 600**
Oak Avenue Park:	**$45,375**
Temporary Construction Easement:	**$12,347**
Less Existing Easement to be Relinquished:	**-$ 1,817**
Total:	**$57,000, rounded**
	See the extraordinary and general assumptions and limiting conditions, hypothetical conditions, and certification of the Appraisers in the Addenda
Appraisers:	William Schnitzer, ASA Certified General Real Estate Appraiser California AG006766, Exp. 03/31/2023
	Terry S. Larson, MAI Certified General Real Estate Appraiser California AG007041, Exp. 11/30/2022

PART 1 – INTRODUCTION

IDENTIFICATION OF THE LARGER PARCELS

The proposed project is located west of the downtown core of City of Half Moon Bay, San Mateo County, California and consists of three separate larger parcels. The Pilarcitos Creek Larger Parcel is the creek itself and consists of four assessors parcels identified as APN's 056-300-170, 210, 220, and 056-141-990. It measures 3.41 acres. The Oak Avenue Park Larger Parcel consists of three assessors parcels identified as APN's 056-141-950, 960 and 970 and its location is from the northern edge of Oak Avenue to the fence that borders Pilarcitos Creek and extends westward from Pilarcitos Avenue. It totals 1.65 acres. The last larger parcel is identified as the Oak and Pilarcitos Avenues Transportation Corridor consisting of two streets that extend from the terminus of Oak Avenue to the west to a point when it turns southward and merges with Pilarcitos Avenue. It then extends southward to Kelly Avenue where it terminates and is 1.85 acres.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of the Fair Market Value of the proposed permanent pipeline easement and the temporary construction easement.

CLIENT AND INTENDED USERS OF THE APPRAISAL

The client and intended user of the appraisal is Coastside County Water District.

INTENDED USE OF THE APPRAISAL

The intended use of the appraisal is to make an offer to the owner for the proposed partial acquisition.

EFFECTIVE DATE OF THE APPRAISAL

We inspected the Larger Parcels twice, once on November 8, 2020 and a second time on November 30, 2020. The effective date of the appraisal is November 30, 2020, the date of our last inspection.

OWNERSHIP AND PROPERTY HISTORY

The City of Half Moon Bay has owned all three larger parcels for many years. Given that Pilarcitos Creek is a protected riparian corridor and only allows a public trail to be developed on the site, there is very little utility or development potential to the property. The same is true for the Oak and Pilarcitos Avenue Larger Parcel/Transportation Corridor, consisting of two public streets. The Oak Avenue Park Larger Parcel is an existing public park and it too has little development potential other than a public park. Thus, the three larger parcels have little development potential other than their existing uses. We interviewed city planners and they stated that none have been marketed and there are little likelihood existing uses will change in the foreseeable future.

COMPETENCY RULE

The appraisers possess both the knowledge and required ability to appraise the Subject Property. Northern California represents the Smith & Associates, Incorporated defined service area, and Smith & Associates has the required resources, including zoning information, assessor's records, Multiple Listing Service, *LandVision*, and *COSTAR GROUP, Inc*., to complete the assignment. Over the years, the appraisers, and appraisers affiliated with Smith & Associates, Inc., have appraised numerous properties of similar use in the market area of the three larger parcels. Please see a copy of the appraiser's qualifications in the Addenda.

SCOPE OF WORK

This appraisal report is prepared in compliance with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP), and California Eminent Domain Law, as we understand it. The Scope of Work for this appraisal assignment consists of an appraisal report delivered in a narrative format and includes the development of all applicable approaches to value. The applicable approach to valuing land is the Sales Comparison Approach.

This Appraisal Report includes the following Scope of Work.

1. Review documentation provided to understand the three Larger Parcels, and identify the client, intended user, intended use, type of value, value premise, and acquisition.

2. Identify the appraisal problem and appropriate approaches to value necessary, to provide credible results.

3. Inspect the immediate neighborhood of the three larger parcels.

4. Research local and regional factors that impact the three larger parcels and value.

5. Review and analyze all pertinent data to determine the Highest and Best Use of the three larger parcels.

6. Select, review, and confirm of all potential land sale comparables.

7. Analyze all land sales data to arrive at a unit value of comparison and opinion of fair market value.

8. Complete the Sales Comparison Approach and correlate to an opinion of fair market value for the land.

9. The Cost and Income Approaches are not utilized as they have no relevance in valuing land.

10. The fee simple estate of the land is appraised subject to the existing easements and encumbrances of record.

11. Goodwill value between (tenant) (landlord) is beyond the scope of this assignment.

12. Prepare and review report for compliance with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice (USPAP), and California Eminent Domain Law, as we understand it.

13. The property inspection and all necessary investigation and analysis were made by the appraisers.

14. This appraisal is for the sole use of the client and the intended use and only for the specified use, and we are not responsible for unauthorized use of the report.

DEFINITION OF FAIR MARKET VALUE

The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable. (California Code of Civil Procedure, 1263.320)

California Government Code Section 7267.2 sets forth the obligations for a public entity to appraise and attempt to negotiate the purchase of real property that is sought to be acquired for a public project. Section 7267.2(a)(1) provides in pertinent part: A decrease or increase in the fair market value of real property to be acquired prior to the date of valuation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for the improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant, shall be disregarded in determining the compensation of the property.

PART 2 – PROPERTY DESCRIPTION

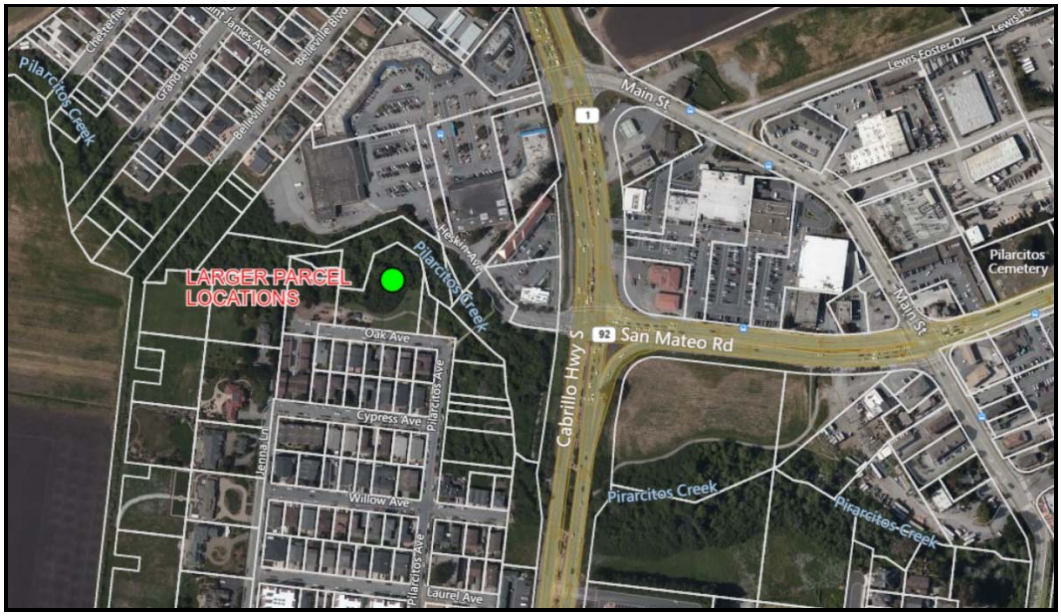
AREA AND NEIGHBORHOOD DESCRIPTION

The three Larger Parcels are in the southwestern portion of the City of Half Moon Bay, in San Mateo County, California. They all lie in the Pilarcitos neighborhood, which is the name of the creek that flows from the eastern portion of the neighborhood to the north and then to the west along the northern boundary of Oak Avenue Park.

The neighborhood is approximately ½ mile from the downtown core that lies in the northeast quadrant of Hwy 1 and State Route 92 (San Mateo Road). This is the major intersection of the City and the developments include retail, professional office, medical buildings, and multifamily residential. Main Street bisects this quadrant and provides access to these developments.

On the south side of State Route 92 is also part of the downtown core and there is a mixture of developments in this portion of the downtown core. Main Street provides the primary access to industrial, commercial office, the city's post office and a large condominium project. Interestingly, there are several vacant commercial parcels in this area that have not developed nor have they submitted plans to develop. All three are designated for Planned Development and one, is located at the southeast corner of Hwy 1 and San Mateo Road. This 5.18 acre site has excellent visibility, good traffic volumes, and a corner profile. The other two have good frontage on San Mateo Road, but access is from the secondary streets. Lastly, this neighborhood's, major physical constraint is Pilarcitos Creek that flows along its southern boundary of this portion of the Downtown Core.

AREA AND NEIGHBORHOOD LOCATION MAP



Transportation

The City of Half Moon Bay is in the western section of San Mateo County and is served by US Highway 1 and State Route 92 (San Mateo Road) These highways are considered secondary as they are mostly two lane highways and the separate the directional traffic and widen to four lanes as they approach the City. However, they provide the primary highways into the major employment centers of San Francisco to the

north, Palo Alto and Sanford University to the east, and Silicon Valley to the southeast. In addition, the city has no rail transportation and most of the goods and services are trucked in from the eastern section of the County where most of the manufacturing, retail, office, and employment opportunities lie. Lastly, the City is served by the Half Moon Bay Airport that lies to the northwest of the downtown core. It serves the local community and does not provide for commercial aircraft.

City Demographics
(Source: US Census Bureau)

In 2019 the Half Moon Bay's population was 12,932 and it had experienced a 14.2% growth since the 2010 census taking. The population is well educated given that 87% have graduated high school and of that number 47.5% have a bachelor's degree or higher. The median household income is $122,691 in 2018 dollars and the per capita income is $66,316 in 2018. However, the City's poverty level is 3.5%.

According to several brokers we interviewed, housing availability is scarce, and demand is considered strong. Sixty-six percent of the entire housing stock is owner occupied at a median sale price of $917,500. We researched Trulia.com and found there were 55 homes listed from the low $900,000 to upwards of $3.5 million dollars. In the rental market, there were 10 listings of apartments, condos, and townhomes from $2,000/month to upwards of $3,500 per month. According to the US Census the median rent in the greater Half Moon Bay Area is $2,140/month.

Neighborhood Description

The location of the proposed Underground Pipeline Project is in the Pilarcitos Neighborhood located west of Hwy 1 and State Route 92 (San Mateo Road). It is bordered by Pilarcitos Creek to the north and east as well as Hwy 1 to the east, Kelly Avenue to the south, and Jenna Lane to the west. The surrounding improvements are mostly residential with a mixture of single family residences with low to medium density duplexes and triplexes, and condominiums. Oak Avenue Park and the Naomi Patridge Trail are two open space recreational areas that serve those that live in the adjacent residences. Most of the available vacant parcels in this area have be developed but there have been a few infill lot sales in this area. (See Replacement Parkland Sales 1, 3, and 4). Overall, this neighborhood is well received.

Summary

Overall, the location of the proposed Underground Pipeline Project is a stable and mature neighborhood of mixed use residential developments. It benefits from being close to the downtown core of the City of Half Moon Bay and the two major highways that allow for a relatively short commute into Silicon Valley, San Francisco, and other employment centers of the county.

PROJECT DESCRIPTION – UNDERGROUND PIPELINE REPLACEMENT PROJECT

Coastside County Water District is proposing to abandon an existing underground pipeline and replace it with a new pipeline that will upgrade the flow and condition of the existing pipeline. This project will use horizontal drilling under Pilarcitos Creek approximately 40 feet deep in a southeasterly direction, and from a point on the HMB Musich, LLC Property on the north side of the creek (not part of this appraisal), and then surface in an area within the Oak Avenue Park.

This proposed Pipeline Easement is approximately 7,817 s.f. in size. The project also requires a 5,750 s.f. Temporary Construction Easement (Staging Area) that is located at the south end of Oak Avenue Park. A 1,004 s.f. portion of the Temporary Construction Area is overlapped by the permanent pipeline easement.

In addition, 1,571 s.f. is to remain open to the public the entire time the project is under construction. The remaining 3,135 s.f. of the TCE will be for exclusive use during construction. According to Ms. Mary Rogren, the Project is expected to be completed in 6 months once construction begins.

LARGER PARCEL DESCRIPTIONS

Pilarcitos Creek Larger Parcel

This Larger Parcel (outlined in yellow) is a portion of the larger Pilarcitos Creek and consists of four assessors parcels identified as APN's 056-300-170, 210, 220, and 056-141-990. Its location is from the northern bank of Oak Avenue Park to the southern bank of the Safeway Parking lot in the City of Half Moon Bay, California. It measures 3.41 acres and has steep banks and a creek bottom and from our observation, is completely overgrown with trees and shrubs from bank to bank. It has been identified by the City of Half Moon Bay as Open Space with a Conservation overlay. However, a small portion of this Larger Parcel lies within Heskin Avenue that may have municipal utilities. Heskin Avenue and Oak Avenue Park provide access to the Larger Parcel and from our observation, this larger parcel is not served by municipal utilities.

Pilarcitos Creek Larger Parcel



Oak Avenue Park Larger Parcel

This Larger Parcel is the Oak Avenue Public Park and consists of three assessors parcels identified as APN's 056-141-950, 960 and 970. Its location is from the northern edge of Oak Avenue to the fence that borders Pilarcitos Creek in the City of Half Moon Bay, California. It measures 1.65 acres and is generally level to gently sloping and has been improved with lawn areas, the Naomi Patridge Trail, restroom buildings, play structures, and planted areas. Oak Avenue is the access to the park, and it is served with all municipal utilities.

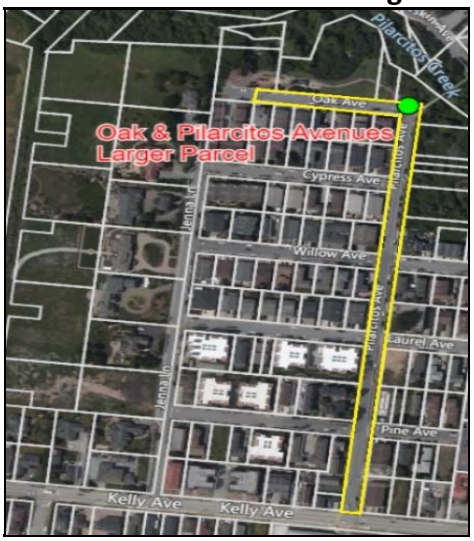
Oak Avenue Park Larger Parcel



Oak and Pilarcitos Avenues Transportation Corridor Larger Parcel

This Larger Parcel consists of two streets that extend from Kelly Avenue and terminate at the western end of Oak Avenue Park. The two streets are Oak and Pilarcitos Avenues and as public streets (transportation corridor) have a defined boundary and are used for vehicle access to the numerous residential and park developments in the Pilarcitos Neighborhood. The portion of this transportation corridor that is Pilarcitos Avenue is a 50 ft. wide by 1,280 ft. long public street. Oak Avenue is a 40 ft. wide residential street that is 415 ft. long and along its norther curb, is the Oak Avenue Park. The size of the Transportation Corridor is 1.85 acres. Developments adjacent to these two streets consist of single family and multiple family residences and the streets themselves are of average quality and condition. Together, these the transportation corridor has an "L" configuration.

Oak and Pilarcitos Avenues – Larger Parcel



Legal Description

We were not provided with Preliminary Report. However, from County Records the three larger parcels are vested in: The City of Half Moon Bay.

Easements, Encroachments & Adverse Conditions:

During our inspection of the three larger parcels, we did not observe any easements or encumbrances. However, from discussions with our client, Coastside County Water District, there is an existing pipeline easement that will be abandoned under Pilarcitos Creek. Its exact location is unknown.
In addition, we observed several manholes in Oak and Pilarcitos Avenues indicating that there are likely to be utility easements within these two public streets.
If there are easements and encumbrances within any of the three larger parcels, it is our opinion, they do not appear to influence the existing or future use of the three larger parcels; as a creek, a public park, or public streets.

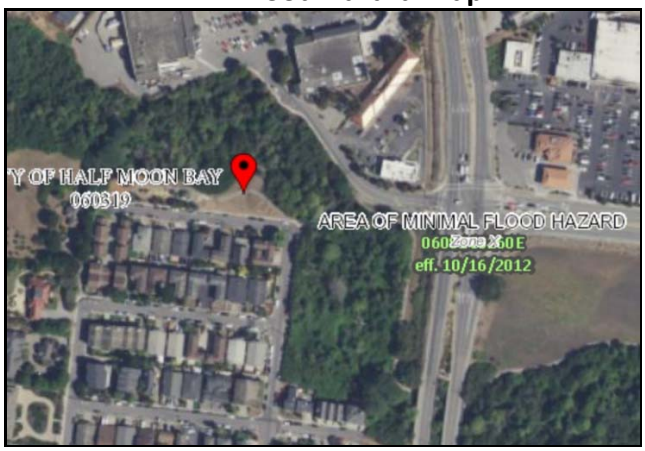
Off-Site Utilities

All three larger parcels have off-site improvements that consist of some of the following improvements: asphalt paved, city maintained, streets with concrete curbs, gutters, sidewalks, and streetlights. In the case of the Pilarcitos Creek Larger Parcel, Heskin Avenue may be asphalt paved and maintained by the city, but it lacks concrete curbs, gutters, and sidewalks. Utilities that are available include natural gas, electric service, water, storm drain, sanitary sewer, and telephone.

Site Hazards

According to FEMA Map 06081C0260E dated 10/16/2012, Oak Avenue Park and Oak and Pilarcitos Avenues Larger Parcels lie in Zone X outside a known flood hazard zone area. The Pilarcitos Creek Larger Parcel is a creek and within Zone A, an area subject to periodic flooding during heavy rains.

FEMA Flood Hazard Map



Earthquake Hazard Zone

The three larger parcels are not in a known earthquake fault hazard area.

Hazardous Materials

During our inspection we did not observe any hazardous materials or evidence of soil contamination.

Conclusion

If vacant and available for development, only the Oak Avenue Park Larger Parcel might have development potential. Given its level topography, size, and the fact there are municipal utilities at the site, supports the possibility of developing the property. However, it is located adjacent to a known riparian corridor (Pilarcitos Creek) that requires 50-ft. setback from the top-of-bank which is unknown at the time of the appraisal. Therefore, a feasibility study is necessary to determine an area that could support structures on the property. The Pilarcitos Creek and Oak and Pilarcitos Avenues Larger Parcels cannot support development as one is a creek that floods during times of heavy rains and is a protected riparian corridor. Oak and Pilarcitos Avenues Larger Parcel consists of two public streets that are unlikely to be abandoned in the foreseeable future. Therefore, we consider their overall development potential of all three larger parcels is very minimal.

GENERAL PLAN AND ZONING

Pilarcitos Creek Larger Parcel

This larger parcel has a General Plan designation of Open Space and its Zoning is OS-C, Open Space – Conservation. According to the City's Planning Department, these are in conformance with one another.

Half Moon Bay has three open space zoning districts, and this larger parcel has the Conservation Open Space (OS-C) designation. This district designates areas for the preservation of important riparian and wildlife habitat, and limits activities to pedestrian trails with amenities limited to trash receptacles and benches. Development standards within these districts emphasize the protection of coastal resources and recreational opportunities.

Zoning

The OS-C, Conservation Open Space District is a district that establishes areas for the preservation of important riparian and wildlife habitat areas within the city. Activities are limited to pedestrian trails only with amenities limited to trash receptacles and benches.

In conclusion, development within this larger parcel is unlikely according to the planning department however the one use that is allowed a public trail.

Oak Avenue Park Larger Parcel

This larger parcel has a General Plan designation of High Density Residential, 8.1-25.0 dwelling units per acre and its Zoning is M-3, Multiple Residential.

The High Density Residential designation applies to areas suitable for multi-family or high-density single-family development of densities as high as one dwelling unit for every 1,500 feet of lot area. It is found near the center of the city, close to the downtown area, as well as at the Canada Cove Mobile Home Park.

Zoning

The Multifamily. R-3, multifamily residential zoning district is a two family residential designation that allows for one dwelling unit per 1,500 s.f. of lot area with a minimum lot area of 5,000 s.f. and a maximum building height of 20 ft. for a single story building and 28 ft. for a two story structure. Allowable uses are duplexes, triplexes, condominium, and townhome projects.

According to the City's Planning Department, these are in conformance with one another. However, planners have discussed the fact that the new General Plan may change the land use to Park. However, this change has not occurred as of the date of this appraisal.

Oak and Pilarcitos Avenues Transportation Corridor - Larger Parcel

These two streets are public right-of-way/transportation corridors that are owned and maintained by the City of Half Moon Bay's Public Works Departments. As such they do not have general plan or zoning designation. The typical methodology in valuing transportation corridors is the "cross the fence" method that assumes, if the streets were vacant and available for development, the land use designations for these streets would be the same as those developable parcels directly adjacent to them, that is High

Density Residential and R-3, Multifamily Residential. Therefore, the two streets are assumed to have the High Density Residential general plan designation and the Multifamily. R-3, Multifamily residential zoning for this appraisal.

TAXES AND ASSESSMENTS

The three larger parcels are owned by The City of Half Moon Bay and are not subject to property taxes. If, however, the Oak Avenue Park Larger Parcel were sold to a private entity, the new owner would be subject to property taxes under the guidelines of Proposition 13. The other two larger parcels are not likely to sell to a private entity because one is a riparian corridor and a creek as the other consists of two public streets serving the residential developments in this neighborhood.

The passage of Proposition 13, in June of 1978, upon the transfer of a property, projected real estate taxes are based on 1% of full cash value plus any amount necessary to satisfy general obligation bonds or other indebtedness approved by voters prior to July 1, 1978. Proposition 13 also maintains a maximum 2% annual increase in assessed value. A prudent buyer understands the implications of Proposition 13.

DESCRIPTION OF THE PROPOSED EASEMENTS

We are appraising a 7,817 s.f. Permanent Pipeline Easement and a Temporary Construction Easement (TCE) that totals 5,750 s.f.

The Permanent Pipeline Easement will start in an area of the park identified on the map as the HDD Exit Pit. This proposed easement will be 20 ft. wide and will be dug 40 ft. below the surface of the Pilarcitos Creek and then surface in the rear parking lot of the Safeway Store within the Strawflower Village Retail Center. The proposed easement will be far below the level of the creek bed and is not expected to harm the riparian corridor that is the creek.

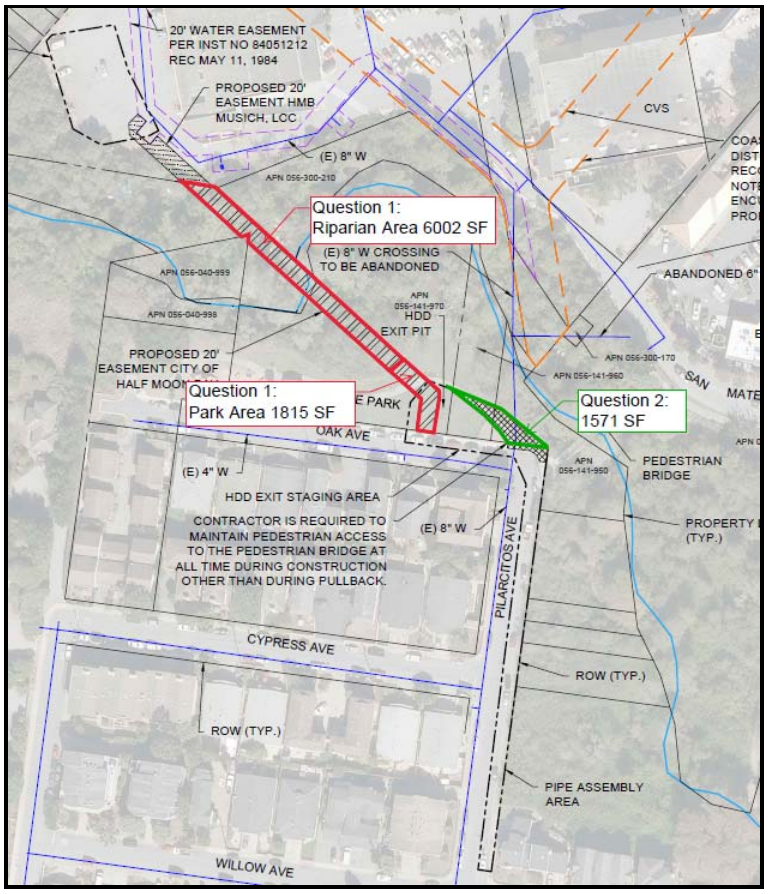
The easement is split into two areas. The first is the 6,002 s.f. area under Pilarcitos Creek and the second area is 1,817 s.f. located in the Oak Avenue Park and overlaps a portion of the Temporary Construction Easement. These two areas are shown by red hash marks.

The Temporary Construction Easement (TCE) is split between three areas. There are 1,044 s.f. of the TCE that overlaps the permanent easement. A 1,571 s.f. area is the non-exclusive portion of the TCE that is required to remain open to the public as it includes a public trail and a paved path area in the park. A 3,135 s.f. exclusive TCE area is for the construction crew to store equipment and materials.

The TCE will be used for 6 months and then returned to the City of Half Moon Bay. Any damage to the existing park and street improvements within the TCE will be repaired and/or replaced by the construction contractor.

Additionally, there is a 18,169 s.f. existing pipeline easement in an unknown area but within the Pilarcitos Creek Larger Parcel. This existing easement will be abandoned and relinquished back to the City of Half Moon Bay. The client has requested that we value this Relinquishment Area as an off-set to the value of the acquisitions.

The following Proposed Staging Area and Easements Map shows the Permanent Pipeline Easement in red and the Temporary Construction Easement outlined by black dashed lines. The green area is the portion of the TCE to remain open to the public. A copy is also contained in the Addenda.



Conclusion of the Effect of the Project

The impact of the project on the three Remainder Parcels in the after condition is negligible. The Pilarcitos Creek Remainder Parcel will not be disturbed as the proposed pipeline will be installed with horizontal drilling and will be 40 feet underground. The Oak and Pilarcitos Avenues Transportation Corridor in the street will be repaired if damaged and a portion of both streets will remain open for the public to use during construction. Additionally, when the project is completed, its size and use as the access street for the surrounding residential development will not change. When the project is complete, the Oak Avenue Park Remainder Parcel's surface will be replaced in kind. The use and development potential of the Oak Avenue Park Remainder Parcel in the after condition will not change.

PART 3 – MARKET ANALYSIS AND HIGHEST AND BEST USE

MARKET CONDITIONS

The three larger parcels are in the Pilarcitos Neighborhood that is built out with a mixture of high density and single family residential housing. Although one of the larger parcels is a riparian corridor/creek, we will focus on Half Moon Bay's residential market. Given the small size of Half Moon Bay, and the limited number of homes within the city, the residential data is limited. Our source for data is the movoto.com web site, residential reports issued by the brokers of the Nagel Team at Keller Williams Peninsula Estates brokerage, Coldwell Banker, and San Mateo County Economic Development Association.

Economy

As of October 2020 San Mateo, County reported a 6.0% unemployment rate with a gross labor pool of 454,700 persons. This is the 6th lowest unemployment rate by county in the State of California and the lowest in the nine Bay Area Counties. Comparatively the unemployment rate in the U.S. is 6.6% and, in the State, is 9.0%.

Many of the residents in Half Moon Bay are employed in the major cities within San Mateo County that lie along the U.S. 101 corridor. The overall vacancy is 6.8% in the office, R&D, and industrial sectors. Additionally, there were 88 deals of Mega VC funding for new "Unicorn" companies, those private companies that are valued at $2 billion dollars or more. The County is home to 12 of the fastest growing companies in the Bay Area, 16 of the top employers are in San Mateo, and 19 of the largest private companies are headquartered in San Mateo. Given the ease of commuting over State Route 92 that connects Half Moon Bay to Belmont and other peninsula cities, Half Moon Bay is considered a bedroom community to the employment centers of the county.

Residential Market

From the December 3rd Housing Inventory report for San Mateo County, from Keller Williams brokerage, shows that the prices for Single Family homes increase 7.7% and Luxury Single Family homes gained 5.25%. However, the Condo/Townhome sales declined modestly by 1.8% and the Luxury Condo/Townhome units declined 1.5%.

The Movoto.com November Housing Report states that the Half Moon Bay residential market has 11 listings at a median sale price of $1,499,000 which is an increase of 22% but down 3% from the median one year ago. According to Coldwell Banker, there are two new listings and eight one-month old listings for single family homes and only three condominiums/townhomes listings in available in Half Moon Bay. Prices for multifamily condos range from $595,000 to $751,000. According to the brokers we interviewed, the reason that there is little inventory in the residential market in Half Moon Bay, is that there has been an exodus of families and county residents into Half Moon Bay from the more densely populated cities along the US 101 corridor and many homes and condos are being bought without being inspected because many residents now work from home, and are required to Shelter In Place because of Covid19 virus, that they no longer need to be in densely populated urban environments. The result is that there are little housing availabilities which has increased demand and pricing for the available housing units in the city.

Land

Generally, there are few available vacant open space, residential lots, and multifamily parcels within the City of Half Moon Bay. Most of our land transactions have taken place from 2016 to 2020 and we were able to confirm several land sales that reflect land values for all three larger parcels.

Open Space land sales range from 31 acres down to 0.38 acres and three are in Half Moon Bay, one in San Gregorio, and one in Pescadero. These sales sold from 2016 to March 2020 and the price per square foot ranges from $0.30 to $0.96. If the Pilarcitos Larger Parcel were available on the open market, it is likely that it would sell within this price per square foot range.

The land sales that were used to value the Oak Avenue Park Larger Parcel and the Oak and Pilarcitos Avenue Transportation Corridor - Larger Parcel - range in size from 4,792 s.f. to 10,000 s.f. The sale prices of these sales range from $43.83/s.f. to $150.00/s.f. and sold from January 2017 to July 2019. If these two larger parcels were available, we would expect them to sell towards the high end of this range.

Conclusion

Available vacant land parcels are scarce in the city of Half Moon Bay and prices appear to be increasing over the last 12 to 18 months. The Covid19 virus has had a positive impact on land values by increasing demand from urban residents moving into the area to escape the densely populated urban centers, where the population is a lot denser. Thus, there is an exodus to more rural areas of the county resulting in increased demand for housing and vacant land parcels to develop for housing.

HIGHEST AND BEST USE

Definition

The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are 1) legal permissibility; 2) physical possibility; 3) financial feasibility; and 4) maximum productivity.

Discussion

Highest and Best Use is an important and fundamental step in the valuation process. The conclusions in this section determine the type of comparable data gathered and procedures used in the valuation analysis. Accordingly, the market value estimate of a given property could be significantly impacted by a variance in the conclusion of highest and best use.

The following factors have been considered in analyzing the Larger Parcel's highest and best use:

a. the Larger Parcel's physical characteristics
b. the Larger Parcel’s location
c. the Larger Parcel’s current General Plan and Zoning
d. neighborhood and area trends
e. supply and demand; and
f. motivation of the probable purchaser.

Highest and best use of land or a site as though vacant assumes that a parcel of land is vacant or can be made vacant by demolishing the improvements. With this assumption, uses that create value can be identified, and the appraiser can begin to select comparable properties and estimate land value.

Pilarcitos Creek Larger Parcel – Highest and Best Use

Legally, this larger parcel is zoned for open space, has a riparian corridor overlay, and physically its topography includes top of bank, creek banks, and flowing water at the bottom of the creek. According to the land use designations, the only development allowed is a trail. Therefore, we conclude this larger parcel's Highest and Best Use is to remain as open space and a riparian corridor.

Oak Avenue Park Larger Parcel – Highest and Best Use

"As Vacant"

Physically, this larger parcel is irregularly configured, mostly level, and has all municipal utilities stubbed to the site. It has a General Plan designation of High Density Residential, 8.1-25.0 dwelling units per acre and its Zoning is M-3, Multiple Residential which are conforming. Given the demand in the multifamily market in Half Moon Bay, it is reasonable that a high density residential project could be built on this site. However, the setbacks from the top of bank of Pilarcitos Creek, that border its northern property line could make development unrealistic and at this time it is too subjective to conclude that the site is developable. A feasibility study is needed to see if the site could support multifamily development. Therefore, it is our opinion that this larger parcel's Highest and Best Use is to remain vacant until a feasibility study is complete to determine if the site can be developed as a high density residential development.

"As Improved"

This larger parcel is improved as a public park and according to the city planning department, this use is not likely to change in the foreseeable future. Therefore, the highest and best use of this larger parcel "As Improved" is to remain as a public park.

Oak and Pilarcitos Avenues Larger Parcel – Highest and Best Use

This larger parcel consists of two city streets and is considered a transportation corridor. Physically, it is unlikely that these two streets could support any type of development. However, the methodology in valuing a transportation corridor is to research the land use designations of those properties immediately adjacent to the corridor and apply the across the fence appraisal method. In this case, the land use is high density residential. For this appraisal, if the streets were abandoned and available for development, the Highest and Best Use of this larger parcel would be for high density residential development.

PART 4 – METHODOLOGY AND VALUATION

APPRAISAL METHODOLOGY

Three methods of valuation are generally recognized in the appraisal of real estate: The Income, the Sales Comparison, and the Cost Approaches. The Income and Cost approaches are not commonly used for unimproved land. The proposed acquisitions do not negatively affect the improved property, so the improved property is not appraised. We are only appraising the land for the acquisitions.

SALES COMPARISON APPROACH – LAND VALUATION

The most common way of estimating land value is the Sales Comparison Approach in which recent sales or offerings of vacant land with similar characteristics as the three larger parcels are gathered and analyzed. Typically, the values indicated by the comparable sales are calculated on a unit of comparison such as sale price per square foot of land area. Though open space land is typically valued on the per acre unit of comparison, per the clients request, we have converted the price per acre into a price per square foot.

Separate comparable land sales were gathered and confirmed for the Pilarcitos Larger Parcel and other comparable land sales for the Oak Avenue Park and the Oak and Pilarcitos Avenues Larger Parcels. This is because they have separate highest and best uses. The land sales data for these three larger parcels are presented in a Land Sales Summary Table for each larger parcel valuation. All the comparable land sales have been verified to the extent possible, generally with a buyer, seller or broker involved in the transaction. Recorded deeds have been reviewed and City Planners have been interviewed to determine appropriate land uses.

Pilarcitos Creek Larger Parcel – Valuation

The following table shows four land sales that have similar characteristics to the larger parcel. According to their zoning designations all four may have development potential. However, all four have some type of water feature that is similar to the larger parcel.

Through the appraiser's analysis, judgment, and experience, a final opinion of fair market value is then made after evaluating the similarities and differences of each comparable to the larger parcel's gross land area.

LAND SALES SUMMARY TABLE - OPEN SPACE LAND								
NO.	LOCATION APN	Sale Date Doc No.	Buyer Seller	Sq. Ft. Acres	Sale Price	Price Per S.F.	Zoning	Current or Proposed Development
Subj.	**Pilarcitos Creek Area Oak Avenue Half Moon Bay 056-141-990 056-300, 017, 021, 022**	**N/A**	**N/A City of Half Moon Bay**	**148,540 3.410**	**N/A**	**N/A**	**OS-C**	**None None**
1	Pescadero Crk. Rd Pescadero 088-100-110	03/09/20 20902	Titus Trinity Grace LLC	64,469 1.480	$62,000	$0.96	PAD/CZ S.M. Cnty	Raw Lot Possible home site.
2	Por. 1570 La Honda Rd. San Gregorio 081-250-010	01/24/20 6236	Pen. Open Space Trust Plilomena Llc	1,364,299 31.320	$1,067,000	$0.78	PAD/CZ S.M. Cnty	The site consits of a crk, open space, and some agr. Farming
3	Pilarcitos Avenue Half Moon Bay 056-141-130	04/26/17 35788	Floyd Wilcut	16,553 0.380	$8,500	$0.51	R-3 Multiple Fam. Residential	Raw Lot Possible home site.
4	Lobitos Crk. Rd Half Moon Bay 066-310-120	08/15/16 80766	Leff Bettencourt	135,036 3.100	$40,000	$0.30	PAD S.M. Cnty	Raw Lot Possible home site.

LAND SALES LOCATION MAP



LAND SALES LOCATION MAP



SALE 1 is a 1.48 acre interior site located along Pescadero Creek Road in unincorporated San Mateo County. This is a small parcel that borders the street and has the Pescadero Creek running along its eastern boundary between it and the road. There is a flat area that could be used for day camping. It sold in February 2020 for $62,000 or $0.96/s.f.

SALE 1



SALE 2 is a portion of a parcel that is located at 1570 La Honda Road in San Gregorio, unincorporated San Mateo County. It is a 31.32 acre site that has good frontage and three types of topographical features. The first is San Gregorio Creek that lies along this parcel's southern boundary. The Second is unusable raw land that is wooded, and the third is agricultural land that is being farmed with row crops. The buyer purchased the property to encumber it with an open space easement to preserve the property. Its land use is Agricultural, and it sold in January 2020 for $1,067,000 or $0.78/s.f.

SALE 2



SALE 3 is a 0.38 acre interior site located along Pilarcitos Avenue, two parcels south from the Pilarcitos Creek Larger Parcel. It has good street frontage, all municipal utilities available, but it is unknown if there is a developable area on the property because Pilarcitos Creek runs through the parcel along the eastern property line. It sold in April 2017 for $8,500 or $0.51/s.f.

SALE 3



SALE 4 is a 3.10 acre irregularly configured corner property, in southern unincorporated San Mateo County, south of the Pilarcitos Creek Larger Parcel. This property could support a residence as there are level areas within its boundaries, and it has Lobitos Creek running through most of the parcel. It sold in August 2016 for $40,000 or $0.30/s.f.

SALE 4



Analysis and Conclusion

The Pilarcitos Creek Larger Parcel has significant site constraints previously discussed that limit its development potential to a public trail. Therefore, its concluded fair market value should reflect limited use and utility. Additionally, there are few if any sales of creeks as they are typically protected by cities and counties as open space, prohibiting structures within their boundaries.

All the sales appear to have some, if only minor, development potential as they are not zoned as Open Space. Sales 1 and 2 are the most recent transactions and they both lie in county areas away from urban services. Sale 1 is along a county road and the site may have a flat area to support a cabin or a home. Sale 2 has an agricultural land use and is being farmed as of the date of sale. The price per square foot of these two sales warrant a downward adjustment for superior land use. An upward adjustment to both sales is necessary for its rural county location.

Sale 3 is in the same neighborhood as the larger parcel and it too has superior development potential. However, it requires a feasibility study and a site survey to show where a home may be located on the site. Because of its proximity to this larger parcel, we gave it substantial weight in our analysis.

Sale 4 also has superior land use and there does appear to be level areas that would support a home on the property. The price per square foot is adjusted downward for superior development potential. However, an upward adjustment is necessary for its rural county location away from urban services.

The Pilarcitos Creek Larger Parcel has good size, but no level area to support development. In addition, its land use prohibits any structures within the creek bed (riparian corridor). All the sales were given consideration but Sale 3, given its proximity, and lack of a level area to support a structure, is given most weight. Given all the site constraints of the larger parcel, we would conclude a price per square foot towards the low end of the range at **$0.50/s.f.** This equates to an estimated Fair Market Value for the Pilarcitos Creek Larger Parcel at **$74,270** as calculated below.

3.41 acres	x	43,560 s.f.	=	148,540 s.f.
148,540 s.f.	x	$0.50/s.f.	=	**$74,270**

This price per square foot will be used to value the proposed Permanent Pipeline Easement that lies within this larger parcel.

Oak Avenue Park Larger Parcel – Valuation

This larger parcel is a public park and is a special use property. Valuing a Public Park invokes the concept of Replacement Parkland, under Sections 5400 – 5409 of the California Public Resources Code. Replacement Parkland addresses the replacement cost (fair market value) of substitute park land property of similar utility in the same general neighborhood. The underlying reasoning of the applicable statute appears to be one of enabling the entity operating the park sufficient compensation or land, or both, to replace the park land and the facilities thereon (park preservation). The applicable approach to estimating replacement parkland value is the Sales Comparison Approach. This approach involves a comparison of the subject property with other properties which have sold in the open, competitive market, located close to the larger parcel. These transactions serve the primary function of providing a unit of comparison (in this case it is the price per square foot), and it is used to estimate an independent opinion of value of replacement park land under this approach.

Replacement Parkland value is defined under ***California Public Resources Code Sections 5400-5409 and it states the following:***

"The cost of acquiring substitute park land of comparable characteristics and of substantially equal size located in an area which would allow for use of the substitute park land and facilities by generally the same persons who used the existing park land and facilities, and the cost of acquiring substitute facilities of the same type and number, plus the cost of development of such substitute park land, including the placing of such substitute facilities thereon."

The purpose of valuing the Oak Avenue Park Larger Parcel in the before condition, is to assess what the dollar value is of replacing 1.65 acres of park land, within the Pilarcitos Neighborhood.

Market Data

The Oak Avenue Park's land use has not changed in sometime as it has a High Density Residential general plan designation and a R3, Multifamily Residential zoning. We have researched the neighborhood of the Oak Avenue Park and found four transactions nearby, three of these transactions have the R3 zoning and are located close to the Oak Avenue Park Larger Parcel. These four sales sold from January 2017 to July 2019 and range in size from 0.110 acres to 0.230 acres. There sale prices on the price per square foot range from $43.83 to $150.00 and are shown on the following table.

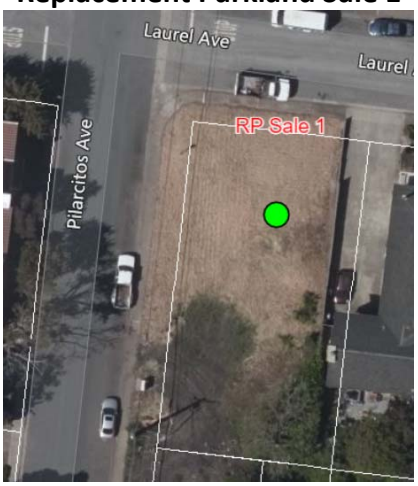
LAND SALES SUMMARY TABLE - REPLACEMENT PARKLAND								
NO.	LOCATION APN	Sale Date Doc No.	Buyer Seller	Sq. Ft. Acres	Sale Price	Price Per S.F.	Zoning	Current or Proposed Development
Subj.	**Oak Avenue Park Half Moon Bay 056-141-950,960,970**	**N/A**	**N/A City of Half Moon Bay**	**71,874 1.650**	**N/A**	**N/A**	**R-3 Multiple Family Residential**	**Public Park None**
RP 1	NEC Pilarcitos and Laurel Avenues Half Moon Bay 056-141-330	7/24/2019 57926	Higdon Babich	7,841 0.180	$797,000	$101.65	R-3 Multiple Fam Residential	Vacant Lot 1 Residence
RP 2	415 Purissma St Half Moon Bay 056-164-050	05/03/18 33665	Pro. Pen. Properties Giannini	10,000 0.230	$1,500,000	$150.00	C-D Com'l Dev.	1 Residence Redevelop with Commercial uses
RP 3	Kelly Avenue Half Moon Bay 056-141-430	4/14/2017 32992	Cabrera Sukimoto Rev. Trust	6,098 0.140	$310,000	$50.83	R-3 Multiple Fam Residential	Vacant Lot 1 Residence
RP 4	SEC Pilarcitos & Pine Ave. Half Moon Bay 056-141-340	1/20/2017 005900	Paguia Ebersole Jr.	4,792 0.110	$210,000	$43.83	R-3 Multiple Fam Residential	Vacant Lot 1 Residence

REPLACEMENT PARKLAND LAND SALES
LOCATION MAP



REPLACEMENT PARK LAND SALE 1: is a 0.180 acre site located on the eastern side of Pilarcitos Avenue in Half Moon Bay and is approximately ¼ mile south of the larger parcel. This is a level, rectangular shaped corner property surrounded by single-family and multifamily residences. The site has the same land use designation as the larger parcel, high density residential, and might support 3-5 units according to zoning. It sold for $797,000 in July 2019 ($101.65/s.f.) Since that time, the buyer has received approvals from the city for a triplex project and is now relisted for $950,000 ($121.16/s.f.).

Replacement Parkland Sale 1



REPLACEMENT PARK LAND SALE 2: is a 0.230 acre site located on the east side of Hwy 1 in the southern portion of Half Moon Bay's downtown core. This property has an 860 s.f. older structure (built in 1902) in average condition that is on the street frontage. Additionally, there are two other structures that appear to be garages in unknown condition. Using only the main structure's size, the coverage is 8.6% and because of the low site coverage, the property is likely to be redeveloped. This parcel is zoned commercial development. It sold in May 2018 for $1,500,000 or $150.00/s.f.

Replacement Parkland Sale 2



REPLACEMENT PARK LAND SALE 3: is a 0.140 acre site located on Kelly Avenue, one parcel in from the corner of Pilarcitos and Kelly Avenues and in Half Moon Bay. This site is approximately ½ mile south of the larger parcel. As with Sale 1, this parcel is level, rectangular shaped corner property surrounded by single-family and multifamily residences. The site has the same land use designation as the larger parcel, high density residential, and might support 3-5 units according to zoning. It sold in April 2017 for $310,000 or $50.83/s.f.

Replacement Parkland Sale 3



REPLACEMENT PARK LAND SALE 4: is a 0.110 acre site at the southeast corner of Pilarcitos and Pine Avenues about 1/3 of a mile south of the larger parcel in Half Moon Bay. As with Sales 1 and 3, this parcel is level, rectangular shaped corner property surrounded by single-family and multifamily residences. The site has the same land use designation as the larger parcel, high density residential, and might support 3-5 units according to zoning. It sold in January 2017 for $210,000 or $43.83

Analysis and Conclusion

Of the four land sales shown on our table, Sales 1, 3, and 4 are in the Pilarcitos Neighborhood, and close to the Oak Avenue Park Larger Parcel. These three sales have the same land use designation, Multiple Family residential, and are given the most weight in our analysis of the price per square foot of land to value the park land that is being acquired. Sales 3 and 4 are older transactions and warrant an upward adjustment as land prices have increased since 2017. Sale 1 is an older sale and would warrant a modest upward adjustment. In addition, they are smaller than the larger parcel and would require a downward adjustment.

Sale 2 is in the southern portion of the City's downtown core and has a commercial land use designation and is given some weight. Because is it has a commercial zoning its price per square foot requires a downward adjustment.

The Oak Avenue Park has good size, is mostly level area and has municipal utilities in the adjacent street. Sales 1, 2 and 3, given that they are in the same neighborhood as the larger parcel, are given most weight. Sale 1 is the most recent sale and at $101.65/s.f. is a good indication of the price per square foot one would have to pay to replace the land that is Oak Avenue Park. Therefore, we would conclude **$100.00/s.f.** This equates to an estimated Fair Market Value for the Oak Avenue Park Larger Parcel at **$7,187,400** as calculated below.

1.65 acres	x	43,560 s.f.	=	71,874 s.f.
71,874 s.f.	x	$100.00/s.f.	=	**$7,187,400**

This price per square foot will be used to value the proposed Permanent Pipeline Easement that lies within this larger parcel.

Oak and Pilarcitos Avenues Larger Parcel – Transportation Corridor Valuation

The Oak and Pilarcitos Avenues Larger Parcel consists of two public streets and is considered a transportation corridor. As discussed before, this transportation corridor has finite borders and measures approximately 1.85 acres. The typical methodology in valuing transportation corridors is the cross-the-fence method where the land uses adjacent to the street are used to indicate what the streets' development potential would be if the transportation corridor were vacant land and could be assembled with the adjacent properties. The adjacent land uses are Residential; therefore, we will use recent residential land sales to value this larger parcel and the portion of the proposed Temporary Construction Easement that lies within these two streets.

Market Data

The market data we will use for this valuation was previously discussed in the prior replacement park land value, as Sales 1, 3, and 4 of that table are in the same neighborhood and are zoned for residential development, and two of the three are located south of the project's proposed temporary construction easement location. As a result, the fair market value of this larger parcel is the same as what we concluded for the Oak Avenue Park Larger Parcel, at $100.00/s.f. and this unit of value will be applied our estimate of the fair market value of the Temporary Construction Easement. The fair market value of this larger parcel is $8,058,600 as shown by our calculations that follow.

1.85 acres	x	43,560 s.f.	=	80,586 s.f.
80,586 s.f.	x	$100.00/sf.	=	**$8,058,600**

VALUATION OF THE EASEMENTS

The Coastside County Water District is proposing a Pipeline Easement that measures 7,815 s.f. However, this easement is divided into two areas, 6,002 s.f. that lies within the Pilarcitos Creek Large Parcel and 1,815 s.f. that lies within the Oak Avenue Park Larger Parcel.

Additionally, the project requires a Temporary Construction Easement (TCE) and Staging Area of 5,750 s.f. This TCE is divided into three areas; a 1,571 s.f. non-exclusive TCE area, a 3,135 s.f. exclusive TCE area, and 1,044 s.f. where the proposed pipeline easement overlaps the TCE. We have deducted this 1,044 s.f. from the TCE area so as not to double count as compensation for this area is included with the permanent pipeline easement.

Valuation of the Proposed Pipeline Easement within the Pilarcitos Creek Larger Parcel

According to the Coastside County Water District, the proposed pipeline easement that lies within the Pilarcitos Creek Larger Parcel, measures 6,002 s.f. An easement is typically valued based on the rights being acquired from the fee simple estate, expressed as a percentage of fee value. The proposed pipeline will be built approximately 40 feet underground, then maintained and managed by the Coastside County Water District and the easement will not affect the surface or banks of the creek. The fee owner, the City of Half Moon Bay, will still be able to maintain the creek as a riparian corridor. The rights being acquired are relatively minor, which we are estimating at 20% of fee value. The fair market value of this 6,002 s.f. portion of the proposed pipeline easement is calculated as its size times the value of the land times the interest being acquired.

6,002 s.f.	x	$0.50/s.f.	x	20%	=	**$600**

Valuation of the Proposed Pipeline Easement within the Oak Avenue Park Larger Parcel

The portion of the proposed pipeline easement that lies within Oak Avenue Park measures 1,815 s.f. The value of this portion of the easement is based on $100.00/s.f. as previously analyzed. The fair market value of this portion of the proposed pipeline easement is calculated as its size times the value of the land times the interest being taken. In our opinion, the interest being taken is slightly higher than the interest of the underground portion of this easement because there is a small area where the surface of the park is being affected during construction. Therefore, we are estimating the interest being acquired is 25% of fee value.

1,815 s.f.	x	$100.00/s.f.	x	25%	=	**$45,375**

Valuation of the Temporary Construction Easement (TCE)

The Temporary Construction Easement lies within Oak Avenue Park and within the two public streets, Oak Avenue and Pilarcitos Avenue. In our prior analysis we valued these two larger parcels at $100.00 per square foot. This unit value will be used to value the 1,571 s.f. non-exclusive TCE area and the 3,135 s.f. exclusive portion of the proposed TCE. Again, we are not valuing the 1,044 s.f. of the TCE that overlaps the pipeline easement because it is included in the value of the pipeline easement, we previously valued.

The project requires that the 1,571 s.f. non-exclusive easement be open to the public. This is because some of the area is a public trail and some of the area is landscaped plantings and is open to the public. On the prior Staging and Easements Map, the non-exclusive easement is the area that has green hatching.

The 3,135 s.f. exclusive portion of the TCE is not open to the public and is reserved for a 6-month construction period that allows the construction company to store material and equipment in this area of the TCE. This area is shown by black dashed lines on the map.

TCE's are generally valued based on the rental of the land for the duration of the TCE, in this case 6 months. Land rent can be estimated by applying an appropriate rate of return to the fee land value. Rates of return on high density residential land as well as commercial property generally range in the 5% to 8% range. We are using a 7% rate of return on land value to conclude a market rent for the land as payment for the TCE's.

The following table shows the calculations in valuing the non-exclusive and exclusive TCE's. The exclusive use of the TCE is appraised at 100% of the rental value and the non-exclusive TCE is appraised at 25% of the rental value. The indicated fair market value for the non-exclusive and exclusive portions of the proposed TCE are calculated below.

Property	Land Area		Fee Value Per Sq. Ft.	TCA Duration Years	Annual Rate of Return	Interest Acquired	Total
Park Land - Maintain Pedestrian Access	1,571	s.f.	$100.00	0.5	7%	25%	$1,375
Park Land/Street - Unencumbered	3,135	s.f.	$100.00	0.5	7%	100%	$10,973
Total Fair Market Value							**$12,347**

Valuation of the Existing Pipeline Easement to be Abandoned and Relinquished

Our client has requested that we value an existing pipeline easement so they can relinquish it back to the fee owner and use the fair market value of this easement to offset the cost in acquiring the new pipeline easement. This existing pipeline easement lies within Pilarcitos Creek and measures 18,169 s.f. It is valued at the same $0.50/s.f. value as the Pilarcitos Creek Larger Parcel that it encumbers and at the same fee interest (20%). The fair market value of this existing easement to be relinquished is calculated below.

Property	Land Area		Fee Value Per Sq. Ft.	Interest Relinquished	Total
Riparian Land	18,169	s.f.	$0.50	20%	**$1,817**

Summary

The fair market value of the proposed acquisition less the relinquished land is **$57,000** (rounded) as shown on the following summary table.

Pipeline Easement Acquisition	$45,975
Temporary Construction Easement Acquisition	$12,347
Pipeline Easement Relinquished	-$1,817
Total Compensation	$56,505
Rounded To:	**$57,000**

FAIR MARKET VALUE CONCLUSION

Based on the investigation and analysis, it is our opinion that the Fair Market Value of the proposed acquisition less the relinquished land, subject to the attached General Assumptions and Limiting Conditions, Extraordinary Assumptions, and Hypothetical Conditions, as of November 30, 2020 is: **$57,000**

ADDENDA

Certification

General Assumptions and Limiting Conditions

Glossary

Staging and Easement Map

Appraiser Resumes

CERTIFICATION

We certify that to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with, the Uniform Standards of Professional Appraisal Practice, and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. William Schnitzer, ASA made a personal inspection of the property that is the subject of this report.
10. As of the date of this report, Terry S. Larson, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
11. As of the date of this report, William Schnitzer, ASA has completed the continuing education program for American Society of Appraisers.
12. No one provided significant real property appraisal assistance to the persons signing this certification.
13. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Terry S. Larson, MAI
State Certified General Real Estate Appraiser
California License AG007041, Exp. 11/30/2022



William Schnitzer, ASA
State Certified General Real Estate Appraiser
California License AG006766, Exp. 03/31/2023

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. The appraisers assume no responsibility for the legal description provided for matters pertaining to the legal or title considerations. The title is assumed to be good and marketable, and the property is appraised free and clear of any encumbrances unless otherwise stated. It is assumed that the property is under responsible ownership and management.
2. Information, estimates, and opinions furnished to the appraiser(s) and contained in this report were obtained from sources considered reliable and believed to be true and correct. However, the appraisers give no warranty of the accuracy of such items furnished by others.
3. The appraisers are not required to give testimony or appear in court in connection with this appraisal unless prior arrangements have been made.
4. The sketches, maps, plats, and exhibits in this report are included to assist the reader in visualizing the property. The appraisers have made no survey of the property and assume no responsibility in connection with such matters.
5. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraisers assume no responsibility for such conditions or for engineering which might be required to discover such factors.
6. The appraisers assume the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal. The appraisers assume the property contains no hazardous materials or substances.
7. The appraisers assume all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinions contained in the report are based.
8. The appraisers assume that the property complies with applicable zoning requirements, use regulations, and other restrictions unless a lack of conformity has been stated, defined, and considered in the appraisal report.
9. Any allocation of the total value opinion stated in this report between the site and improvements applies only to the stated program of use. The separate values allocated to the site and improvements may not be used in connection with any other appraisal and are invalid if so used. Any value opinions provided in the appraisal report apply to the entire property and any proration or division of the total into fractional interests will invalidate the value opinion unless such proration or division of interests has been stated in the report.
10. Disclosure of the contents of the appraisal report is governed by the Code of Professional Ethics of the Appraisal Institute and is subject to peer review.
11. The appraisers assume that the site and improvements are contained within the boundaries or property lines of the property described and that there are no encroachments unless noted in this report.
12. If only preliminary plans and specifications were available for use in the preparation of this assignment, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and the appraisers reserve the right to amend this appraisal if substantial deviations exist.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

13. The dates of value to which the opinions expressed in this report apply are set forth in this report. The appraisers assume no responsibility for economic or physical factors occurring at some point later, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.

14. This appraisal was prepared for the sole and exclusive use of the client for the intended use outlined in this report. Any party who is not the client or intended user identified in the appraisal or the engagement letter is not entitled to rely upon the contents of this appraisal without the express written consent of Smith & Associates, Inc. The appraisers assume no obligation, liability, or accountability to any third party.

15. The Americans with Disabilities Act (ADA became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property. Since the appraisers have no direct evidence relating to this issue, possible non-compliance was not considered in estimating the value of the property.

16. No part of the appraisal report (nor any copy of it) shall be used for any purpose by any party except the client without the previous written consent of the appraisers. No portion of the appraisal report may be reproduced. The report shall not be used for advertising, public relations, news, or other media without the consent of the appraisers.

17. Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of the previously stated assumptions and limiting conditions.

EXTRAORDINARY ASSUMPTIONS

1. None.

HYPOTHETICAL CONDITIONS

1. California Government Code Section 7267.2 sets forth the obligations for a public entity to appraise and attempt to negotiate the purchase of real property that is sought to be acquired for a public project. Section 7267.2(a)(1) provides in pertinent part: A decrease or increase in the fair market value of real property to be acquired prior to the date of valuation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for the improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant, shall be disregarded in determining the compensation of the property. This is a hypothetical condition as it is contrary to what is known in the "before" condition since we are excluding known facts regarding the project for purposes of the analysis.

2. For California eminent domain appraisals, the fair market value of the property in the "after" condition recognizing the project as completed is a hypothetical condition, as the project does not currently exist, but must be analyzed in order to consider potential severance damages and benefits.

GLOSSARY

Sources: The Dictionary of Real Estate Appraisal, 6th Edition, the Uniform Standards of Professional Appraisal Practice (USPAP), and the California Code of Civil Procedure.

ABSOLUTE NET LEASE
A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. **(Dictionary)**

AS-IS MARKET VALUE
The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. **(Dictionary)**

ASSUMPTION
That which is taken to be true. **(USPAP)**

BENEFIT
Benefit to the remainder is the benefit, if any, caused by the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the benefit is caused by a portion of the project located on the part taken. **(California Code of Civil Procedure, 1263.430)**

CASH EQUIVALENCY
An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash or its equivalent. **(Dictionary)**

CLIENT
The party or parties who engage, by employment or contract, an appraiser in a specific assignment. The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. **(USPAP)**

CONDOMINIUM
A multiunit structure, or a unit within such a structure, with a condominium form of ownership. **(Dictionary)**

CONSERVATION EASEMENT
An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. **(Dictionary)**

COVERAGE
The proportion of the net or gross land area of a site that is occupied by a building or buildings. **(Dictionary)**

DAMAGE
Damage to the remainder is the damage, if any, caused to the remainder by either or both of the following:

a) The severance of the remainder from the part taken.
b) The construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part taken. **(California Code of Civil Procedure, 1263.420)**

DEED RESTRICTION
A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. **(Dictionary)**

DEPRECIATION
A loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. **(Dictionary)**

EASEMENT
The right to use another's land for a stated purpose. **(Dictionary)**

EFFECTIVE AGE
The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. **(Dictionary)**

EFFECTIVE DATE
1) The date on which the appraisal or review opinion applies. (SVP) 2) In a lease document, the date upon which the lease goes into effect. **(Dictionary)**

EFFECTIVE RENT
Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. **(Dictionary)**

EXCESS LAND
Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. **(Dictionary)**

EXPOSURE TIME
Estimated length of time that the property interest being appraised would have been on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. **(USPAP)**

EXTRAORDINARY ASSUMPTION
An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends, or about the integrity of data used in an analysis. The use of Extraordinary Assumptions might have affected the assignment results. **(USPAP)**

EXTERNAL OBSOLESCENCE
A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be temporary or permanent. **(Dictionary)**

FAIR MARKET VALUE
The fair-market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

The fair-market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable. **(California Code of Civil Procedure, 1263.320)**

The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following:

a. The project for which the property is taken.
b. The eminent domain proceeding in which the property is taken.
c. Any preliminary actions of the plaintiff relating to the taking of the property. **(California Code of Civil Procedure, 1263.330)**

FEE SIMPLE ESTATE
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. **(Dictionary)**

FLOOR AREA RATIO (FAR)
The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. **(Dictionary)**

FULL SERVICE GROSS LEASE
A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a full service lease. **(Dictionary)**

FUNCTIONAL OBSOLESCENCE
The impairment of functional capacity of improvements according to market tastes and standards. **(Dictionary)**

GROSS BUILDING AREA (GBA)
1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2) Gross leasable area plus all common areas. 3) For residential space, the total area of all floor levels measured form the exterior of the walls and including the superstructure and substructure basement; typically, does not include garage space. **(Dictionary)**

GROUND LEASE
A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. **(Dictionary)**

HIGHEST & BEST USE
1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. **(Dictionary)**

HYPOTHETICAL CONDITION
A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of the analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions or trends; or about the integrity of data used in an analysis. The use of Hypothetical Conditions might have affected the assignment results. **(USPAP)**

INTENDED USE
The use or uses of an appraiser's reported appraisal or appraisal review assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. **(USPAP)**

INTENDED USER
The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser on the basis of communication with the client at the time of the assignment. **(USPAP)**

INDUSTRIAL GROSS LEASE
A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance, and real property taxes as specified in the lease. There are significant regional and local differences in the use of this term. **(Dictionary)**

JUST COMPENSATION
In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. **(Dictionary)**

LARGER PARCEL
In governmental land acquisitions and in valuation of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use. **(Dictionary)**

LEASED FEE INTEREST
The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. **(Dictionary)**

LEASEHOLD INTEREST
The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. **(Dictionary)**

LESSEE (TENANT)
One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. **(Dictionary)**

LESSOR (LANDLORD)
One who conveys the right of occupancy and use to others under a lease agreement. **(Dictionary)**

LIMITING CONDITION
A law, regulation, guideline, or other condition that can affect the scope of work of a valuation or review assignment. **(Dictionary)**

MARKET ANALYSIS
The study of the supply and demand in a specific area for a specific type of property. **(Dictionary)**

MARKET RENT
The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of a specified lease agreement including rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options and tenant improvements (TIs). **(Dictionary)**

MARKET VALUE "AS IF COMPLETE"
A hypothetical scenario representing the market value of the property with all proposed construction, conversion or rehabilitation completed under specified hypothetical conditions as of the date of the appraisal.

MARKET VALUE "AS IF STABILIZED"
A hypothetical scenario representing the market value of the property at a current point in time when all improvements have been physically constructed and the property has been leased to its optimum level of long term occupancy under specified hypothetical conditions as of the date of the appraisal.

MARKETING TIME
An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) **(Dictionary)**

MODIFIED GROSS LEASE
A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a double net lease, net net lease, partial net lease, or semi-gross lease. **(Dictionary)**

PARTIAL INTEREST
Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. **(Dictionary)**

PARTIAL TAKING
The taking of part of a property interest for public use under the power of eminent domain; requires the payment of compensation. **(Dictionary)**

PHYSICAL DETERIORATION
The wear and tear that begins when a building is completed and placed into service. **(Dictionary)**

PROSPECTIVE OPINION OF VALUE
A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. **(Dictionary)**

REMAINDER PARCEL
In condemnation, that portion of a larger parcel remaining in the ownership of the property owner after the partial taking. **(Dictionary)**

REMAINING ECONOMIC LIFE (REL)
The estimated period over which existing improvements are expected to contribute economically to a property; an estimate of the number of years remaining in the economic life of a structure or structural components as of the effective date of the appraisal; used in the economic age-life method of estimating depreciation. **(Dictionary)**

RENTABLE BUILDING AREA
For office or retail building, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice. **(Dictionary)**

REPLACEMENT COSTS
The estimated cost to construct, at current prices as of a specific date, a substitute for the building or other improvements, using modern materials and current standards, design, and layout. **(Dictionary)**

REPRODUCTION COSTS
The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, super-adequacies, and obsolescence of the subject building. **(Dictionary)**

RETROSPECTIVE VALUE OPINION
A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historic date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." **(Dictionary)**

SANDWICH LEASEHOLD ESTATE
The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. **(Dictionary)**

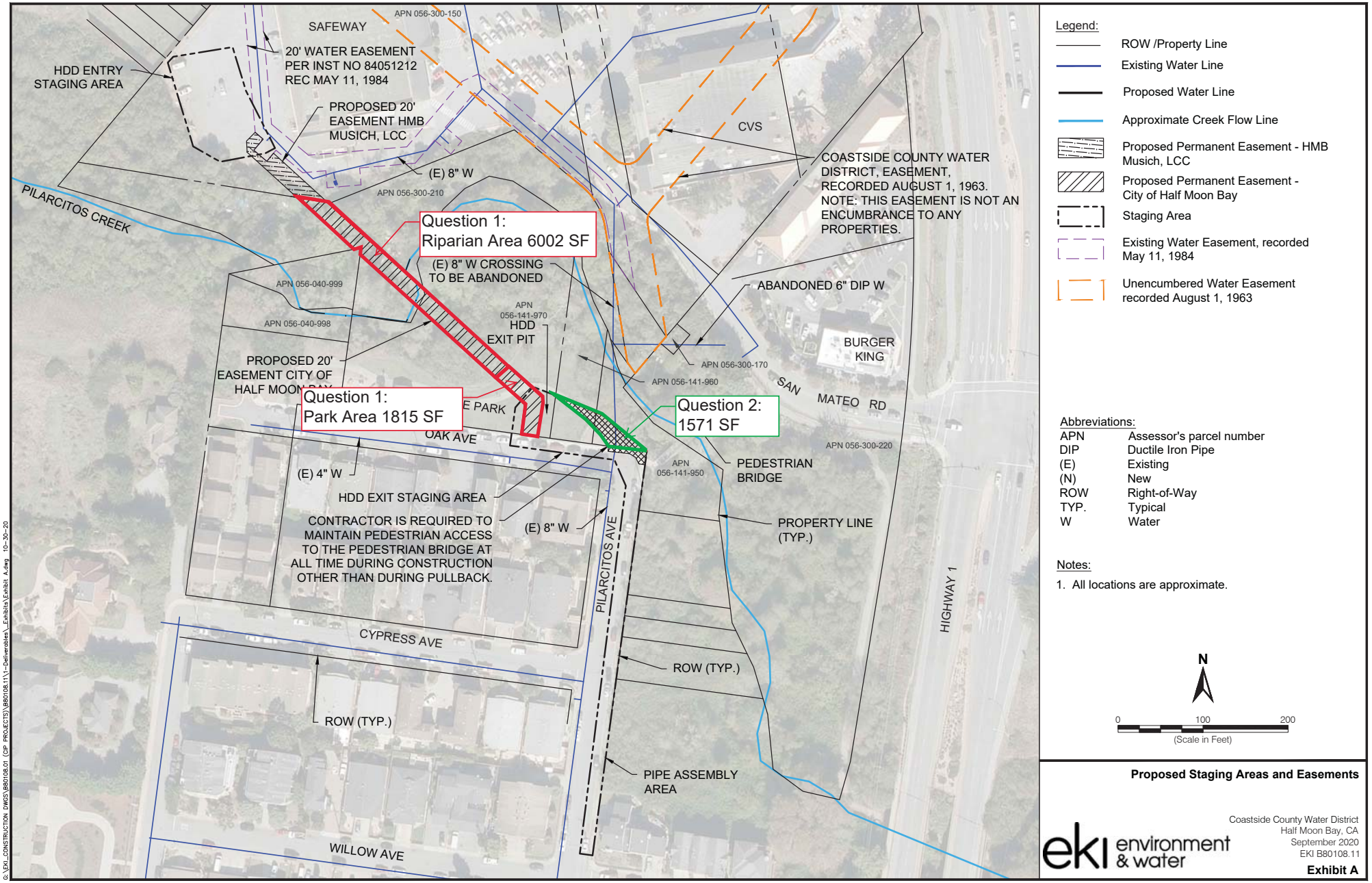
SCOPE OF WORK
The type and extent of research and analyses in an appraisal or appraisal review assignment. **(USPAP)**

SURPLUS LAND
Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. **(Dictionary)**

TAKING
The acquisition of a parcel of land through condemnation. **(Dictionary)**

TRIPLE NET (NET NET NET) LEASE
An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, triple net lease, or fully net lease*. **(Dictionary)**

USABLE BUILDING AREA
The area that is actually used by the tenants, measured from the inside of the exterior walls to the inside of the walls separating the space from hallways and common areas. **(Dictionary)**



Legend:

- ROW /Property Line
- Existing Water Line
- Proposed Water Line
- Approximate Creek Flow Line
- Proposed Permanent Easement - HMB Musich, LCC
- Proposed Permanent Easement - City of Half Moon Bay
- Staging Area
- Existing Water Easement, recorded May 11, 1984
- Unencumbered Water Easement recorded August 1, 1963

Abbreviations:

APN	Assessor's parcel number
DIP	Ductile Iron Pipe
(E)	Existing
(N)	New
ROW	Right-of-Way
TYP.	Typical
W	Water

Notes:

1. All locations are approximate.

N

0 100 200

(Scale in Feet)

Proposed Staging Areas and Easements

eki environment & water

Coastside County Water District
Half Moon Bay, CA
September 2020
EKI B80108.11

Exhibit A

G:\EKI_CONSTRUCTION DWGS\B80108.01 (CIP PROJECTS)\B80108.11\1-Deliverables_Exhibits\Exhibit A.dwg 10-30-20

Terry S. Larson, MAI

Certified General Real Estate Appraiser
California BREA Appraiser License No. AG007041

Partner

QUALIFICATIONS

Terry Larson has been a professional real estate appraiser and consultant in Northern California since 1981. He concentrates his work in the San Francisco Bay Area and Sacramento Regions, but has performed national assignments in over twenty states.

Terry began his career with American Appraisal Associates, the largest full service valuation firm in the world, providing valuation services for real estate, personal property, and intangible business assets. As manager of the Northern California Real Estate Valuation Group, his territory covered California and assignments across the country.

Upon joining Smith & Associates in 1997, Terry built a group of appraisers that emphasize litigation support, eminent domain, partial interest valuations and special purpose properties, including airport appraisals. With over $2 billion in annual valuations, Smith & Associates has two offices to serve client needs: Danville in the San Francisco Bay Area and Folsom in the Sacramento Region.

Terry regularly provides litigation support services for property analysis and valuation, deposition and expert witness testimony, and arbitration and mediation services in disputes regarding real estate values, fair rental rates and related matters.

Property types valued and analyzed include the following:

- Commercial – Retail, Office, Apartments, Hotels and Restaurants
- Industrial – Warehouse, Industrial, R&D, Mini-Storage, Manufacturing Plants, Truck Facilities, Cross Docks and Corporate Campuses
- Vacant Land – Industrial, Commercial, Agricultural, Residential, Mitigation and Aviation
- Specialty – Golf Courses, Mixed-Use Projects, Food Processing, Jet Hangars, Fixed Base Operations, Senior Housing, RV Parks, Right-of-Way, Easements, Detrimental Conditions, Partial Interests, Eminent Domain, Residential Subdivisions, Arbitration, Mediation and Appraisal Reviews
- Legal – Litigation Support, Deposition and Expert Witness Testimony

WORK HISTORY

1997 – Present	Partner	Smith & Associates, Inc.
1996 – 1997	Commercial Realtor	Cornish & Carey, Investment Services Group
1988 – 1996	Senior Appraiser	Hulberg & Associates, Inc.
1981 – 1988	Appraisal Manager	American Appraisal Associates, Inc.

EDUCATION

University of Oregon, Eugene, OR

Bachelor of Science, School of Business Finance

Appraisal Institute Courses

Real Estate Appraisal Principles • Basic Valuation Procedures • Capitalization Theory and Techniques • Standards of Professional Practice • Case Studies in Real Estate Valuation • Valuation Analysis and Report Writing • Uniform Standards of Professional Appraisal Practice (USPAP) • Case Studies in California Eminent Domain • Federal and State Laws and Regulations • The Appraisers Workfile • Appraisals for Estate Tax Purposes • Valuations of Partial Interests • Fractional Interest and Business • California's Condemnation Process • Appraisal of Nursing Facilities • Right of Way Acquisitions • Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)

Appraisal Institute Litigation Professional Development Program

The Appraiser as an Expert Witness • Litigation Appraising • Condemnation Appraising

International Right of Way Association Courses

Appraisal of Partial Acquisitions • Eminent Domain Law, Basics for Right of Way • Issues in Eminent Domain Valuation • Telecommunications and Rights of Way

PROFESSIONAL AFFILIATIONS

- Appraisal Institute, MAI No. 11046
- International Right of Way Association, Member No. 2508
- Appraisal Institute, Northern California Chapter
  Board of Directors, 2014 – 2016
  Nominating Committee, 2016
  Chair of the Commercial Appraisal Symposium, Unique Properties, 2016 – 2017
  Spring Litigation Conference Committee, 2016 – 2017
  Volunteer of Distinction, 2018

SPEAKING ENGAGEMENTS

- Santa Clara County Brokers Association, Role of the Real Estate Appraiser, 2008
- SW Chapter American Association Airport Executives, Appraisal/Lease Negotiations, 2011
- Appraisal Institute Spring Litigation Conference, Subsurface Easements, 2013
- IRWA Chapter 42 Annual Spring Conference, Appraiser Right of Way Debate, 2014
- CLE Eminent Domain Conference, Temporary Construction Easements, 2014
- IRWA Chapter 42 Annual Spring Conference, Agency/Owner Appraisal Issues, 2015
- Appraisal Institute Workshop, Transit Oriented Development and Rail Projects, 2016
- Appraisal Institute Commercial Symposium, Unique Properties, Competency, 2016
- CLE Eminent Domain Conference, Income Approach in Eminent Domain, 2017
- Appraisal Institute Commercial Symposium, Unique Properties, Scoping and Bidding, 2017
- IRWA Chapter 2 Workshop, Income Approach in Eminent Domain, 2018
- CLE Eminent Domain Conference, Choosing Comparable Sale & Rental Data, 2019

EXPERT WITNESS TESTIMONY

Terry has testified in dozens of cases including eminent domain representing agencies and private property owners, fire damage, diminution in value, contract fraud, breach of contract, land slide and breach of fiduciary responsibilities in real estate transactions.

Terry is a qualified Expert Witness in Superior Court for Santa Clara, Contra Costa, Alameda, Marin, Monterey and Sacramento Counties. He has testified at the San Mateo County Tax Board regarding the Redwood Shores Special Assessment District with an estimated value of $1 billion and testified in Santa Clara County Criminal Court as a percipient witness in a real estate fraud case.

CLIENTS

Clients include banks and other lenders, developers, attorneys, CPA's, private property owners, and government agencies including cities and counties, the State of California, and the Federal Government.

William C. Schnitzer, ASA

Certified General Real Estate Appraiser
California BREA Appraiser License No. AG006766

SUMMARY

William C. Schnitzer has been appraising commercial and residential property in the nine-county Bay Area for ±32 years and has been with his current employer, Smith & Associates, Inc. since June 2000. He specializes in all types of properties, including commercial, industrial, retail, and vacant land as well as conservation easements and mitigation land. He also concentrates on valuations for Right-of-Way and Eminent Domain purposes throughout the San Francisco Bay Area and the Central Valley.

Mr. Schnitzer received his Bachelor's degree from Western Washington University in 1976 and has been a Certified General Real Estate Appraiser with the State of California for the past ±26 years. In 2004, he became an Accredited Senior Appraiser with the American Society of Appraisers in the specialized field of Real Property/Urban. In addition to these educational accreditation, he served as a Board Member in the San Francisco Chapter of the American Society of Appraisers and was its Chapter Discipline Director from 2004-2009 and its Chapter President, Official Director from 2007-2008.

Property types valued and analyzed include the following:

- Single and Multi-Family Residential
- Vacant Land – Improved and Unimproved
- Commercial – Retail, Industrial and Office
- Rental and Market Surveys
- Condemnation and Right-Of-Way Appraisals
- Part-Takes and Easement Valuations
- Special Assessment District Valuations

WORK HISTORY

2000 – Present	Senior Appraiser	Smith & Associates, Inc., Danville, CA
1999 – 2000	Associate Appraiser	Ashley, Chapman & DeVoe, Hayward, CA
1998 – 1999	Associate Appraiser	Kleczewski & Associates, Oakland, CA
1987 – 1998	Senior Appraiser	Roland, Burchard & Associates, Walnut Creek, CA

EDUCATION

Western Washington University, Bellingham, WA
Bachelor of Arts, Economics & Interdisciplinary Studies

Appraisal Institute Courses

Principles and Practice of Real Estate • Capitalization Theory Part A & B • Case Studies in Real Estate Valuation • Valuation Analysis & Report Writing • Easement Valuation • Standards of Professional Practice, Parts A & B • Appraisal Practices for Litigation • Highest and Best Use, Eminent Domain • Federal and State Laws and Regulations Workshop • Valuation of Partial Interests, and Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book Standards)

International Right-of-Way Association Courses

Course 402 Appraisal of Partial Acquisitions

College-Level Courses

Principles of Appraisal I and II, Diablo Valley College • Real Estate Appraisal Principles, University of California at Berkeley • Financial Planning, Vista College • Small Business Administration, University of California at Berkeley • Environmental Impact Statement Writing, Western Washington State University

PROFESSIONAL AFFILIATIONS

- Appraisal Institute, General Associate, M88-1584, 1987 – 2004
- International Right of Way Association, Member No. 238117, 2001 – 2007
- American Society of Appraisers, ASA, Real Property Urban, No. 058012
- American Society of Appraisers, Candidates Chairman, 2009
- American Society of Appraisers, Discipline Chairman, Real Property Urban, 2004 – 2009
- American Society of Appraisers, Chapter President and Ex Official Director, 2007 – 2008

ASSIGNMENTS OF INTEREST

California High Speed Rail – Project Manager for a 24-mile section of the California High Speed Rail Project, consisting of Partial Interest and Easement acquisitions on 18 agricultural properties.
Modesto Irrigation District – Project Manager for the Westley-Rosemore 230 Kv Transmission Line Project consisting of Parial Interest and Easement acquisitions on 34 agricultural and commercial properties.
Western Area Power Administration – Project Manager for the Sacramento Voltage Support Project consisting of Partial Interest and Easement acquisitions over 57 agricultural, residential and commercial properties. Senior Appraiser for the 81-mile Los Banos to Coalinga Path 15 500 Kv Transmission Line Project consisting of Partial Interest and Easement acquisitions over 85 agricultural, residential, and commercial properties.
BART – We are one of two firms approved for appraisal and expert witness services for the next 5 years. Projects include the Earthquake Safety Program and Warm Springs Extension and vacant and improved properties with consideration of damages. Provided appraisals of surplus BART properties for sale.
City of San Jose – Senior Appraiser providing appraisal services for the Public Works and Finance Departments for acquisition appraisals for the San Jose International Airport, and Redevelopment Department. Appraisals include vacant land and improved properties, full and part-takes, for projects including a road widening, a police station, a library, airport hangar, and disposition of surplus land.
City of Pleasanton – Appraised several land parcels for public improvement projects, full and part-takes in the downtown core.
City of Fremont – Provide on-going appraisal services including land and improved properties for full and part-takes. Kato Road Grade Separation Project.
Santa Clara Valley Transportation Authority (VTA) – Appraisal services for the Light Rail Project in Santa Clara County. Completed over 50 assignments that include full takes, part takes and easements including the Warren-Mission BART line extension project.
Solano County Public Works – Senior Appraiser on a 25-property road-widening project that included full and part take acquisitions.
City of Sacramento – Senior Appraiser on several land appraisals totaling over 4,000 acres and 8 ownerships for the Cosumnes River Blvd. & I-5 Interchange Project. Part-takes for a connector street between I-5 & Franklin crossing over the proposed Delta Shores Planned Community.

EXPERT WITNESS APPRAISALS AND TRIAL SUPPORT

Mr. Schnitzer provided appraisal services and additional data research, verification, as well as Exhibit production for the law firm of Wendel Rosen Black & Dean in Oakland representing the Santa Clara Valley Transportation Authority (VTA) who condemned land from a 500,000 s.f. Corporate Campus in Mountain View for a highway off-ramp project.

Mr. Schnitzer provided appraisal services and additional data research, verification, as well as Exhibit production for the law firm of Brisco Ivester & Bazel in San Francisco to represent Braddock & Logan when a school district condemned land from a 300 unit residential subdivision.

CLIENTS

A complete list of appraisal clients is available upon request.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Jessica Blair, Communications Director/City Clerk

TITLE: **DISPLAY OF THE MENTAL HEALTH AWARENESS FLAG FOR THE MONTH OF MAY 2022 AT CITY HALL TO COMMEMORATE MENTAL HEALTH AWARENESS MONTH**

RECOMMENDATION:
Adopt a resolution authorizing display of the Mental Health Awareness Flag at City Hall for the month of May 2022.

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

STRATEGIC ELEMENTS:
This recommendation supports the Inclusive Governance element of the Strategic Plan.

BACKGROUND:
In May 2020, the City Council formally adopted a flag policy which established that the City's flagpoles are not intended to be a forum for free expression by the public.

The adopted flag policy contains the following directives:

1. Flags shall be displayed in accordance with federal and state laws and regulations.
2. Authorizes the City Manager to order that the City flag be lowered to half-staff in honor of a City / County employee killed in the line of duty.
3. Commemorative or Ceremonial Flags:
    - Can only be displayed on the City Flag flagpole located at City Hall.
    - The display of any commemorative or ceremonial flags will be subject to Council approval by resolution and will serve as an expression of the City's official sentiments.
    - The City will not display a commemorative or ceremonial flag based on a request from a third party, nor will the City use its flagpoles to sponsor the expression of a third party.

Following a request to display a flag commemorating Mental Health Awareness Month, this proposed resolution is before the Council according to the policy adopted.

DISCUSSION:
The City Council of the City of Half Moon Bay wishes to express its support for mental health awareness in the United States, and specifically on the Coastside.

National Mental Health Awareness Month provides an opportunity for communities to work together to bring awareness to and break through the stigma surrounding mental health illness. The display of the green mental health awareness flag serves to express the City's official support of the importance of mental health awareness.

Over the course of the month, the City will share Mental Health Mondays on social media and additional mental health resources on all communications channels. Additionally, staff is planning a Mental Health First Aid Training for the community for some time in May.

ATTACHMENT:
Mental Health Awareness Flag Resolution

RESOLUTION NO. C-2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE DISPLAY OF THE MENTAL HEALTH AWARENESS FLAG FOR THE MONTH OF MAY 2022 AT CITY HALL TO COMMERORATE MENTAL HEALTH AWARENESS MONTH

WHEREAS, the City Council of the City of Half Moon Bay wishes to express its support for mental health awareness in the United States, and specifically on the Coastside, and

WHEREAS, the display of the green mental health awareness flag serves to express the City's official support of the importance of mental health awareness, and

WHEREAS, the City's flagpoles are not intended to be a forum for free expression by the public, and

WHEREAS, the Mental Health Awareness Flag will be flown for the month of May 2022 at City Hall.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Half Moon Bay hereby authorizes the display of the Mental Health Awareness Flag on the City flagpole located in front of City Hall for the month of May 2022 in support of Mental Health Awareness month.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 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

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Robert Nisbet, City Manager

FROM: John Doughty, Public Works Director
Jill Ekas, Community Development Director

TITLE: **APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE A COASTAL DEVELOPMENT PERMIT FOR 880 STONE PINE ROAD, CITY CORPORATION YARD UPGRADE PROJECT, FILE NO. PDP-21-053**

RECOMMENDATION:
Conduct a public hearing on the City Corporation Yard Upgrade Project, PDP-21-053, with particular attention to the two matters brought forth on appeal and approve the proposed project by resolution based on the findings in Exhibit A and subject to the Conditions of Approval in Exhibit B, by taking the following actions:

1. Acknowledge the adopted IS/MND and Mitigation Monitoring and Reporting Program and that the matters under consideration with this appeal do not trigger the need to recirculate or do supplemental environmental review; and
2. Consider the matter brought forth on appeal; and
    a. Uphold the appeal with respect to the location of the wildlife corridor fencing in accordance with the City's biologist's recommendations as originally presented to the Planning Commission; and
    b. Deny the appeal with respect to the configuration of the access drive; and
3. Thereby, approve PDP 21-053 including a Coastal Development Permit, Site and Design Review and Tree Removal Permit for the City of Half Moon Bay Corporation Yard Upgrade Project at 880 Stone Pine Road.

FISCAL IMPACT:
Unless Council requires significant changes to the project design, there is no fiscal impact associated with this item because this project is included in the City's budget.

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

BACKGROUND:
On March 3, 2020, the City Council authorized the City Manager to execute a Purchase and Sale Agreement (the "PSA") to acquire the property with the intention of continued use for a corporation yard, habitat restoration, passive open space uses such as a multi-use pathway, with allowances for small-scale agricultural operations. The negotiated purchase price (based on appraisal) was $2,180,000. Council directed staff to determine suitable funding options for the purchase and improvement of the property.

On July 21, 2020, the Council authorized staff to apply for funding through the State of California Infrastructure and Economic Development Bank (iBank) and accept the obligation payable to iBank for financing the purchase of the property and planned enhancements, subject to iBank approval. The Council also adopted a resolution declaring its official intent to reimburse expenditures related to the acquisition from the proceeds of the financing. The acquisition from POST will need to first be completed and recorded, prior to reimbursement from iBank using financing proceeds. Future safety and security improvements will also be eligible for reimbursement from iBank, up to a total of $3.2 million. The IBank loan closed in December 2020. Under conditions of the loan agreement, all proceeds must be expended no later than August 1, 2022.

On March 29, 2022, the Half Moon Bay Planning Commission adopted a Mitigated Negative Declaration and approved a Coastal Development Permit, Architectural and Site Design Review, and Tree Removal Permits for the City of Half Moon Bay Corporation Yard Upgrade Project. The item had been duly noticed for a public hearing for March 22, 2022; and the Planning Commission continued the item to a date certain of March 29, 2022 upon the request of the Public Works Director. When the Commission acted on the item on March 29th, it approved the Coastal Development Permit with a condition that modified the project description. The modification included expanding an uplands portion of a wildlife corridor area, which will be discussed later in this report.

On April 7, 2022, an appeal of the Planning Commission's approval of the Coastal Development Permit was filed. The appeal cites two issues: 1) The expanded wildlife corridor, and 2) the configuration of the access driveway. The appeal was timely and complete. Because time is of the essence in processing this entitlement, primarily due to loan conditions, staff confirmed with the appellant that an expeditious hearing of the appeal was agreeable. The item was duly noticed for public hearing with site postings and mailed notices on April 8, 2022; and a newspaper notice running in the San Mateo Daily Journal on April 9, 2022. The appeal documentation is provided in Attachment 2.

The appeal does not address the environmental review which consists of an Initial Study and a Mitigated Negative Declaration (IS/MND) (LINK) which were prepared pursuant to the California Environmental Qualify Act (CEQA). The appeal also does not address design review with respect to the Corporation Yard improvements other than the new roadway. Furthermore, the appeal does not address the Tree Removal Permit. The appeal is narrow and limited to the Coastal

Development Permit with respect to the wildlife corridor and access driveway.

DISCUSSION:
To provide context for this matter, the project is briefly described below. For more detailed information about the project, refer to the Planning Commission reports and memos with links provided in the Attachments section at the end of this report.

Project Description: The project consists of constructing improvements and upgrades to the existing City Corporation Yard at 880 Stone Pine Road. The Corporation Yard occupies a relatively small portion (approximately 4 acres) of the property which covers approximately 21 acres. The project site abuts Pilarcitos Creek to the south and includes an abandoned agriculture pond. The Creek and pond contribute habitat area for protected status species, including the CRLF and SFGS. As such, the project design incorporates special features to protect these species and maintain habitat for their benefit.

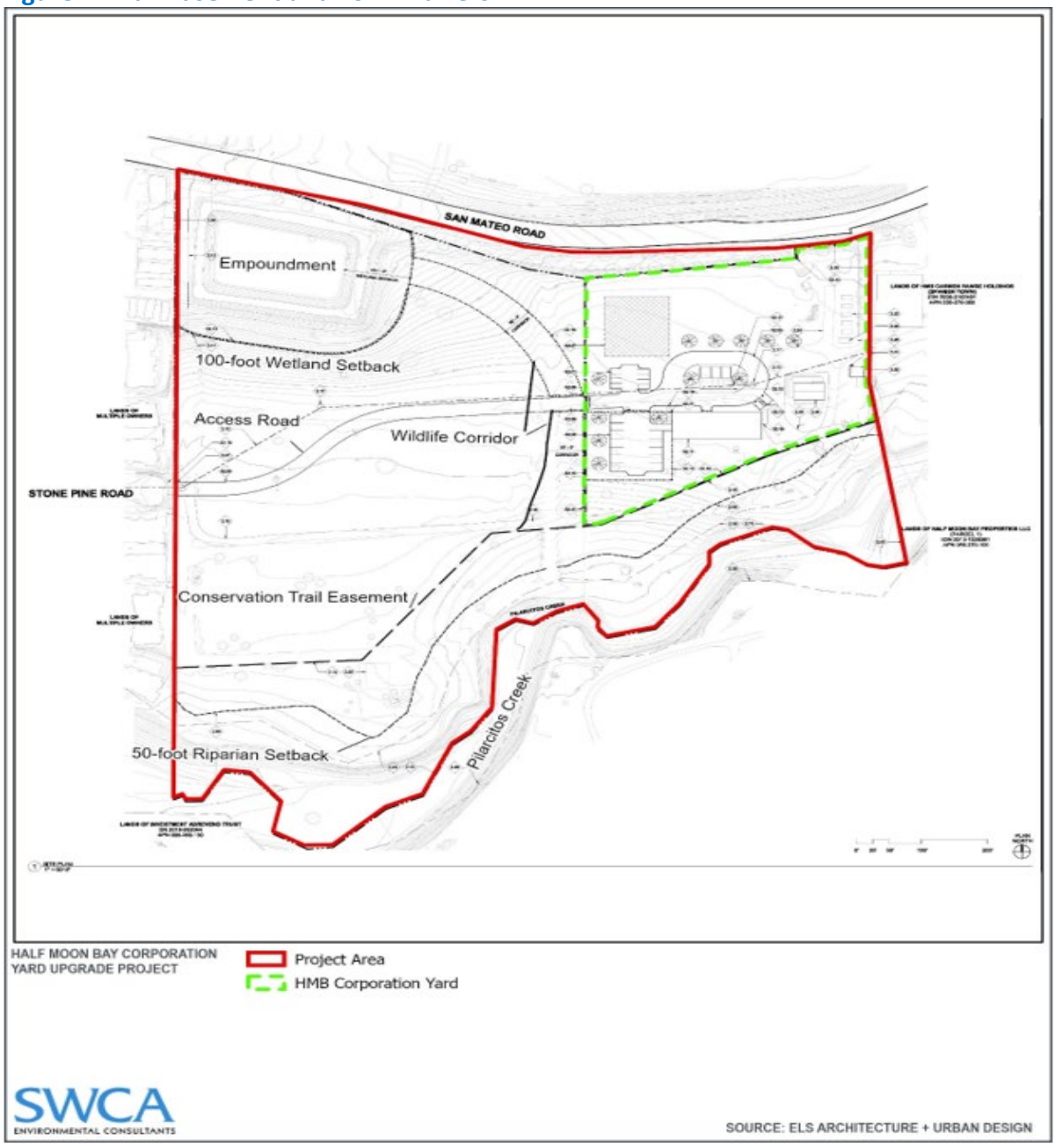
The project includes the following: A new two-way paved access road that would replace the existing unpaved loop road; construction of a new fabric tension warehouse building (a "sprung structure"), demolition and relocation of the existing trash and landscape materials enclosure; and, solar field, parking areas, gates, and fencing. The 100-foot-wide trail easement, environmentally sensitive areas (ESHA) and required ESHA buffers cover approximately 12 acres of the property. These include a 100-foot wetland buffer and 50-foot riparian buffer. The riparian buffer is generally within the wider trail easement. Consequently, the effective riparian buffer is typically greater than 50 feet. Additionally, the project includes additional protection for wildlife by establishing a wildlife corridor for protected reptiles and amphibians. The corridor would be protected with the installation of wildlife fencing including wildlife tunnels under the new access road. These features are shown below in Figure 1 on the following page. Wildlife corridor fencing will also extend westward along the edge of the trail easement. Project plans are provided in Attachment 3.

For this property, it is also relevant that at the November 9, 2021 Housing Work Session, City Council directed staff to assess the feasibility of building affordable housing on the western portion of 880 Stone Pine. A housing feasibility analysis is being completed and the preliminary findings were presented to City Council on March 15, 2022. The assessment will be completed once the Corporation Yard Upgrade Project is fully entitled. Numerous constraints are present, including biological resources, hazards, and even the terms of the City's loan with iBank. These constraints were all summarized in a memo to Council from the City Manager dated November 9, 2021. Although not a direct subject of this item, because of Council interest, staff intent in addressing this is to maintain consistent communication about the potential for future use of this site which will most likely take several years to work through.

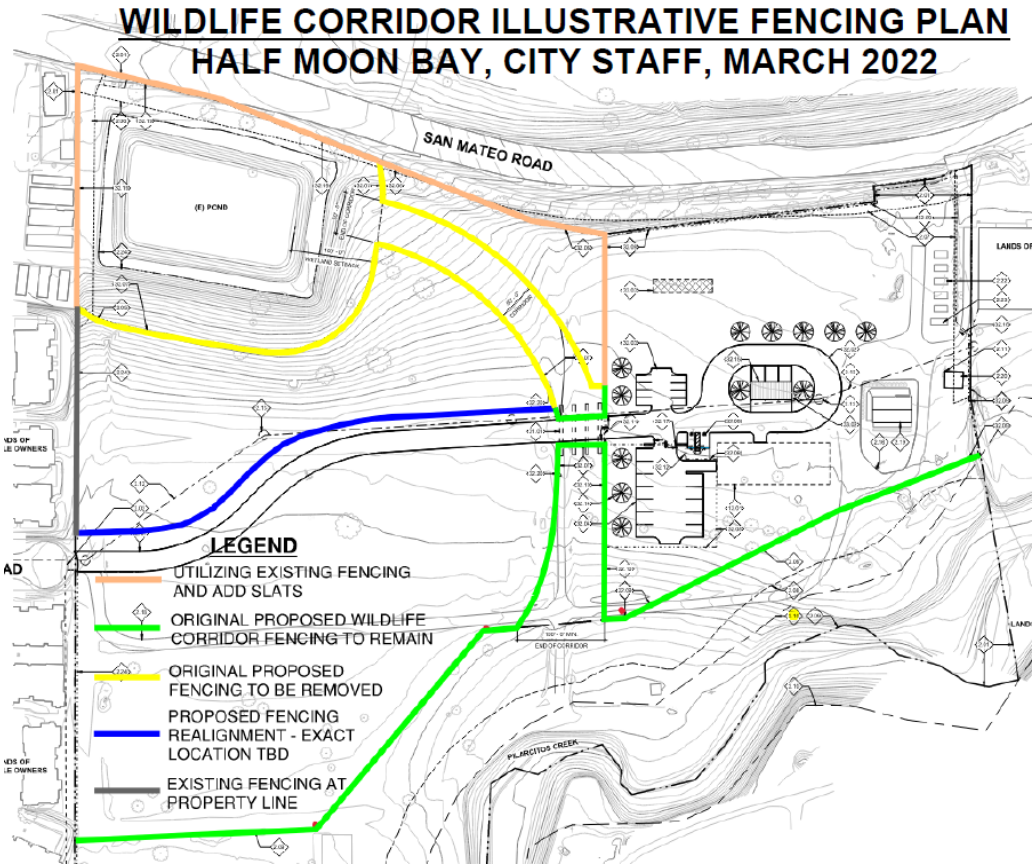
As part of the CEQA review process, the IS/MND was circulated to relevant State Agencies. The California Department of Fish and Wildlife (CDFW) issued a comment letter regarding the wildlife corridor design. City staff and City hired biologists carefully reviewed the concerned and prepared a detailed response to CDFW. Before the noticed Planning Commission meeting on

March 22, 2022, staff followed up further with email and phone calls to CDFW staff who indicated that they had received and were reviewing the City's responses. Staff asked the Planning Commission to continue the item at its March 22nd hearing to the following week primarily to give CDFW more time to prepare a response or otherwise engage with City staff about this project and their concerns. CDFW has not issued any further communication on the matter. Caltrans also submitted comments on this project, however, they are not germane to the appeal and were addressed by staff in a response to that agency. The Agency Comment Letters and Responses can be accessed via this link.

Figure 1. Trail Easement and ESHA Buffers



A supplemental staff report was issued for the Planning Commission hearing on March 29, 2022. The report responds to questions and concerns expressed by the Planning Commission. Staff prepared an option with an expanded wildlife corridor area to address one of these concerns. The following map shows the staff recommendation for the location of the wildlife corridor fencing (see the yellow lines), and the option that realigned some of the fencing near the new access drive (see the blue lines) that expands the wildlife corridor. The Commission preferred the option with the blue lines which increases the uplands acreage. The City's biologists concluded that this change would benefit special status species, but is not required.



Appeal: The appellant's grounds for appeal are paraphrased below, followed by responses to each statement area. The appellant's complete statements are provided in Attachment #2.

1. Statement of Appeal

   In my view a not inconsiderable amount of City property that could have meritorious priority utilization by the City in the not too distant future was delegated to a "buffer" (north of a "blue line" paralleling the gravelled service road) that far exceeds the City's Local Coastal Program requirements for such buffers. I did not witness any scientific rationale for that buffer expansion other than placating a California Department of Fish & Wildlife (CDF&W) complaint regarding the acreage contemplated for the corporation yard. I did hear an acknowledgement at the meeting that the City

was not obligated by law to accommodate that CDF&W complaint, yet said accommodation was put forward at the meeting as the rationale for drawing the "blue line" just north of the road thereby considerably expanding the "buffer" by more than twice the amount required.

Response

As designed by the project biologist (Dr. Mark Jennings, expert herpetologist), the wildlife corridor as originally presented to the Planning Commission was designed to ensure zero "take" of special status species, specifically the California red-legged frog and San Francisco garter snake.[1] However, the Commission often seeks to optimize the design of projects brought before it, and in this case approached their deliberations with an intent to improve habitat area. It is also of note that the Commission's review was limited to the project before it, and the consideration of future uses of the property was not presented for its consideration. At the hearing, the project biologist confirmed that an expanded habitat area would be "better." Based on this information, the Planning Commission approved the project with an expanded wildlife corridor area. The approval was consistent with the environmental review documents, the certified Local Coastal Program, and the requirements of resource agencies; however, expanding the wildlife corridor area was not necessary to accomplish all of these requirements.

Staff Recommendation: It is recommended that City Council support the appeal for this matter given that the request is consistent with the original design as recommended by Dr. Jennings and biologists from HT Harvey and SWCA.

2. Statement of Appeal

The existing road has been in service for several decades. It can and should be left in service (with rounded gravel corners if necessary) until such time as the City is ready to seriously consider how to utilize that portion of the 880 Stone Pine Road property to the City's best interest.

Response

The project plans include a minimal width access driveway needed to serve the Corporation Yard and meet all weather access requirements of the Fire Code and Coastside County Fire Protection District. The location, structural design and configuration were established based on the types of equipment, vehicles and trailers that serve the Corporation Yard. Simply put, two 90-degree turns do not work presently and will not work for the long-term needs of the Corporation Yard. The design includes a raised bed to allow for storm water collection and treatment in accordance with the Regional Permit and to accommodate required frog tunnels under a portion of the easterly driveway. Paving of the driveway addresses "all weather" access requirements,

[1] Section 9 of the Endangered Species Act prohibits "take" of federally-threatened and endangered species**.** The term "take" means to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." (16 USC § 1532(3)(19)).

but also limits dust and noise complaints from the adjoining Cypress Cove Condominium Community. Paving costs are included in the loan proceeds from the iBank and have been included since the beginning of design efforts.

As was noted in the Planning Commission public hearing, any future development on the remainder property will require access to Stone Pine Road and will be subject to prevailing Fire Code and Fire District requirements. A full private or public road extension is likely to be required to meet fire and ADA access standards of a residential project. Access to the Corporation Yard will have to be reviewed in conjunction with any future CDP and modifications will be addressed accordingly.

Staff Recommendation: It is recommended that the City Council deny the appeal for this matter.

CONCLUSION:

City staff supports the application as originally proposed to the Planning Commission. It is in compliance with CEQA, the City's certified LCP, and other regulations. As designed, the wildlife corridor will maintain as much of the western portion of the site as possible for future, yet to be determined land uses. The City does not have significant land holdings suitable for development. Making the most of each City-owned site for public good is a critical objective and supported by the design of the Corporation Yard Upgrade Project.

ATTACHMENTS:

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B
2. Application for Appeal and Grounds for Appeal, April 7, 2022
3. Project Plans

Additional reference documents can be accessed via the following links:

- Planning Commission Agenda Packet March 22, 2022 (LINK):
    - Staff Report
    - Resolution
    - Attachment 2 - Project Plans
    - Attachment 3 - Initial Study/Mitigated Negative Declaration
    - Attachment 4 - Agency Comment Letters and Responses
    - Attachment 5 - Mitigation Monitoring and Reporting Program
    - Attachment 6 - Preliminary Level 1 Arborist Assessment and Tree Inventory
    - Attachment 7 - Supplemental Cultural Resources Memorandum
- Planning Commission Agenda Packet March 29, 2022 (LINK):
    - Staff Report
    - Revised Resolution
    - Attachment 2 – Wildlife Corridor Illustrative Fencing Plan
    - Attachment 3 – Illustrative Buffer Map
- Memo to Planning Commission from City staff for March 29, 2022 Meeting
- Planning Commission Minutes March 29, 2022

Resolution No. C-2022-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY TO

UPHOLD IN PART AND DENY IN PART AN APPEAL OF THE PLANNING COMMISSION'S PAST ACTION ON PDP-21-053, ACKNOWLEDGE AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION, AND APPROVE A COASTAL DEVELOPMENT PERMIT, ARCHITECTURAL AND SITE REVIEW, AND TREE REMOVAL PERMIT FOR THE CITY CORPORATION YARD UPGRADE PROJECT IN THE PUBLIC FACILITIES AND INSTITUTIONS LAND USE DESIGNATION, 880 STONE PINE ROAD (APN: 056-260-180)

WHEREAS, an application was submitted requesting approval of a Coastal Development Permit, Architectural and Site Design Review, and Tree Removal Permit for the construction of one new building and associated improvements in the in the Public Facilities and Institutions Land Use Designation at 880 Stone Pine Road (APN 056-260-180); and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on March 22, 2022 and continued the item to a date certain of March 29, 2022, a special Planning Commission meeting; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on March 29, 2022, as continued from March 22, 2022, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered all written and oral testimony presented for consideration; and

WHEREAS, the Planning Commission considered two alternative wildlife corridor plans and determined that the plan shown on Attachment 2, "Wildlife Corridor Illustrative Fencing Plan," which increases potential upland habitat would not cause new adverse effects; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 *et seq*.) ("CEQA") together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq*, hereinafter; "CEQA Guidelines"), the City prepared an Initial Study and proposed Mitigated Negative Declaration (IS/MND); and

WHEREAS, on January 17, 2022 the City submitted the IS/MND with a Notice of Completion (NOC) and Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) to the State Clearinghouse and posted the IS/MND on the City website, and on March 9, 2022 the City published a NOI / Notice of Public Hearing in the Half Moon Bay Review and also mailed the combined NOI / Notice of Public Hearing to neighboring property owners of the project and posted notices on the site; and

WHEREAS, the IS/MND concluded that the Project would not result in any significant environmental effects on Aesthetics, Agricultural and Forestry Resources, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Minerals, Noise, Population and Housing, Public Services, Recreation, Transportation, Wildfire; and

WHEREAS, the IS/MND concluded that significant environmental effects on Biological Resources, Cultural and Tribal Resources, would be avoided or reduced to less-than-significant levels by implementation of avoidance and mitigation measures identified in the IS/MND; and

WHEREAS, Agency comments were received on the IS/MND within the thirty-day comment period and no public comments were received during this period. The Agency comments and any late comments along with responses to these comments, were presented to the Planning Commission; and

WHEREAS, the Planning Commission independently reviewed and considered the IS/MND together with any comments and the responses to those comments prior to taking action on the Project; and

WHEREAS, any changes made after publication of the IS/MND clarify, amplify or make insignificant modifications to the IS/MND, and recirculation of the IS/MND is not required; and

WHEREAS, the Planning Commission has reviewed the Coastal Development Permit, Architectural and Site Design, and Tree Removal Permit in accordance with the Half Moon Bay General Plan, Local Coastal Land Use Plan, Municipal Code Title 18 and the Coastal Act; and

WHEREAS, documents and other material constituting the record of the proceedings upon which the City's decision and its findings are based are located at the City of Half Moon Bay Community Development Department, located at 501 Main Street, Half Moon Bay; and

WHEREAS, the Planning Commission made the required Findings for approval of the Coastal Development Permit, Architectural and Site Review, and Tree Removal Permit as set forth in Exhibit A and subject to the Conditions of Approval contained in Exhibit B to this resolution; and

WHEREAS, on March 29, 2022 the Planning Commission took the following actions:

1. Found that the IS/MND for the Project satisfies the requirements of CEQA and reflects the independent judgment and analysis of the City.

2. Found that, on the basis of the whole record before it, there is no substantial evidence that the Project as proposed and mitigated will have a significant effect on the environment.

3. Adopted the Mitigated Negative Declaration for the Project.

4. Adopted and incorporates into the Project all of the mitigation measures for the Project identified in the IS/MND; as may be modified in response to Planning Commission comments, to further reduce potential impact significance.

5. Adopted the Mitigation Monitoring and Reporting Program for the Project

6. Approved the Coastal Development Permit, Architectural and Site Design Review, as modified by March 29, 2022 Planning Commission Report, Attachment 2, "Wildlife Corridor Illustrative Fencing Plan," and Tree Removal Permit; and

WHEREAS, an appeal of the Planning Commission's approval of the Coastal Development Permit was submitted on April 7, 2022; and

WHEREAS, the appeal was timely and complete; and

WHEREAS, the appeal brought forth two matters including the configuration of the wildlife corridor fencing as revised in the Commission's action and the configuration of the new access drive; and

WHEREAS, appeals of Planning Commission actions are to be heard by the City Council; and

WHEREAS, the City Council conducted a duly noticed public hearing on April 19, 2022 on this matter; and

WHEREAS, the City Council considered the whole record and the matters brought forth on appeal; and

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

1. Acknowledges the adopted IS/MND and Mitigation Monitoring and Reporting Program and that the matters under consideration with this appeal do not trigger the need to recirculate or do supplemental environmental review; and

2. Considers the matter brought forth on appeal; and

    a. Upholds the appeal with respect to the location of the wildlife corridor fencing in accordance with the City's biologist's recommendations as originally presented to the Planning Commission; and

    b. Denies the appeal with respect to the configuration of the access drive; and

3. Thereby approves PDP 21-053 including a Coastal Development Permit, Site and Design Review and Tree Removal Permit for the City of Half Moon Bay Corporation Yard Upgrade Project at 880 Stone Pine Road.

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 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:

_____
Deborah Ruddock, Mayor

EXHIBIT A

FINDINGS AND EVIDENCE
City Council Resolution C-22-____
PDP-21-053

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. Local Coastal Program – The development as proposed or as modified by conditions, conforms to the Local Coastal Program.

Evidence: The project consists of upgrades to the existing City Corporation Yard The project is consistent with the General Plan, the Local Coastal Program, and the Zoning Code. In conformance with the Local Coastal Program, the project will not impact sensitive environmental resources, block scenic views, or inhibit coastal access.

Coastal Act 30240(b) and Policy 3-3 (b): *Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.*

Compliance: No work or development is proposed within ESHA or the required buffers. A Biological Resource Report (BRR), Preliminary Wetlands Delineation and Initial Study / Mitigated Negative Declaration (IS/MND) has been prepared. With implementation of avoidance and mitigation measures no impacts to ESHA will occur that could degrade adjacent ESHA.

Coastal Act 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Compliance: A cultural and archaeological investigation has been conducted and potential impacts have been evaluated in the IS/MND. With the implementation of mitigation measures, the project will not adversely affect cultural or archaeological resources.

LUP Policy 1-2. Coastal Resource Protection Priorities. *Protection of ESHA, public access and other coastal resources are a high priority for the City. To the extent that any policies in this Land Use Plan (which serves as the City's General Plan Land Use Element) and other elements of the City's General Plan are ambiguous, the City shall interpret them in the way that best*

protects ESHA and other coastal resources and maximizes public access. In advance of updating the Implementation Plan for conformance with the policies of the 2020 Land Use Plan, the policies of the Land Use Plan shall provide the standard of review for any proposed new development, including where these policies are more protective of ESHA and other coastal resources and maximize public access as consistent with the Coastal Act.

Compliance: The land use designation of the development site is Public Facilities and Institutions. The zoning is Urban Reserve. The updated Land Use Plan specifies that future updates to the Implementation Plan will include rezoning this property to Public and Quasi Public Land Use (P-S). Policy 1.2 specifies that the Land Use Plan governs in the event of a conflict that may occur in advance of updating the Implementation Plan. The Land Use Plan policies and the Public Facilities and Institutions land use designation as applied to this site in whole are more protective to coastal resources than the current Urban Reserve zoning provisions.

LUP Policy 2-24. Infrastructure Capacity and Design. *Design public infrastructure, including water, sewer, stormwater management, communications, energy, and transportation systems, to meet the needs of anticipated development without inducing growth, support new technology, and shift away from fossil fuels. Infrastructure shall be designed according to best practices for sustainability, maintenance, aesthetics, resilience, and durability. As applicable, new infrastructure shall be undergrounded.*

Compliance: The project will remove existing gas infrastructure and include a solar field, which would generate adequate electrical energy to achieve a net zero carbon footprint for the Corporation Yard. The Corporation Yard use is already occurring on the site and will not be increased in intensity; vehicle trips, water use, and sewage treatment needs are anticipated to be substantially similar to the existing condition. A new access road will be adequate to serve the Corporation Yard's access needs.

LUP Policy 2-100. Public Facilities and Institutions Permitted Uses. *Permitted uses in the Public Facilities and Institutions land use designation include educational, governmental, agricultural, and institutional uses such as schools, hospitals, churches, community gardens, fire stations, cemeteries, and emergency shelters.*

Compliance: On-going operation of Corporation Yard at this location is consistent with the Public Facilities and Institutions land use designation.

LUP Policy 2-101. Future Public Facilities and Institutions Needs. *Plan for the maintenance, operation, expansion and improvement to public facilities, including for the SAM plant, which is subject to future inundation by sea level rise, and for the City's corporation yard, which has ongoing, on-site habitat conservation needs. Support opportunities for public agencies and institutions to share facilities, such as corporation yards or offices, for the purpose of conserving resources and reducing development footprints.*

Compliance: Improvements to the Corporation Yard facilities were anticipated in the LUP and they are needed to serve the community; furthermore, the improvements will support on-site habitat conservation needs with the provision of a wildlife corridor.

LUP Policy 3-5. Coastal Development Permit for Public Works. *Require any public utility, government agency, or special district proposing a development project in the City to obtain a coastal development permit, unless explicitly exempted by the LCP, Coastal Act, or other controlling law.*

Compliance: This coastal development permit review fulfills the requirements of Policy 3-5, and the City has jurisdiction to issue coastal development permits pursuant to the certified LCP. This development site is located within the California Coastal Commission appeals jurisdiction and the development, as a major public works project, also qualifies as appealable to the Coastal Commission. As such if the project is appealed to the Coastal Commission, the City's certified LCP would serve as the standard of review.

LUP Policy 3-6. New Development Requirements and Findings. *Require that all new development has available municipal water and sewer services and access from a public street or over private streets to a public street where these improvements or facilities are essential to the type of development. Prior to approval of a coastal development permit, the approving authority shall determine if infrastructure, including water connections, is available and adequate; and if so, shall make the finding that such development will be served with water, sewer, and road facilities, including such improvements as are provided with the development. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the Land Use Plan. Some development types may be exempt from the requirements of this policy such as habitat restoration, trails and other coastal recreational uses, and many agricultural and agricultural supplemental and ancillary uses.*

Compliance: The project consists of upgrades to the existing City Corporation Yard facilities where access and utilities are readily available.

LUP Policy 6-8. Biological Study. *For development proposed in and adjacent to ESHA and projects for which the preliminary biological inventory indicates the presence or potential for sensitive species or habitat, require the preparation of a detailed biological study by a City-approved, qualified professional to be submitted prior to development review and prior to any ground disturbance.*

Compliance: The project is adjacent to ESHA. No work or development will occur within ESHA or required buffers. A biological resource report and preliminary wetlands delineation has been prepared and peer reviewed. The IS/MND evaluated the full range of potential impacts

to biological resources and determined that with the implementation of avoidance and mitigation measures the project will not cause significant impacts to these resources.
The existing access road crosses a wildlife corridor potentially used by California red-legged frog. Additionally, the City consulted with an expert on California red-legged frogs to design a wildlife corridor to protect special-status snakes and frogs from the new access road.

LUP Policy 6-14. **Resource Management Agencies***. Uses and activities permitted in ESHA may be subject to review and approval by the U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board, California Coastal Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, National Marine Fisheries Service, and other resource management agencies, as applicable. Compliance with any applicable state or federal regulations is required.*

Compliance: The only work proposed within ESHA buffers is the removal of the existing chain link fence surrounding the pond and installation of protective wildlife fencing along the edges of the wildlife corridor. As noted in the City response to CDFW, the removal of the existing chain link fence will actually expand ESHA and wildlife access to the pond. As discussed above, the protective wildlife fencing is a widely accepted method used to protect special status species. The design has been developed by recognized experts on the species of concern who have extensive experience studying this site, dating back several years. Furthermore, no permits from resource agencies will be required for this project. The City is and will continue to be in compliance with State and federal regulations. Project design and implementation will improve regulatory compliance.

LUP Policy 6-15. Wildlife Corridors. *Preserve, protect, and enhance wildlife corridors, including watercourses, connecting ESHA and open space areas to allow for seasonal migration as well as daily movements for foraging and dispersal.*

Compliance: The existing access road crosses a wildlife corridor potentially used by California red-legged frog. The City and its consultants prepared a BRR and preliminary wetland delineation. On the basis of these, the City consulted with an expert on California red-legged frog to design a wildlife corridor to protect special-status snakes and frogs from the new access road.

LUP Policy 6-18. Standards in Terrestrial ESHA and Terrestrial ESHA Buffers. *Site and design new development permitted in or adjacent to terrestrial ESHA to avoid adverse impacts to ESHA. Methods for avoiding impacts include, but are not limited to, utilizing raised boardwalks, installing informative signage and exclusion fencing, and implementing construction best management practices.*

Compliance: The project is adjacent to ESHA. No work or development will occur within ESHA or required buffers. A biological resource report and preliminary wetlands delineation has been prepared and peer reviewed. The IS/MND evaluated the full range of potential impacts to biological resources and determined that with the implementation of avoidance and

mitigation measures the project will not cause significant impacts to these resources. The new access road includes a fenced wildlife corridor with frog/snake tunnels under the road to protect ESHAs, potential ESHAs, and special-status frogs and snakes.

LUP Policy 6-41. Wetland Buffer Zones. *Wetland buffer zones for proposed development shall extend a minimum of 100 feet landward from the edge of the delineated wetland…*

Compliance: The project will provide a 100-foot buffer zone around the existing freshwater marsh impoundment. Removal of the existing fencing within the 100-foot buffer zone will increase the habitat available to special-status species and assist in directing them into the wildlife corridor.

LUP Policy 6-42. Permitted Uses within Wetland Buffer Zones. *Within wetland buffer zones, permit only the following uses:*

a. Uses allowed within wetlands pursuant to Policy 6-40;
b. Public scenic overlooks;
c. Existing agricultural uses;
d. New agricultural uses, provided that they prevent impacts on the adjacent wetlands and protect the function of the buffer;
e. Temporary disruption (e.g. less than six months) for the construction, alteration, repair and maintenance of existing or newly permitted facilities or structures if there are no feasible alternatives and the disruption is repaired and restored to at least an equivalent condition; and
f. Native landscaping.

Compliance: The project includes establishing a wildlife corridor, a portion of which will be located within the wetland buffer and removing an existing chain link surrounding the man made impoundment. This will expand the usable buffer and enhance habitat potential. Policy 6-42 allows for habitat restoration and fish and wildlife management activities by references to Policy 6-40 Permitted Uses in Wetlands, part c. The wildlife corridor, specifically support of the CRLF and SFGS is consistent with the very limited range of permitted uses in such areas.

LUP Policy 6-49. Riparian Corridor Buffers. *Buffer zones shall be required for development proposed along both sides of riparian corridors to provide habitat protection and space for meander belts and vegetation growth. Riparian buffer zones shall apply as follows:*

a. For all perennial watercourses (i.e., Pilarcitos Creek), buffer zones shall extend a minimum of 50 feet from the outer limit of the riparian vegetation or 100 feet from the top of bank, whichever is greater….

Compliance: The project includes a minimum 50-foot buffer zone from the outer limit of the riparian vegetation adjacent to Pilarcitos Creek and relocation of the existing materials enclosure outside of the 50-foot buffer zone. Additionally, the trail /conservation easement along Pilarcitos Creek is typically 100 feet wide and no development is proposed within the

easement or 100 feet from the top of the bank. The project does not include development within riparian buffers.

LUP Policy 6-70. Mitigation Ratios. *Assess allowable resource impacts to determine required mitigation ratios on a case-by-case basis. At a minimum, apply the following mitigation ratios:*

a. 10:1 for native tree replacement;
b. 4:1 for wetlands;
c. 3:1 for riparian habitats;
d. 3:1 for other habitats that support state or federal rare, threatened, or endangered species, species of special concern (designated by the CDFW), or CNPS 1b or 2 listed plants;
e. 2:1 for Central Dune Scrub not occupied by listed species;
f. 1:1 for heritage tree replacement (e.g. Monterey cypress, Monterey pine); and
g. 1:1 for temporary impacts to any of the above habitat types.

The ratios represent the acreage of the area to be restored/created to the acreage impacted.

Compliance: Staff reviewed the basis for implementing the policy and concluded that it does not apply. According to the City's biologists (SWCA and Mark Jennings), who have the most current experience evaluating conditions on this site, the ruderal grass uplands on the Project site do not provide suitable habitat that would support SFGS or CRLF. This professional opinion is included in the City response to CDFW, who have not disputed this finding, to date. As a result, LUP Policy 6-70 does not require any "mitigation," and the project complies with LUP with, or without, the proposed plan revision presented in Attachment 2. Furthermore, the City will abide by the mitigation ratio for replacement of native willow trees (three multi-trunk trees) as specified in part "a." of the policy. Thirty willow trees will be planted on the project site in locations specified by the project biologist.

LUP 6-76. Green Infrastructure. *Promote and prioritize the use of Low Impact Development (LID) strategies, Best Management Practices (BMPs), and on-site infiltration to create green infrastructure for treating and reducing stormwater runoff. In and adjacent to ESHA, use resource-dependent green infrastructure projects for natural restoration purposes and provision of buffer areas to allow for natural erosion, evolution of natural drainage flows, and sediment transport balance.*

Compliance: The project includes on-site bioswales to treat stormwater runoff from the new development.

LUP Policy 7-60. Development in Dam Failure Inundation Zone*. Except for public works and critical facilities or within established neighborhoods as identified in Chapter 2. Development, do not permit new non-coastal dependent structures in areas at risk of*

flooding due to dam or impoundment failure, unless a technical study demonstrates all of the following

a. The hazard no longer exists or has been or will be reduced or eliminated by improvements or design adaptations incorporated into the proposed development (e.g. raised foundation) which are consistent with the policies of this Plan; and
b. The development will not contribute to flood hazards; and
c. The development will not require the expenditure of public funds for flood control works.

In the case that a technical study demonstrates these findings, require as a condition of approval a hold harmless to be recorded against the property that indemnifies the City from any harm caused to permitted development by dam or impoundment failure.

Compliance: The Corporation Yard Upgrade Project is exempt as both a public works and a critical facility. As such, it is not required to meet the requirements established in subsections a, b and c above. However, the project would comply with those standards also. The site is and has been in use as the City Corporation yard for approximately 18 years. Additionally, the proposed upgrades include moving the existing trash enclosure away from the creek. The new building and associated improvements will consolidate operations that are currently spread around the site into a single new building. This will not increase the chance of upstream dam failure or exacerbate existing flood hazards. It will not require expenditure of public funds for flood control works.

LUP Policy 9-2. Scenic Resource Protection. *New development shall be sited and designed to protect views to and along the ocean, to minimize the alteration of natural land form, to be visually compatible with the character of its setting, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

Compliance: The project has been designed to be visually compatible with surrounding development. Potential effects on visual resources has been evaluated in the IS/MND. Visual simulations are included in the IS/MND and story poles have been installed on the site. Relocating equipment and construction materials into the new warehouse will restore and enhance the visual quality of the site.

LUP Policy 9-5. Visual Impact Evaluation. *Where any development is proposed within a scenic and visual resource area, including as designated on Figure 9-1, a site-specific visual impact evaluation shall be required and may include visual simulations, story poles, and/or other means of visual assessment as appropriate based on the type and location of development.*

Compliance: Visual simulations were prepared for this project and are included in the IS/MND, which evaluated potential visual effects. Additionally, story poles were installed prior to the Planning Commission hearing. The visual simulations and story poles indicate that the project will result in a more organized operation with structures and screens that

will be subordinate to the scenic backdrop of the riparian vegetation along Pilarcitos Creek.

LUP Policy 9-4. Negative Visual Attributes. *Where feasible, improve the negative visual attributes and conditions identified in this chapter through new public and private development and redevelopment projects.*

Compliance: The project has been designed to be visually compatible with surrounding development. Potential effects on visual resources has been evaluated in the IS/MND. Visual simulations are included in the IS/MND and story poles have been installed on the site. The new building will be located as far away from Highway 92 as possible while still avoiding ESHA buffers. This substantially reduces the perceived mass of the building. Relocating equipment and construction materials into the new warehouse will restore and enhance the visual quality of the site.

LUP Policy 9-6. Site Planning and Design for New Development. *Require new development to be subject to design review to ensure it is sited and designed to protect public views of scenic and visual resource areas and to be visually compatible with the character of the surrounding area. Measures to be considered may include, but are not limited to the following: a. Siting development in the least visible portion of the site; b. Breaking up the mass of new structures; c. Designing structures to blend into the surrounding natural landscape; d. Restricting building maximum size and height; e. Clustering or distributing development; f. Incorporating landscape elements and screening; and g. Conformance with any adopted design guidelines.*

Compliance: The project has been subject to design review. The new building will be located as far away from Highway 92 as possible while still avoiding ESHA buffers. This substantially reduces the perceived mass of the building. Materials will be neutral colors. Relocating equipment and construction materials into the new warehouse will restore and enhance the visual quality of the site.

LUP Policy 9-23. Upland Slopes and Ridgelines. *Protect broad views of upland slopes, prominent ridgelines and other intervening ridgelines as viewed from scenic corridors and the beach and shoreline through the following means:*

a. Prohibiting new development above the 160-foot contour line and on slopes greater than 30 percent, including grading and subdivisions but excluding public trails and critical facilities or public infrastructure that cannot be located elsewhere;

b. Ensuring new development below the 160-foot contour line is sited and designed to minimize intrusions into the ridgeline through the application of appropriate height and setback restrictions; and

c. Establishing standards for the Town Boulevard, other streetscapes, and large-scale landscaping projects to highlight and frame, but not block, views of visual resource areas.

Compliance: Potential effects on visual resources has been evaluated in the IS/MND. Visual simulations are included in the IS/MND and story poles have been installed on the site. The new building will be located as far away from Highway 92 as possible while still avoiding ESHA buffers. Additionally, the site is at a lower elevation than Highway 92. This substantially reduces the perceived mass of the building. The project will not obstruct hillside views from designated scenic corridors or the shoreline.

LUP Policy 9-11. Landscape Screening. *Prioritize avoidance of development impacts to scenic and visual resource areas through site planning and design alternatives over landscape screening. Landscape screening as mitigation of visual impacts shall not substitute for project alternatives including re-siting or reducing the height or bulk of structures, but may be used where appropriate to soften any unavoidable visual impacts of new development. Where permitted, landscape screening shall be comprised of native and drought tolerant species and shall be maintained such that scenic views are not blocked at maturity.*

Compliance: The new building will be located as far away from Highway 92 as possible while still avoiding ESHA buffers. Additionally, the site is at a lower elevation than Highway 92. This substantially reduces the perceived mass of the building. There is an existing double row of mature cypress trees along Highway 92 that blocks views of the site. The plans currently include planting 12 trees on site to further enhance the visual quality of the site.

LUP Policy 9-12. Town Boulevard Scenic Corridor. *Require that new development in close proximity to or easily visible from the Town Boulevard scenic corridor, including Highways 1 and 92:*

a. Protects views of visual resource areas as seen from the Town Boulevard, including views to the ocean, upland slopes (i.e. minimizes intrusions into the ridgeline), and the historic Johnston House;

b. Incorporates design standards such as screening of commercial parking areas and landscaping provisions; and

c. Is visually compatible with the surrounding land and development.

Compliance: The new building will be located as far away from Highway 92 as possible while still avoiding ESHA buffers. Additionally, the site is at a lower elevation than Highway 92. This substantially reduces the perceived mass of the building. There is an existing double row of mature cypress trees along Highway 92 that blocks views of the site. The plans currently include planting 12 trees. The planting of 33 24-inch box sized trees on 880 Stone Pine has been funded by PG&E as required by an earlier condition of approval. The City will also be required to plant 30 arroyo willows on the property as a condition of this permit. Cumulatively, 63 new trees will be planted on site further enhancing the visual quality of the site.

LUP Policy 9-30. Dark Night Skies. Protect dark night skies as part of Half Moon Bay's scenic and visual character by preventing light pollution from development. Avoid impacts from exterior lighting on dark night skies, sensitive habitat areas, and agricultural operations by:

a. Limiting exterior lighting to low-intensity fixtures that are shielded, down-cast, and concealed so that the light source is not directly visible from public viewing areas, with the exception of traffic lights, navigational lights, and other similar safety lighting;
b. Limiting installation and use of high-intensity perimeter lighting and lighting for sports fields, other private recreational facilities, or public facilities in scenic areas, with the exception of safety lighting provided that any high-intensity lighting is down-cast, shielded, and minimizes spillover; and
c. Reducing light pollution from greenhouses as a condition of approval for new development through shielding and other practices that minimize light spillover.

Compliance: The project includes the minimum amount of lighting necessary for safety. All lights will be shielded and directed downward. This will be required by a condition of approval.

LUP Policy 9-31. Lighting Plan Review. *Require submittal of lighting plans with applications for new development, including subdivisions, for review of lighting characteristics.*

Compliance: A condition of approval will require cut sheets and photometric data for all exterior lighting

LUP Policy 9-38. Utilities in New Development. *Require applications for new development to include preliminary utilities plans to ensure that undergrounding and minimizing the negative visual impacts of utilities are considered during the earliest phases of project design. For all new development and new subdivisions, utilities shall be underground unless infeasible, such as in locations subject to erosion or with especially high water tables, or unless otherwise permitted on a case-by-case basis such as where no protected public views would be impacted (e.g. a pump house for an agricultural operation). For such cases, require utilities to be designed and sited in a manner to minimize impacts to coastal resources, and require the development to contribute in-lieu fees to support undergrounding utilities in other locations.*

Compliance: The project's utilities will be undergrounded and a condition of approval is included.

2. **Growth Management System –** The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.

Evidence: The project does not include residential development; therefore, the project conforms to the requirements of the City's growth management system.

3. **Zoning Provisions –** The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.

   Evidence: The proposed project is consistent with the use regulations and the development standards of the P-S Zoning District as documented in the staff report.

4. **Adequate Services –** The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.

   Evidence: The project consists of upgrades to the existing City Corporation Yard. All required utilities are currently available on the site. Additionally, the project includes an onsite solar component that will be designed to meet the electrical needs of the Corporation Yard facilities.

5. **California Coastal Act –** Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

   Evidence: The proposed project is not located between the sea and the first public road parallel to the sea.

Architectural Site and Design Review – Findings

The required Architectural and/or Site and Design Review for this project may be approved or conditionally approved only after the approving authority has made the findings per Municipal Code Section 14.37.040. In making these findings, the Community Development Director has considered the design approval criteria set forth in Municipal Code Section 14.37.035.

1. *That such buildings, structures, planting, paving and other improvements shall be so designed and constructed that they will not be of unsightly or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the city;*

Evidence: Building design and colors have been selected to blend in with the rural character of the site. New facilities will be clustered in a location that is a s far away from Highway 92 as possible while still avoiding ESHA buffers. Relocating vehicles, equipment and building materials that are currently stored outside into the new warehouse will improve the visual quality of the site.

2. *That such buildings, structures, planting, paving and other improvements will not impair the desirability or opportunity to attain the optimum use and the value of the land and the improvements, or otherwise impair the desirability of living or working conditions in the same or adjacent areas; and…*

Evidence: The project consists of upgrades to the existing Corporation Yard facilities. This will allow the City to obtain optimum use of the existing facility. The corporation yard occupies a relatively small area of the property. The compact, clustered design would facilitate future development of the remainder of the property.

3. *The project has been designed in conformance and consistency with the Single-Family Residential Design Guidelines (where applicable).*

Evidence: The project does not include single family homes.

Environmental Review – Finding

CEQA – Environmental review of the project was conducted in compliance with the California Environmental Quality Act (CEQA). The City prepared an Initial Study and Mitigated Negative Declaration (IS/MND). All potential impacts were determined to be less than significant or less than significant with the implementation of proposed mitigation measures and standard City conditions. All procedural requirements concerning the filing of Notices and soliciting agency and public comments have been complied with.

Evidence: All potentially significant impacts to the environment have been avoided through project design or will be reduced to a less than significant level with the implementation of mitigation measures and standard City conditions of approval that are applicable to all Coastal Development Permits. As noted on page 1 of this report, the IS/MND stated that the number of trees to be removed was 12. Subsequent review found that the correct number is 16. This revised information does not result in identification of a new avoidable effect and no new mitigation measures or project revisions are required to reduce impacts to a less than significant level. Pursuant to Guidelines 15073.5, this does not constitute a "major revision" and no recirculation of the IS/MND is required.

In compliance with the requirements of CEQA Guidelines §15073, the City provided a thirty-day review period for the IS/MND. A Notice of Intent to Adopt a Mitigated Negative Declaration and a Notice of Completion was submitted electronically to the California State Clearing House on January 17, 2021. The 30-day comment period ended on February 17, 2022. The IS/MND was also posted on the City website. Additionally, a combined notice for this Planning Commission hearing and NOI was published in the Half Moon Bay Review on March 9, 2022, notices were also mailed to residents and other property owners within an expanded area beyond the City's minimum standard of 300 feet and notices was posted on the site.

EXHIBIT B
CONDITIONS OF APPROVAL
City Council Resolution C-22-____
PDP-21-053

A. The following Conditions apply to this project:

1. CONFORMANCE WITH THE APPROVED PLANS. Building Permit plans shall substantially conform to the City Council approved plans. The Community Development Director and the City Engineer shall review and may approve any deviation from the approved plans that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to Planning Commission Review as required by Title 18. (Planning)

2. CONFORMANCE WITH CONDITIONS OF APPROVAL. The Community Development Director shall review and may approve any deviation from the Conditions of Approval that is determined minor in nature. Any other change shall require the submittal of a major modification application and fees and shall be subject to Planning Commission reviews as required by Title 18. (Planning)

3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)

4. LIGHTING. All exterior lighting shall be fully shielded so that no light source is visible from outside the property, except as otherwise expressly approved. The plans for Building Permit shall include a lighting plan with cut sheets and photometrics for all exterior light fixtures including lighting for the parking lot, walkways and installed on the buildings.

5. SIDEWALK, MAINTANENCE AND LIABILITY. It shall be the duty of the Property Owner(s) whose property is adjacent to any portion of a public street or place to maintain any sidewalks along the project frontage in a safe and non-dangerous condition. Sidewalk maintenance shall include removal and replacement of concrete to eliminate tripping hazards; and pruning and trimming of trees, shrubs, ground cover and other landscaping within the public right-of-way. The Property Owner has the primary and exclusive duty to fund and perform such maintenance and repair, whether or not the City has notified the property owner of the need for such maintenance or repairs or has performed similar maintenance or repairs in the past, pursuant to §12.18.020 and §12.18.030 of the Half Moon Bay Municipal Code. (Engineering)

6. UNDERGROUND UTILITIES/SERVICES. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utility lines are allowed. Show locations of all service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical and gas. (Engineering)

7. STREET/PUBLIC RIGHT-OF-WAY CUTS FOR UTILITY CONNECTIONS. Public street cuts for utility connections that are less than twenty (20) feet apart shall be repaired with a single patch. Asphalt repair and overlay for public street cuts shall be in accordance with the City Standard Details. Three or more cuts in the pavement for utility connections will require a 2-inch thick asphalt concrete overlay on the existing pavement across the property frontage. (Engineering)

B. The following Conditions shall be fulfilled prior to issuance of the building permits:

1. SIGNED CONDITIONS OF APPROVAL. The subdivider shall submit a signed copy of the conditions of approval to the Planning Department. (Planning)

2. CONSTRUCTION PLANS. File Number PDP-21-053 and the Conditions of Approval for this project shall be provided on the cover page of the building permit application plan submittal. All plans, specifications, engineering calculations, diagrams, reports, and other data for construction of the building and required improvements shall be submitted with the appropriate permit application to the City's Building and Engineering Divisions for review and approval. Computations and back-up data will be considered a part of the required plans. Structural calculations and engineering calculations shall be prepared, wet-stamped and signed by an engineer or architect licensed by the State of California. The plans must show the location of the sewer connection and property line sewer cleanout. (Planning)

3. WATER CONSERVATION IN LANDSCAPING. The permittee shall submit a detailed landscape plan to the satisfaction of the Community Development Director. As shown on the approved site plan, landscaping. If the project includes 500 square feet or more of irrigated landscaping (new or rehabilitated) the permittee shall submit landscape and irrigation plans and an Outdoor Water Efficiency Checklist that demonstrate compliance with the City's Water Conservation in Landscaping Ordinance (Chapter 13.04 of the Municipal Code) prior to issuance of building permits to the satisfaction of the Community Development Director. (Planning)

4. SURVEY REQUIRED. Submit a detailed topographic/site boundary survey certified by a licensed surveyor with building permit application plans. The survey shall include a baseline elevation datum point on, or close to the construction site, indicating the grade as consistent with the conceptual grading plan on sheet C3.0 of the Vesting Tentative Subdivision Map. This datum point shall be permanent, marked, shall remain fixed in the field, and shall not be disturbed throughout the building process. Examples of datum points include: fire hydrants, manhole covers, survey markers, and street curbs. This datum point shall be shown on all site plans including revised/resubmitted plans. The survey must show the footprint and roof plan of the proposed residence and identify the grade elevations at the corners and roof ridgeline of the

residence and demonstrated to be consistent throughout the site area with the conceptual grading plan C3.0 of the Vesting Tentative Subdivision Map. (Building)

5. EVIDENCE OF WATER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall submit a letter from Coastside County Water District certifying that the subject site has an adequately-sized water connection for this approved project. (Building)

6. EVIDENCE OF SEWER CONNECTION CAPACITY. Prior to the issuance of building permits, the permittee shall demonstrate issuance of a sewer permit from the Sewer Authority Mid-Coast. (Building)

7. LOT GRADING, MATERIALS, EQUIPMENT AND VEHICLE STORAGE. No lot site grading, preparation, storage, or placement of construction materials, equipment, or vehicles shall take place prior to issuance of a building permit and/or grading permit. Any earth movement on or off the site in excess of 50 cubic yards shall require the submittal of a grading plan for review by the City Engineer and issuance of a grading permit. Lot Grading includes, but is not limited to, any leveling, scraping, clearing, or removal of lot surface area. Materials, Equipment, and Vehicles include, but are not limited to:

    1. All masonry, wood, and steel construction materials;
    2. All construction-related equipment and storage containers; and
    3. All construction-related vehicles, including temporary trailers. (Engineering)

8. LOT DRAINAGE PLAN AND OFF-SITE DETENTION Prior to the issuance of building permits, a Lot Drainage Plan shall be submitted showing how the surface runoff is retained on the site and the remainder is drained to the public right-of-way. Plans shall include supporting calculations for storm water detention on the site for the additional run-off from a ten-year frequency storm of two-hour duration. Plans shall show how the rear and side yards will properly drain to an approved BMP facility, and how the finished grades on the property relate to the existing grades on adjacent property. The Plan shall include pad elevation, finished floor elevation, site high and low points, drainage swales, area drains, and existing grade at adjacent property. The permittee shall provide appropriate measures to discharge the flood waters from any unfinished floor areas. (Engineering)

9. COPPER BUILDING ELEMENTS. The building plans shall specify that all copper building elements will be pre-patinated at the factory, or if patination will occur on the site, the plans shall identify best management practices in conformance with the *San Mateo Countywide Water Pollution Prevention Program Requirements for Architectural Copper,* to the satisfaction of the City Engineer. (Engineering)

10. EROSION AND SEDIMENT CONTROL. An erosion and sediment control plan shall be submitted that shows effective Best Management Practices (BMP) and erosion and sediment

control measures for the site. Construction plans shall also include the "construction best management practices" plan sheet. (Engineering)

11. FIRE CLEARANCE REQUIREMENTS. The permittee shall comply with all applicable fire and building codes and standards relating to fire and panic safety as identified by the Coastside Fire Protection District during the building permit process and as identified in the comment letter submitted by Coastside Fire protection District dated November 11, 2021. (Fire)

12. COASTSIDE COUNTY WATER DISTRICT - REGULATIONS. The project shall comply with all applicable regulations and requirements of the Coastside County Water District. Water service shall not be in the same trench as other utilities. (Water District)

C. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to and during construction:

1. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California, in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the California Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American(s). If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the permittee shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. (Planning)

2. ARCHAEOLOGY-DISCOVERY OF RESOURCES. If subsurface historic or archaeological resources are uncovered during construction, all work shall stop, the applicant shall notify the Community Development Director and retain a qualified archaeologist to perform an archaeological reconnaissance and identify any mitigation measures required to protect archaeological resources. Subsurface excavation shall not resume until expressly authorized by the Director. (Building)

3. CONSTRUCTION TRAILERS. Temporary construction trailers are permitted as accessory uses in conjunction with the development of this site, subject to the following conditions:

    a. The construction trailer shall be used as a temporary construction office only.
    b. Neither sanitation facilities nor plumbed water is permitted within the trailer.
    c. No overnight inhabitance of the construction trailer is permitted.
    d. No construction trailers are permitted on site prior to building permit issuance.

e. The construction trailer shall be removed prior to issuance of a certificate of occupancy for the last unit in the project. (Planning)

4. AIR QUALITY BEST MANAGEMENT PRACTICES. The project shall implement the following standard BAAQMD dust control measures during all phases of construction on the project site:

- All active construction areas shall be watered twice daily or more often if necessary. Increased watering frequency shall be required whenever wind speeds exceed 15 miles-per-hour.
- Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads and parking and staging areas at construction sites.
- Cover stockpiles of debris, soil, sand, and any other materials that can be windblown. Trucks transporting these materials shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day or as often as necessary to keep them free of dust and debris associated with site construction. The use of dry power sweeping is prohibited.
- Subsequent to clearing, grading, or excavating, exposed portions of the site shall be watered, landscaped, treated with soil stabilizers, or covered as soon as possible. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas and previously graded areas inactive for 10 days or more.
- Installation of sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replanting of vegetation in disturbed areas as soon as possible after completion of construction.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the City of Half Moon Bay regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

5. HAZARDOUS MATERIALS. Any materials deemed hazardous by the San Mateo County Department of Health that are uncovered or discovered during the course of work under this permit shall be disposed in accordance with regulations of the San Mateo County of Health. (Building)

6. COMPLIANCE WITH CBC. All structures shall be constructed in compliance with the standards of the 2019 or code versions otherwise in effect including the California Codes of Regulations

Title 24, including Building Code, Residential Code, Administrative Code, Mechanical Code, Plumbing Code, Electrical Code, Energy Code, Fire Code and Green Building Code to the satisfaction of the Building Official. (Building)

7. FIRST FLOOR HEIGHT VERIFICATION. Prior to below floor framing or concrete slab steel reinforcement inspection, a stamped and signed building height verification letter shall be submitted to the City from a licensed land survey certifying that the first-floor height as constructed is equal to (or less than) the elevation specified for the first floor height in the approved plans.

8. OVERALL PROJECT HEIGHT. Maximum overall height of the project, including any grading, foundation, pad, and building elevations shall be calculated using the elevation points indicated on the topographic survey map submitted at the time of building permit application and referenced in condition of approval B9 above. The approved height of all residential units will be measured from grades as indicated on the submitted topographical survey. (Building)

9. COMPLETION OF UTILITIES. Any public utilities requiring relocation as a result of the construction of the building(s) or improvements under this permit shall be relocated at the owner's expense. (Building)

10. CONSTRUCTION HOURS. Construction work shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday; 8:00 a.m. to 6:00 p.m. Saturdays; and 10:00 a.m. to 6:00 p.m. Sundays and holidays, except as expressly authorized by the City Engineer in conformance with Section 14.40.020 of the Half Moon Bay Municipal Code. (Engineering)

11. NOTICE OF DISRUPTION. The permittee shall provide written notice to affected property and business owners and a copy of such notice to the City Engineer a minimum of two business days prior to any planned disruption of pedestrian or vehicular traffic, parking, or public service facilities. (Engineering)

12. CONSTRUCTION MATERIAL STORAGE. Construction material shall not be stored in the street right-of-way without issuance of a Temporary Encroachment Permit. (Engineering)

D. The following conditions shall be implemented to the satisfaction of the Community Development Director prior to issuance of an occupancy permit:

1. EXTERIOR COLORS AND MATERIALS. Exterior building colors and materials shall be in substantial conformance with those shown on the approved plans to the satisfaction of the Director of Community Development. (Planning)

2. DISPLAY OF STREET ADDRESS. Prior to issuance of a Certificate of Occupancy, the residential dwelling shall display an internally-illuminated street address number in a prominent location on the dwelling, visible from the street (a minimum of 6 feet above the surface of the driveway), and with contrasting background and letters/numbers that are 4 inches in height

with a minimum 3/4–inch stroke. Where a building is set back from the street or otherwise obscured, a street address with 3-inch reflective numbers/letters shall also be provided near the driveway entrance leading to the dwelling. (Fire/Building)

E. The following mitigation measures are incorporated into the conditions of approval and shall be complied with prior to and during construction:

BIO-1 The following general mitigation measures shall be implemented during the project:

a. Prior to the start of the project, all construction crew members shall attend an environmental awareness training presented by a qualified biologist. A training brochure describing special-status species, project avoidance and minimization measures, key contacts, and potential consequences of impacts to special-status species and potentially jurisdictional features shall be distributed to the crew members during the training. Trainees shall sign an environmental training attendance sheet. These personnel shall be informed about the possible presence of all special-status species and habitats associated with the species identified here to be potentially present in the project area and that unlawful take of the animal or destruction of its habitat is a violation of the Federal Endangered Species Act and the California Endangered Species Act. Prior to construction activities, the qualified biologist shall instruct all construction personnel about (1) the description and status of the species; (2) the importance of their associated habitats; and (3) a list of measures being taken to reduce impacts on these species during project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the construction crew and anyone else who enters the project site.

b. Disturbance to vegetation shall be kept to the minimum necessary to complete the project activities. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas as well as delineate areas that shall be avoided with signage and tape. Areas that shall be avoided include Pilarcitos Creek, the impoundment, riparian habitat, and the wildlife corridor. Specifically, the buffer shall be 50 feet outward from the limit of riparian vegetation along Pilarcitos Creek or 100 feet from the top of bank within Pilarcitos Creek (whichever is greater) and 100 feet outward from the impoundment. The identified buffer shall be clearly depicted on any construction plans. Work may occur within these buffer areas under the supervision of a qualified biologist, and shall be limited to removal of the existing materials enclosure and the existing fencing around the impoundment. In addition, prior to initial ground disturbance or vegetation removal, the limits of the identified buffer around the impoundment, associated riparian habitat, and annual grassland to be avoided shall be flagged or fenced.

c. All riparian habitat and the 50-foot riparian buffer area to be avoided shall be shown on project design plan sets, and prior to project activities, these areas shall be protected with high-visibility fencing.

d. If any wildlife is encountered during project activities, said wildlife must be allowed to leave the work area unharmed. All listed wildlife species shall be allowed to leave the work area

of their own accord and without harassment. Animals shall not be picked up or moved in any way. If non-listed and/or non-special-status wildlife does not leave the work area of their own accord, the qualified project biologist may relocate the wildlife outside of the project limits.

e. During project activities, all trash that may attract predators such as wrappers, cans, bottles, and food scraps shall be disposed of in solid, closed containers (trash cans) and removed at the end of each working day from the entire construction site. Following construction, trash/construction debris shall be removed from work areas.

f. The area of disturbance shall be limited to the minimum necessary to complete the project. Project boundaries shall be clearly demarcated, and these areas shall be outside of sensitive areas.

g. No firearms shall be allowed on the project site, except for federal, state, or local law enforcement, or security guards. No pets shall be allowed on the project site.

h. Project-related vehicles shall observe a 10 mile-per-hour speed limit in all project areas, except on City and County roads, and state highways; this is particularly important on rainy nights when California red-legged frogs are most active.

i. Nighttime construction shall be avoided.

BIO-2 Minimize impacts to special-status amphibians and reptiles:

a. The City will retain professional qualified biologists with experience monitoring for California red-legged frog and San Francisco garter snake to provide biological monitoring during all project construction activities that may result in take of any special-status species.

b. A qualified biological monitor (or as required by project permits) shall be on-site during all project construction activities that may result in take of any special-status species. The qualified biologist shall be given the authority to freely communicate verbally, by telephone, electronic mail, or in writing at any time with construction personnel, any other person(s) at the project site, otherwise associated with the project, the USFWS, the CDFW, or their designated agents. The qualified biologist shall have oversight over implementation of all the conservation measures and shall have the authority and responsibility to stop project activities if they determine any of the associated requirements are not being fulfilled. If the qualified biologist exercises this authority, the USFWS and CDFW shall be notified by telephone and electronic mail within twenty-four (24) hours.

c. A temporary wildlife exclusion barrier shall be installed at the discretion of the qualified biologist (or as required in project permits). Prior to any ground disturbance in the impact area, the temporary wildlife exclusion barrier shall be installed along the limits of disturbance. A qualified biologist shall inspect the area prior to installation of the barrier. The barrier shall be designed to allow the California red-legged frog and San Francisco garter snake to leave the impact area and prevent them from entering the impact area and

shall remain in place until all development activities have been completed. This barrier shall be inspected daily and maintained and repaired as necessary to ensure that it is functional and is not a hazard to California red-legged frogs or San Francisco garter snakes on the outer side of the barrier.

d. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material shall not be used at the project site to prevent trapping California red-legged frogs, San Francisco garter snakes, or other species.

e. Within 24 hours of the planned start of project activities, a focused preconstruction survey for sensitive and listed species, including but not limited to California red-legged frog and San Francisco garter snake, shall be conducted by a qualified biologist within the impact area. The qualified biologist shall investigate all potential areas that could be used by the California red-legged frog and San Francisco garter snake for feeding, breeding, sheltering, movement, and other essential behaviors. This includes an adequate examination of mammal burrows. Construction activities shall not take place until the survey is completed.

f. Construction materials, including, but not limited to, wooden pallets, BMPs, equipment, or other materials, that are left on the ground for more than 24 hours shall be inspected before and during moving of the materials to prevent potential impacts to animals that may have utilized the materials as a temporary refuge. All construction pipes, culverts, or similar structures that are stored at a construction site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the qualified biologist and/or the construction foreman/manager for animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a California red-legged frog or San Francisco garter snake is discovered inside a pipe or culvert by the qualified biologist or construction foreman/manager, the protocol in Mitigation Measure BIO-2(h) shall be followed.

g. To prevent inadvertent entrapment of the California red-legged frog or San Francisco garter snake during construction, the qualified biologist and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than 1 foot deep are completely covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the qualified biologist. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals by the qualified biologist and/or construction foreman/manager. If at any time a trapped California red-legged frog or San Francisco garter snake is discovered by the qualified biologist or anyone else, the steps in Mitigation Measure BIO-2(h and i) shall be followed.

h. If a California red legged frog or San Francisco garter snake, or any animal that construction personnel believe may be either of these species, is encountered during project construction, the following shall be followed.

    i. All work that could result in direct injury, disturbance, or harassment of the individual animal shall immediately cease;

    ii. The foreman and qualified biologist shall be immediately notified; and

iii. The qualified biologist shall determine if the animal is a California red-legged frog or San Francisco garter snake and, if so, shall follow Mitigation Measure BIO-2h for California red-legged frog and Mitigation Measure BIO- 2(i) for San Francisco garter snake.

i. If any California red-legged frogs are found during implementation of Mitigation Measures BIO-2(a), BIO-2(b), BIO-2(c), BIO-2(d), BIO-2(e), BIO-2(f), or BIO-2(g) the qualified biologist shall contact the USFWS to determine if moving any of the individuals is appropriate. In making this determination, the USFWS shall consider if an appropriate relocation site exists. If the USFWS approves moving animals, the City shall ensure that a permitted biologist holding a 10(a)(1)(A) permit for California red-legged frog (or as required by the project permits) is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only qualified and permitted biologists shall capture, handle, and move the California red-legged frog. The permitted biologist shall monitor any relocated frog until it is determined that it is not imperiled by predators or other dangers.

j. The qualified biologist shall monitor any individual San Francisco garter snake encountered within the impact area, but allow it to leave the impact area on its own. If the qualified biologist determines that the snake cannot leave on its own then the USFWS and CDFW shall be consulted to determine if the snake can be captured and relocated to appropriate habitat on the outside of the impact area. No San Francisco garter snakes shall be handled without explicit agency approval.

k. Planting of western mosquitofish (*Gambusia affinis*) within the impoundment shall be prohibited. Treatment of the impoundment for mosquito larvae by the Mosquito Abatement District will be conducted utilizing alternative treatments approved by the District (e.g., insect growth regulators).

l. The use of any pesticides in the impact area shall be utilized in such a manner to prevent primary or secondary poisoning of the California red-legged frog and/or San Francisco garter snake potentially present in the project area, and the depletion of food items on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the USEPA, California Department of Food and Agriculture, and other appropriate state and federal regulations, as well as additional project-related restrictions deemed necessary by the USFWS and CDFW. Furthermore, pesticide use will be subject to documentation of compliance with the USEPA's Stipulated Injunction concerning the type used and buffer for application away from waterbodies and shall be rated for aquatic use by the California Department of Pesticide Regulation and have less-than-significant effects on California red-legged frog and San Francisco garter snake.

m. The use of herbicides shall not be permitted unless approved by CDP amendment. Future approval of herbicide use will be subject to documentation of compliance with the USEPA's Stipulated Injunction concerning the type used and buffer for application away from waterbodies and shall be rated for aquatic use by the California Department of Pesticide Regulation and have less-than-significant effects on California red-legged frog and San Francisco garter snake.

n. The use of rodenticides (i.e., anticoagulants) for controlling rodents, such as rats (*Rattus* spp.), house mice (*Mus musculus*), and California ground squirrels (*Spermophilus beecheyi*), shall be prohibited. If rodent control is required by the City, localized trapping efforts shall be conducted.

o. Construction activities (e.g., grubbing, grading) shall occur during dry weather conditions only, and to the extent feasible, during the dry season (June 1 to October 15) to facilitate avoidance of California red-legged frog and San Francisco garter snake.

p. Regardless of the season, construction shall adhere to SMCWPPP BMPs, and no construction shall occur during and within 24 hours following a significant rain event (defined as greater than 0.25 inch in a 24-hour period). Following a significant rain event and the 24-hour drying-out period, a qualified biologist shall conduct a preconstruction survey for California red-legged frog and other sensitive species prior to the restart of any project activities.

q. A wildlife corridor shall be constructed as part of the Project and would funnel any potentially dispersing California red-legged frog or San Francisco garter snake into a culvert tunnel beneath the access road and limit the potential for traffic accessing the Corporation Yard to impact California red-legged frog or San Francisco garter snake. The wildlife corridor would also include a fence line along the riparian buffer of Pilarcitos Creek, which would further ensure that individual California red-legged frog and San Francisco garter snake would utilize the wildlife corridor to safely travel between the agricultural pond and the creek. The riparian buffer fencing would prevent California red-legged frog or San Francisco garter snake from entering the upland, trafficked portions of the property, where they could be injured or killed or trapped in upland habitat where they could be easily predated. The wildlife corridor design considered the life history aspects of both California red-legged frog and San Francisco garter snake to provide a safe and suitable movement corridor without any further management actions required.

r. The wildlife corridor fencing shall be maintained as a boundary to allow for safe wildlife movement between the impoundment and Pilarcitos Creek by funneling any dispersing wildlife through tunnels beneath the access road and providing a boundary along the riparian corridor of Pilarcitos Creek. The wildlife fencing, tunnel, and corridor shall be maintained over the lifetime of its use, and any portion that is observed to be broken or not functioning property shall be repaired immediately by the City.

s. A temporary material may be used for the wildlife fencing, such as ERTEC or similar material, during construction of the project and for up to 1 year after construction is complete. If a temporary material is used for the fencing, it shall be inspected weekly by the City staff for any needed repairs. After 1 year the temporary fencing should be either replaced with a permanent wildlife fencing (e.g., chain-link fencing with vinyl slats) or reassessed for efficacy by a qualified biologist.

t. Installation of the wildlife corridor and associated fencing should take place during dry weather conditions to ensure that no dispersing California red-legged frogs or San Francisco garter snakes are trapped in upland areas.

u. The wildlife corridor shall be maintained and repaired annually or more frequently as needed. The tunnels beneath the access road shall be inspected to ensure that it is not blocked by vegetation or sediment. Vegetation fuels management within the wildlife corridor shall use low impact methods (such as goat grazing or using hand tools) on an annual basis. Any mechanical maintenance activities (including using hand tools for vegetation maintenance) within the wildlife corridor shall be closely monitored by an approved biologist.

BIO-3 Minimize impacts to Pilarcitos Creek and riparian habitat:

a. The project shall comply with the SMCWPPP, Municipal Regional Stormwater National Pollution Discharge Elimination System (NPDES) Permit and General Construction permit to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which shall prevent stream downcutting, riparian bank erosion, or other downstream impacts.

b. All spoils, such as dirt, excavated material, debris, and construction-related materials, generated during project activities shall be placed where they cannot enter any drainage ditch, culvert inlet, or nearby vernal marshes. Spoils shall be covered or secured to prevent sediment from escaping. Once the spoil pile is no longer active, it shall be removed from the work area and disposed of lawfully at an appropriate facility.

c. All exposed soils in the work area resulting from project activities shall be stabilized immediately following the completion of work to prevent erosion. Erosion and sediment control BMPs, such as silt fences, straw hay bales, gravel or rock-lined drainages, water check bars, and broadcast straw, can be used. BMPs shall be made of certified weed-free materials. Straw wattles, if used, shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting. At no time shall silt-laden runoff be allowed to enter any drainages or other sensitive areas.

d. All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any drainages and other water features, including Pilarcitos Creek. Crew members shall ensure that contamination of habitat does not occur during such operations. Prior to the onset of work, the construction contractor shall prepare a plan to be approved by the City before construction begins to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.

e. All exposed surfaces shall be wetted periodically to prevent significant dust.

f. All stockpiled soil shall be covered during periods of rain.

g. The following BMPs shall be implemented to limit the spread of invasive species into sensitive habitats:

i. All ground-disturbing equipment used adjacent to the riparian habitat shall be washed (including weeks, tracks, and undercarriages) at a legally operating equipment yard both before and after being used at the site;

ii. All applicable construction materials used on-site, such as straw wattles, mulch, and fill material, shall be certified weed free;

iii. The project shall follow the SMCWPPP and a SWPPP as per the NPDES *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit; Water Board Order No. 2009-0009-DWQ) if applicable;

iv. All disturbed soils shall be stabilized and planted with a native seed mix from a local source following construction;

v. If excavating, soil and vegetation removed from densely weed-infested areas (for example, dense poison hemlock infestations or cape ivy infestations) shall not be used in general soil stockpiles and shall not be redistributed as topsoil cover for the newly filled areas. All weed-infested soil shall be disposed of off-site at a landfill.

BIO-4. Minimize impacts to nesting birds, as required by the Federal Migratory Bird Treaty Act:

a. If project activities, including, but not limited to, grubbing and grading, are conducted during nesting bird season (generally February 15 to September 15), preconstruction nest surveys shall be conducted in and near the project (within 500 feet for large raptors and 300 feet for all other birds) by a qualified biologist within 7 days of the start of construction. If nesting birds are identified during the preconstruction survey, then the project shall be modified (i.e., a no-work exclusion buffer of appropriate size [to be determined by the qualified project biologist] shall be erected around active nests) and/or delayed as necessary to avoid impacts to the identified nests, eggs, and/or young. Disturbing active nests must be avoided until young birds have fledged.

b. If construction activities shall not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project shall be removed prior to the start of the nesting season (e.g., prior to February 15), to the extent feasible. This shall preclude the initiation of nests in this vegetation and prevent the potential delay of the project due to the presence of active nests in these substrates.

BIO-5. Minimize impacts to heritage trees:

a. During detailed design of the project, removal of trees protected by the City heritage tree ordinance shall be avoided and minimized to the extent feasible. If tree removal is necessary, it is recommended that a certified arborist conduct a tree survey to

determine the number and health of heritage trees within the developed habitat of the project area. Where removal of trees cannot be avoided, the City shall comply with the standards of the City heritage tree ordinance, including the planting of replacement trees where feasible and approval from the City Manager.

BIO-6. Minimize impacts to roosting bats:

a. Pre-Construction Bat Survey. Prior to tree removal, a qualified bat biologist shall conduct a visual survey of the project area to identify if bats are roosting within trees within the project area. Roost sites shall be avoided during tree removal. If no roosting sites or bats are observed during the survey no further mitigation is necessary.

b. If roosting bats or indications of bat roosts are observed within project trees to be removed, tree removal shall be conducted under the supervision of a qualified bat biologist. During tree removal and where potential bat roosts were identified, a qualified bat biologist shall be present and tree removal shall begin with portions of the tree that do not provide suitable roost habitat (e.g., low limbs lacking forage). Trees shall be disassembled at a speed in coordination with the on-site qualified bat biologist that allows any roosting bats to vacate the tree.

BIO-7. Minimize impacts to dusky-footed woodrat:

a. Focused surveys for San Francisco dusky-footed woodrat nests within the riparian habitat associated with Pilarcitos Creek and the marsh habitat shall be conducted within 7 days of the start of construction. If no nests are found, then no further mitigation shall be warranted. If nests are found, then Mitigation Measures b and c shall be implemented.

b. Dusky-footed woodrats are year-round residents. Therefore, avoidance mitigation is limited to designing the project to avoid direct impacts on woodrat nests to the extent feasible. Ideally, a minimum 10-foot buffer should be maintained between project construction activities and each nest to avoid disturbance. In some situations, a smaller buffer may be allowed if in the opinion of the qualified biologist removing the nest would be a greater impact than that anticipated due to project activities. If nests are observed within riparian habitat and this habitat shall be avoided by the project, high-visibility fencing shall be installed around these woodrat nests to keep workers, construction equipment, and construction materials out of the area where the nests are located.

c. If avoidance of occupied nests is not feasible, the woodrats shall be evicted from their nests prior to the removal of the nests and onset of ground-disturbing activities to avoid injury or mortality of the woodrats. A qualified biologist shall disturb the woodrat nest to the degree that all woodrats leave the nest and seek refuge outside of the project activity area. Subsequently, the nest sticks shall be relocated; these materials shall be piled at the base of a nearby tree or shrub outside of the impact area. The spacing between relocated nests shall not be less than 20 feet, unless a qualified biologist has determined that the habitat can support higher densities of nests.

CUL-1. Implement an environmental awareness training program

Prior to the start of the project, all construction crew members will attend an environmental awareness training. This environmental awareness training will be conducted by a qualified archaeologist and will address cultural situations that may be encountered. An archaeologist will prepare an archaeological brochure to be distributed to the construction crew at the on-site environmental awareness training. The brochure will identify the types of cultural resources that may be encountered and the procedures to be followed in the event of accidental discovery.

CUL-2. Implement a cultural resources monitoring plan:

The project will develop and implement a cultural resources monitoring plan (CRMP) for all ground-disturbing activities. The CRMP shall include provisions for stop-work by the archaeologist, ownership and proper handling of archaeological resources upon and following discovery, reporting format and frequency, and a project specific communications plan will need to be completed prior to start of work.

GEO-1. Avoid and/or reduce impacts to unknown paleontological resources:
In the unlikely event that a paleontological resource is discovered, the project applicants shall comply with PRC Division 5, Chapter 1.7, Section 5097.5, and Division 20, Chapter 3, Section 30244, which prohibit the removal, without permission, of any paleontological site or feature from lands under the jurisdiction of the state or any city, county, district, authority, or public corporation, or any agency thereof. To be consistent with these PRC Sections, in the event that paleontological resources are exposed during construction, work in the immediate vicinity of the find must stop until a qualified paleontologist can evaluate the significance of the find. Construction activities may continue in other areas. If the discovery proves significant under the provisions of CEQA, the paleontologist shall prescribe, and the project Applicants shall implement, additional measures such as testing or data recovery to avoid impacts to the resources.

F. Validity and Expiration of Permits

1. EFFECTIVE DATE. This site is located within the California Coastal Commission's Appeals Jurisdiction. This permit shall take effect after expiration of the Coastal Commission appeal period, or if the permit is appealed to the Coastal Commission during the appeal period, it shall take effect after final Coastal Commission action. (Planning)

2. ACCURACY OF APPLICATION MATERIALS. The applicant shall be responsible for the completeness and accuracy of all forms and material submitted for this application. Any errors or discrepancies found therein may be grounds for the revocation or modification of this permit and/or any other City approvals.

3. EXPIRATION. The Coastal Development Permit and Tentative Subdivision Map shall expire two years from the date of their approval if a final map has not been recorded during that time. The Planning Commission may approve up to three one-year extensions of this Coastal Development Permit and Subdivision Map based on a written request and fee submitted to the Director prior to expiration of the Permit/Map.

4. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney).

OWNER'S/PERMITTEE'S CERTIFICATION:
I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

_____ _____
(Signature) (Date)

City of Half Moon Bay

Planning Department
501 Main Street Half Moon Bay CA 94019
Phone: 650.726.8250 / Fax: 650.726.8261

APPEAL FORM

ACTION OF CITY BEING APPEALED: Coastal Development Permit

PROJECT OR REFERENCE NUMBER: Corporation Yard Upgrade Project PDP-21-053

LOCATION: 880 Stone Pine Road; APN: 056-260-180

DATE OF ACTION: March 29, 2022

DATE APPEAL PERIOD ENDS April 7, 2022
(If Applicable)

NAME OF APPELLANT: Mike Ferreira
(Please Print)

ADDRESS: 418 California Avenue, P.O. Box 811, Moss Beach, CA 94038

PHONE NUMBER AND EMAIL: 650-714-5571 MichaelJFerreira@gmail.com

SIGNATURE OF APPELLANT: Mike Ferreira

STAFF USE ONLY

Action Appealable to Coastal Commission	✓ **Yes**	**No**
Subject to City Appeal Fee Per Master Fee Schedule	**Yes**	✓ **No**

City Fee Collected: NA

Received by: Joe Butcher **Date:** 4/11/2022

Please Attach a Separate Statement of Appeal That Describes in Detail the Grounds for the Appeal and the Relief Being Sought

Hello Jill Ekas, Email 4/7/22

I was in attendance at the March 29, 2022, Planning Commission hearing for the above named permit on the City owned 21 acre property at 880 Stone Pine Road. I spoke not so much as to permitting details within the projected four acre corporation yard update as to the permitting decisions that were being made on the acreage to the west of the prospective corporation yard. In my view a not inconsiderable amount of City property that could have meritorious priority utilization by the City in the not too distant future was delegated to a "buffer" (north of a "blue line" paralleling the gravelled service road) that far exceeds the City's Local Coastal Program requirements for such buffers. I did not witness any scientific rationale for that buffer expansion other than placating a California Department of Fish & Wildlife (CDF&W) complaint regarding the acreage contemplated for the corporation yard. I did hear an acknowledgement at the meeting that the City was not obligated by law to accommodate that CDF&W complaint, yet said accommodation was put forward at the meeting as the rationale for drawing the "blue line" just north of the road thereby considerably expanding the "buffer" by more than twice the amount required.

It is my belief that there is no reason to delay the corporation yard by getting tangled up in what happens to the west of the corporation yard. The existing road has been in service for several decades. It can and should be left in service (with rounded gravel corners if necessary) until such time as the City is ready to seriously consider how to utilize that portion of the 880 Stone Pine Road property to the City's best interest.

At 4:58 PM today I called the City Clerk's phone number and left a message that I wished to get a Coastal Development Appeal Form - as I was unable to locate one on the City's website. Lacking such a form and wanting to act within the appeal period I hereby submit this email as my appeal of the Planning Commission's approval of the Coastal Development Permit (PDP-21-053) for the Corporation Yard Update at 880 Stone Pine Road (APN: 056-260-180).

I will follow up with the City Clerk's office in the morning to try to get a copy of the form into which I can insert this writing.

Sincerely,

Mike Ferreira

Update: This was an email sent on April 7, 2022, and on April 8 Director Ekas provided the requested form and I now am adding the above appeal description to that form as required.

Mike Ferreira MF

: Selected sheets from planset for Planning Commission review.

CITY OF HALF MOON BAY
CORPORATION YARD

880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT NUMBER: 202005

60% CONSTRUCTION DOCUMENTS

ISSUE DATE: NOVEMBER 01, 2021

SYMBOLS LEGEND

- GRID LINE REFERENCE
- DRAWING TITLE
- INTERIOR ELEVATION
- SECTION KEY
- DETAIL SECTION KEY
- DETAIL PLAN KEY
- DRAWING REVISION
- SPOT ELEVATION
- ELEVATION TARGET
- DOOR NUMBER
- KEYNOTE

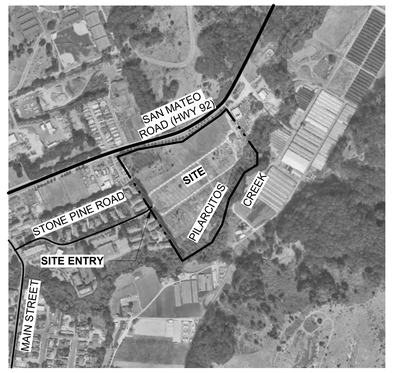
GENERAL NOTES

1. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COSTS FOR CORRECTION.
2. WHERE NEW CONSTRUCTION ABUTS EXISTING CONSTRUCTION TO REMAIN, ALL CONDITIONS AFFECTING WORK PROGRESS AND CONFORMANCE TO PLANS AND SPECIFICATIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. WHERE DISCREPANCIES IN DIMENSIONS OCCUR THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
4. ALL WORK AND MATERIALS SHALL BE IN ACCORD WITH THE LATEST RULES AND REGULATIONS OF ALL APPLICABLE STATE AND/OR LOCAL CODES, LAWS, ORDINANCES, STATUTES AND REGULATIONS. NOTHING IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS, AND CODES.
5. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION; WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
6. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS, BOUNDARY DECLINATIONS, AND EXISTING GRADES ARE BASED UPON THE SURVEY DRAWING. THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND SATISFIED HIMSELF AS TO ACTUAL GRADES, LEVELS, DIMENSIONS, AND DECLINATIONS AND THE TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
7. MASONRY DIMENSIONS ARE GIVEN TO THE NOMINAL FACE OF MASONRY.
8. DIMENSIONS ARE TO BE FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE THE DRAWINGS. LAY OUT WORK FOLLOWING WRITTEN DIMENSIONS. IF WRITTEN DIMENSIONS ARE LACKING, NOTIFY THE ARCHITECT AT ONCE. IF NO LOCATING DIMENSIONS ARE SHOWN, DOOR OPENINGS ARE LOCATED BY THE DOOR DETAILS.
9. DIMENSIONS AND ELEVATIONS ON THESE DRAWINGS REFER TO BUILDING DATUM, UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING.
11. ALL WORK SHOWN IS ASSUMED TO BE NEW UNLESS NOTED AS EXISTING.

PROJECT DATA & CODE SUMMARY

A.P.N.:	056-260-180
LOT SIZE:	PARCEL ONE - 14.66 ACRES (638,792 SQ. FT.) PARCEL TWO - 5.67 ACRES (246,792 SQ. FT.)
AREA OF WORK:	WORKSHOP / STORAGE BUILDING 6,750 SF TRASH / MATERIAL STORAGE ENCLOSURE 1,880 SF
OCCUPANCY:	S1 - WORKSHOP / STORAGE BUILDING U - TRASH / MATERIAL STORAGE ENCLOSURE
NUMBER OF STORIES:	1-STORY
BUILDING CONSTRUCTION:	TYPE V: WORKSHOP / STORAGE BUILDING TYPE V: TRASH / MATERIAL STORAGE ENCLOSURE
SPRINKLERED:	WORKSHOP / STORAGE BUILDING - SPRINKLERED TRASH / MATERIAL STORAGE ENCLOSURE - SPRINKLERED
BUILDING HEIGHT:	19' - 0" - WORKSHOP / STORAGE BUILDING
APPLICABLE CODES:	AMERICANS WITH DISABILITIES ACT ("ADA") COMPLIANCE REQUIRED FOR SITE AND STOR. ACCESS; 2019 CALIFORNIA BUILDING CODE ("CBC").

PROJECT LOCATION



SHEET INDEX

ADMINISTRATIVE	
A000	COVER SHEET
A001	ACCESS COMPLIANCE PLAN
A002X	TOPOGRAPHIC SURVEY (1 OF 2 - BKF - FOR REFERENCE ONLY)
A003X	TOPOGRAPHIC SURVEY (2 OF 2 - BKF - FOR REFERENCE ONLY)
ARCHITECTURE	
A100	DEMOLITION SITE PLAN
A101	SITE PLAN
A201	SITE PLAN ENLARGED
A401	WORKSHOP / STORAGE BUILDING PLANS AND ELEVATIONS
A402	TRASH / STORAGE ENCLOSURE PLANS AND ELEVATIONS
A800	DOOR AND FINISH SCHEDULE
A801	EXTERIOR DETAILS
CIVIL	
C1.0	HORIZONTAL CONTROL
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C4.2	EROSION CONTROL DETAILS
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C5.2	CONSTRUCTION DETAILS
C5.3	CONSTRUCTION DETAILS

PROJECT SCOPE

THE PROJECT SCOPE INCLUDES A NEW PAVED ACCESS ROAD FROM THE WEST OF THE SITE AT STONE PINE ROAD TO A NEW LOOP ROAD IN THE CORPORATION YARD AT THE EAST END OF THE SITE. PROJECT SCOPE ALSO INCLUDES A NEW STEEL SECURITY FENCE AT THE YARD PERIMETE. THE PERIMETER SECURITY FENCE WILL HAVE A ROLLING GATE AT THE YARD ENTRY WITH KEY CARD ACCESS.

PARKING FOR STAFF AND A CHAINLINK FENCED PARKING AREA FOR SERVICE VEHICLES ARE TO BE PROVIDED INSIDE THE YARD PERIMETER.

THE NEW STRUCTURES ARE TO BE BUILT ON SITE. THESE INCLUDE A WORKSHOP / STORAGE BUILDING AND A COVERED TRASH / MATERIAL STORAGE ENCLOSURE. THE WORKSHOP / STROAGE BUILDING IS TO BE AN OWNER FURNISHED / CONTRACTOR INSTALLED TENSION FABRIC STRUCTURE INSTALLED ON SLAB ON GRADE WITH PERIMETER FOUNDATIN. THE WORKSHOP STORAGE BUILDING WILL INCLUDE NEW OFFICE SPACE, RESTROOMS, AND LOCKER ROOMS.

A SOLAR ARRAY IS TO BE INSTALLED NORTH OF THE LOOP ROAD. THE SOLAR ARRAY IS TO BE DESIGN BUILD AND PROVIDE POWER TO THE CORPORATION YARD. THE SOLAR ARRAY SYSTEM WILL BE INTERCONNECTED TO THE NEW PG+E MAIN ELECTRICAL SERVICE.

DEFERRED SUBMITTALS

1. TENSION FABRIC BUILDING STRUCTURE
2. FIRE SPRINKLER AND ALARM SYSTEM
3. SOLAR ARRAY

ABBREVIATIONS

d	PENNY (NAIL)	BC	BOTTOM OF CURB	DBL.	DOUBLE	F.A.	FIRE ALARM	INSUL.	INSULATION	(N)	NEW	S	SOUTH	V.T.	VINYL TILE
PL	PROPERTY LINE	BTW.	BETWEEN	D.D	DECK DRAIN	F.E.	FIRE EXTINGUISHER	INT.	INTERIOR	N.	NORTH	SCH.	SCHEDULE	VERT.	VERTICAL
&	AND	BD.	BOARD	DEMO.	DEMOLISH	F.E.C.	FIRE EXTINGUISHER CABINET	ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	N.I.C.	NOT IN CONTRACT	SECT.	SECTION	VEST.	VESTIBULE
∠	ANGLE	BITUM.	BITUMINOUS	DEPT.	DEPARTMENT	F.H.	FIRE HYDRANT			NO.	NUMBER	S.E.D.	SEE ELECTRICAL DRAWINGS	V.I.F.	VERIFY IN FIELD
@	AT	BLDG.	BUILDING	DET.	DETAIL	F.F.	FINISH FLOOR			NOM.	NOMINAL	SF.	SQUARE FOOT, SQUARE FEET		
CL	CENTERLINE	BLK.	BLOCK	D.F.	DOUGLAS FIR, DRINKING FOUNTAIN	F.H.C.	FIRE HOSE CABINET	JAN.	JANITOR	N.T.S.	NOT TO SCALE	SIM.	SIMILAR		
ϕ	DIAMETER, ROUND	BLKG.	BLOCKING	DIAM.	DIAMETER	FIN.	FINISH	JST.	JOIST			S.L.D.	SEE LANDSCAPE DRAWINGS	W	WIDE
⊥	PERPENDICULAR	BLW.	BELOW	DIAG.	DIAGONAL	FIXT.	FIXTURE	J.H.	JOIST HANGER	O.A.	OVERALL	S.M.	SHEET METAL	W.	WEST
#	POUND, NUMBER	BM.	BEAM	DIM.	DIMENSION	FLR.	FLOOR	JT.	JOINT	O.C.	ON CENTER	S.M.D.	SEE MECH. DRAWINGS	W/	WITH
(E)	EXISTING	B.O.	BOTTOM OF	DISP.	DISPENSER	F.O.	FACE OF			OD	OVERFLOW DRAIN	SPEC.	SPECIFICATION	W.C.	WATER CLOSET
(N)	NEW	B.S.	BOTTOM OF SILL	DN.	DOWN	F.O.C.	FACE OF CONCRETE	KIT.	KITCHEN	O.D.	OUTSIDE DIAMETER	SQ.	SQUARE	W.I.	WROUGHT IRON
		B.R.	BOTTOM OR RISER	D.O.	DOOR OPENING	F.O.F.	FACE OF FINISH			O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED		SQUARE FOOT, SQUARE FEET	WD.	WOOD
		B.O.C.	BOTTOM OF CURB	DR.	DOOR	FPRF.	FIREPROOF	LAV.	LAVATORY			S.S.	STAINLESS STEEL	W.F.	WIDE FLANGE
		BOT.	BOTTOM	DWG.	DRAWING	FRMG.	FRAMING	LOC.	LOCATION	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED	S.S.D.	SEE STRUCTURAL DRAWINGS	W.O.	WHERE OCCURS
		B.U.R.	BUILT-UP ROOFING			FT.	FOOT, FEET	LT.	LIGHT	OFF.	OFFICE	STD.	STANDARD	W/O	WITHOUT
										O.H.	OVERHEAD	STL.	STEEL	WP.	WATERPROOF
A.B.	ANCHOR BOLT					GA.	GAUGE			OPNG.	OPENING	STOR.	STORAGE	WP. TYPE 1 (ETC.)	WATERPROOFING TYPE 1 (ETC.)
ABV.	ABOVE	CLG.	CEILING	EA.	EACH	GALV.	GALVANIZED	MACH.	MACHINE	OPP.	OPPOSITE	STRUCT.	STRUCTURAL	WR	WATER RESISTANT
A.C.	ASPHALTIC CONCRETE	CLO.	CLOSET	ELECT.	ELECTRICAL	G.B.	GRAB BAR	MAX.	MAXIMUM					W.S.	WOOD SCREW
A/C	AIR CONDITIONING	CLR.	CLEAR	EL.	ELEVATION	GWB.	GYPSUM WALL BOARD	MECH.	MECHANICAL	PLUMB.	PLUMBING	THR.	THRESHOLD	WSCT.	WAINSCOT
ACOUS.	ACOUSTICAL	COL.	COLUMN	ELEV.	ELEVATOR	GL.	GLASS	MEMB.	MEMBRANE	PREFAB.	PRE-FABRICATED	T.B.D	TO BE DETERMINED		WEIGHT
A.D.	AREA DRAIN	COMP.	COMPOSITION	EMER.	EMERGENCY	GND.	GROUND	MFR.	MANUFACTURER	PT.	POINT; PAINT	T.O.	TOP OF	WT./.F.	WELDED WIRE FABRIC
ADJ.	ADJUSTABLE, ADJACENT	CONC.	CONCRETE	ENCL.	ENCLOSURE	GR.	GRADE	MH.	MANHOLE	PTD	PAINTED	T.O.B.	TOP OF BENCH		
A.F.F.	ABOVE FINISH FLOOR	C.M.U.	CONCRETE MASONRY UNIT	E.P.	ELECTRICAL PANEL	GYP.	GYPSUM	MIN.	MINIMUM	PTN, PART.	PARTITION	T.O.C	TOP OF CONCRETE		
AGGR.	AGGREGATE	CONN.	CONNECTION	EQ.	EQUAL			MIR.	MIRROR			T.O.S.	TOP OF STRUCTURE		
ALUM.	ALUMINUM	CONST.	CONSTRUCTION	EQUIP.	EQUIPMENT	H.R.	HAND RAIL	MISC.	MISCELLANEOUS	REF.	REFERENCE	T.O.W.	TOP OF WALL		
ALT.	ALTERNATE	CONT.	CONTINUOUS	(E)	EXISTING	H.B.	HOSE BIBB	M.O.	MASONRY OPENING	REQ'D	REQUIRED	TYP.	TYPICAL		
A.P.	ACCESS PANEL	CORR.	CORRIDOR	EXPO.	EXPOSED	HDR.	HEADER	MTD.	MOUNTED	RESIL.	RESILIENT				
APPROX.	APPROXIMATE	C.T.	CERAMIC TILE	EXP.	EXPANSION	HORIZ.	HORIZONTAL	MTL.	METAL	RET.	RETAINING	UNF.	UNFINISHED		
ARCH.	ARCHITECT	CNTR.	COUNTER	EXT.	EXTERIOR	HR.	HOUR	MTL.	METAL SIDING	REV.	REVISION, REVISED	U.O.N.	UNLESS OTHERWISE NOTED		
ASPH.	ASPHALT	CTR.	CENTER			HSS	HOLLOW STRUCTURAL STEEL	MUL.	MULLION	RM.	ROOM	UR.	URINAL		
						HT.	HEIGHT								

els architecture+ urban design

PROJECT:
CITY OF HALF MOON BAY
CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

DATE:
11 / 01 / 2021

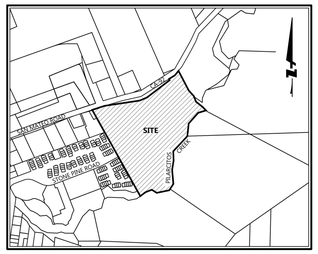
STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A000

© BKF Engineers



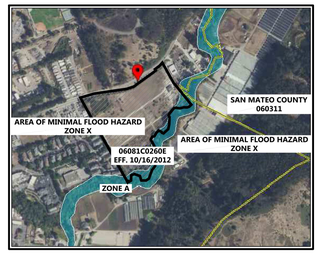
VICINITY MAP
(NOT TO SCALE)

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF THE LANDS OF:

CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION

AS DESCRIBED IN THE CLTA STANDARD COVERAGE POLICY OF TITLE INSURANCE
PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER: 0626031179-AC
POLICY NUMBER: A04201-FTYA-171971
DATED: JANUARY 15TH, 2021 AT 5:42:00 PM



FEMA MAP DETAIL
(NOT TO SCALE)

REFERENCED POLICY OF TITLE INSURANCE

TITLE COMPANY:	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NUMBER:	0626031179-AC
POLICY NUMBER:	A04201-FTYA-171971
DATED:	JANUARY 15TH, 2021 AT 5:42:00 PM
NATURE OF TITLE:	FEE
TITLE VESTED IN:	CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
PROPERTY ADDRESS:	880 STONE PINE ROAD, HALF MOON BAY, CA (PROVIDED BY THE CLIENT)
ASSESSOR'S PARCEL NO.:	056-260-180

OVERALL SITE INFORMATION

FLOOD ZONES:	ZONE A - WITHOUT BASE FLOOD ELEVATION (BFE)
	ZONE X - AREA OF MINIMAL FLOOD HAZARD
	FEMA FLOOD INSURANCE RATE MAP NUMBER: 06081C0260E EFFECTIVE DATE: OCTOBER 16, 2012
ZONING:	URBAN RESERVE (U-R)

LEGAL DESCRIPTION

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

PARCEL ONE:

BEGINNING AT A STAKE STANDING IN THE FENCE IN THE EASTERLY LINE OF THE HALF MOON BAY AND SAN MATEO COUNTY ROAD WHICH SAID STAKE BEARS FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE HALF MOON BAY AND SAN MATEO COUNTY ROAD AND THE NORTHERLY LINE OF THE AMESPORT ROAD, THE FOLLOWING COURSES AND DISTANCES, VIZ: NORTH 68-1/2° EAST 14.60 CHAINS AND NORTH 72-1/2° EAST 4.81 CHAINS AND RUNNING THENCE ALONG THE EASTERLY LINE OF SAID HALF MOON BAY AND SAN MATEO COUNTY ROAD THE FOLLOWING COURSES AND DISTANCES, VIZ: NORTH 72-3/4° EAST 4.42 CHAINS, NORTH 77° EAST 3.94 CHAINS, NORTH 67-3/4° EAST 1.08 CHAINS NORTH 60-1/2° EAST 0.80 CHAINS; THENCE SOUTH 30° EAST 9.95 CHAINS TO THE CENTER OF PILARCITOS CREEK, THENCE DOWN THE CENTER OF SAID CREEK SOUTH 13° WEST 3.00 CHAINS, SOUTH 5.30 CHAINS, SOUTH 77-3/4° WEST 5.03 CHAINS, SOUTH 68-3/4° WEST 0.30 CHAINS, THENCE LEAVING THE CENTER OF SAID CREEK AND RUNNING NORTH 30° WEST 17.60 CHAINS TO THE POINT OF BEGINNING.

PARCEL TWO:

BEGINNING AT A 6" X 6" POST STANDING IN THE EASTERLY LINE OF THE HALF MOON BAY AND SAN MATEO COUNTY ROAD, AT A POINT WHICH IS THE NORTHWESTERLY CORNER OF THE LANDS OF JAMES HATCH, AND ALSO BEING THE SOUTHWESTERLY CORNER OF THE LAND OF WM. PRINGLE; THENCE THE FOLLOWING COURSES AND DISTANCES; VIZ: SOUTH 46° WEST 3.85 CHAINS, SOUTH 20-1/4° WEST 1.51 CHAINS, SOUTH 29° WEST 6.03 CHAINS AND SOUTH 39-3/4° WEST 0.81 CHAINS TO A STAKE AND TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED RUNNING FROM SAID STAKE AS FOLLOWS: SOUTH 30° EAST 4.18 CHAINS TO AN ALDER TREE OF 12 INCHES DIAMETER ON EDGE OF BANK SOUTH 40° EAST 1.27 CHAINS TO THE CENTER OF PILARCITOS CREEK AND THENCE DOWN THE CENTER OF SAID CREEK AS FOLLOWS, SOUTH 40° EAST 3.70 CHAINS SOUTH 68-1/2° WEST 3.83 CHAINS, SOUTH 15-1/4° WEST 2.82 CHAINS, SOUTH 62° WEST 0.73 CHAINS, SOUTH 49° WEST 0.90 CHAINS; THENCE LEAVING SAID PILARCITOS CREEK AND RUNNING NORTH 30° WEST 9.95 CHAINS TO A STAKE IN THE EASTERLY LINE OF HALF MOON BAY AND SAN MATEO COUNTY ROAD, AND RUNNING ALONG THE EASTERLY LINE OF SAID ROAD AS FOLLOWS: NORTH 58° EAST 4.05 CHAINS NORTH 52-3/4° EAST 1.48 CHAINS, NORTH 39-3/4° EAST 0.72 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF PARCEL ONE AND PARCEL TWO AS DESCRIBED IN THAT GRANT DEED FROM NURSERYMEN'S EXCHANGE, INC. TO THE CITY OF HALF MOON BAY, RECORDED ON OCTOBER 18, 2004, AS DOCUMENT NO. 2004-206677, OFFICIAL RECORDS OF SAN MATEO COUNTY, SITUATE IN THE CITY OF HALF MOON BAY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL ONE, ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROUTE 92 (FORMERLY KNOWN AS ROUTE 105A) ALSO KNOWN AS SAN MATEO ROAD (FORMERLY HALF MOON BAY ROAD); NORTH 73° 38' 04" EAST 169.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ROUTE 92 THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) NORTH 73° 38' 04" EAST, 121.88 FEET, NORTH 77° 53' 28" EAST 259.67 FEET, (3) NORTH 68° 33' 21" EAST, 71.61 FEET, (4) NORTH 61° 25' 06" EAST, 52.50 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL ONE, (5) NORTH 58° 52' 19" EAST, 267.25 FEET, AND (6) NORTH 53° 33' 13" EAST, 25.26 FEET; THENCE ACROSS SAID PARCEL TWO AND PARCEL ONE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 33° 42' 36" EAST 18.78 FEET, (2) SOUTH 53° 53' 26" WEST, 326.40 FEET, (3) SOUTH 71° 33' 23" WEST, 86.92 FEET, AND (4) SOUTH 81° 43' 04" WEST, 401.12 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTIONS TO COVERAGE

1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2020 - 2021, AS FOLLOWS:

   ASSESSOR'S PARCEL NO : 056-260-180
   BILL NO. : 2020-334628
   CODE NO. : 17-005
   1ST INSTALLMENT : $7.57 MARKED PAID
   2ND INSTALLMENT : $7.57 NOT MARKED PAID
   LAND VALUE : $125,770.00
   NOT A SURVEY MATTER

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ., OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

   PAID CURRENT TO THE DATE OF THIS POLICY
   NOT A SURVEY MATTER

3. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE PROPOSED BOUNDARIES OF THE FOOTHILL BOULEVARD ASSESSMENT DISTRICT, AS DISCLOSED BY ASSESSMENT MAP RECORDED APRIL 27, 1989, IN BOOK 10 OF ASSESSMENT MAPS AT PAGE 1.
   NOT A SURVEY MATTER

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
   NOT A SURVEY MATTER

5. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

   INSTRUMENT : DEED
   GRANTED TO : PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
   FOR : PIPE LINES
   DATED : SEPTEMBER 21, 1966
   RECORDED : NOVEMBER 16, 1966 IN BOOK 5238 OF OFFICIAL RECORDS, PAGE 741 UNDER RECORDER'S SERIAL NUMBER 97204A
   AFFECTS : A 30 FOOT STRIP ALONG THE NORTHWESTERLY LINE

   UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.
   PLOTTED

6. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

   INSTRUMENT : DEED
   GRANTED TO : PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
   FOR : PIPE LINE
   DATED : OCTOBER 20, 1969
   RECORDED : NOVEMBER 20, 1969 IN BOOK 5717 OF OFFICIAL RECORDS, PAGE 539 UNDER RECORDER'S SERIAL NUMBER 81251AC
   AFFECTS : A 20-FOOT STRIP ALONG A PORTION OF THE NORTHEASTERLY LINE

   UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.
   PLOTTED

7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

   INSTRUMENT : DEED OF EASEMENT
   GRANTED TO : COASTSIDE COUNTY WATER DISTRICT
   FOR : WATER MAINS
   RECORDED : APRIL 6, 1988 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 88041155
   AFFECTS : AS DESCRIBED THEREIN

   UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.
   PLOTTED

8. OIL, MINERAL, GAS RIGHTS AS RESERVED IN THE INSTRUMENT

   ENTITLED : GRANT DEED
   BY AND BETWEEN : CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
   RECORDED : APRIL 18, 1988 IN OFFICIAL RECORDS, UNDER RECORDER'S SERIAL NUMBER 88045683
   NOT PLOTTED - BLANKET IN NATURE

9. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THE PLAT OF A SURVEY MADE BY MACLEOD AND ASSOCIATES, CIVIL ENGINEERING/LAND SURVEYING, ON AUGUST 28, 2004, DESIGNATED JOB NO. 2314-04, AS FOLLOWS:

   A) POND, SHED AND CATWALK IN THE NORTHWESTERLY PORTION OF PARCEL ONE
   B) MANHOLE (PARCELS ONE AND TWO)
   C) DIRT AND GRAVEL ROADS TRAVERSING PORTIONS OF PARCELS ONE AND TWO
   D) FIRE HYDRANT 0.4' ENCROACHMENT (PARCEL ONE)
   E) GUY ANCHOR 3.5' ENCROACHMENT (PARCEL ONE)
   F) PG & E BOX WITH 3 GUARD POST, 1.9' ENCROACHMENT (PARCEL ONE)
   G) GUARD POST 3.1' ENCROACHMENT (PARCEL ONE)
   H) UTILITY POLE 1.2' ENCROACHMENT (PARCEL ONE)
   I) UTILITY POLE 0.3' ENCROACHMENT (PARCEL ONE)
   J) GUY ANCHOR 9.9' AND 10.2' ENCROACHMENTS (PARCEL ONE)
   K) GUY ANCHOR 26.3' ENCROACHMENT (PARCEL ONE)
   L) FENCE ANGLE POINT 0.5' ENCROACHMENT (PARCEL ONE)
   M) GATE POST 0.3' ENCROACHMENT (PARCEL ONE)
   N) STORM DRAIN LINES 8', 10', 12', 14' AND 16' (PARCELS ONE AND TWO)
   O) ELECTRIC BOXES, UTILITY POLES, GUY ANCHORS, AREA DRAINS, TELEPHONE AND ELECTRIC LINES, WATER BOXES, CATCH BASINS, STORM DRAIN PUMPS AFFECTING PORTIONS OF PARCELS ONE AND TWO
   P) ASPHALT CONCRETE PAVEMENT DRIVEWAY (PARCEL TWO)
   Q) LIGHT POLE, PP AND GM (NOT EXPLAINED ON SURVEY) AFFECTING PARCEL TWO
   R) GASLINE SIGNS (PARCEL TWO)
   NOT A SURVEY MATTER

10. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,

    ENTITLED : INDEMNIFICATION AGREEMENT
    EXECUTED BY : CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
    RECORDED : OCTOBER 18, 2004 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2004-206679

    NOTE: REFERENCE IS MADE TO SAID INSTRUMENT FOR FULL PARTICULARS.
    NOT A SURVEY MATTER

11. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,

    ENTITLED : GRANT DEED
    EXECUTED BY : PENINSULA OPEN SPACE TRUST, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION AND THE CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
    DATED : JANUARY 13, 2021
    RECORDED : JANUARY 15, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021-007593
    RETURNED TO ADDRESS : 501 MAIN STREET, HALF MOON BAY, CA 94019
    NOT A SURVEY MATTER

12. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,

    ENTITLED : MEMORANDUM OF AGREEMENTS
    EXECUTED BY : PENINSULA OPEN SPACE TRUST, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION AND THE CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
    DATED : JANUARY 13, 2021
    RECORDED : JANUARY 15, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021-007594
    RETURNED TO ADDRESS : 222 HIGH STREET, PALO ALTO, CA 94403
    NOT A SURVEY MATTER

13. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,

    ENTITLED : CONSERVATION TRAIL EASEMENT
    EXECUTED BY : PENINSULA OPEN SPACE TRUST, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION AND THE CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
    DATED : JANUARY 13, 2021
    RECORDED : JANUARY 15, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2021-007595
    RETURNED TO ADDRESS : 222 HIGH STREET, PALO ALTO, CA 94403
    PLOTTED

ALTA SURVEY NOTES

1. THE **BOLDTYPE** COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.
2. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINE(S) UNLESS OTHERWISE NOTED.
4. "IN" AND "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY, RESPECTIVELY.
5. THE DATES OF THE FIELD SURVEY ARE AS FOLLOWS: AUGUST 4, 5, 7, & 10, 2020, AND MARCH 10, 2021.
6. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM STONE PINE ROAD, A PUBLICLY DEDICATED RIGHT OF WAY, AND SAN MATEO ROAD - CALIFORNIA STATE ROUTE 92, A STATE HIGHWAY, AS SHOWN ON THE SURVEY HEREON WHERE INDICATED BY ARROW LABELED "SITE ACCESS."
7. IN REFERENCE TO ITEM 2 OF TABLE "A", THE ADDRESS OF THE SUBJECT PROPERTY IS AS FOLLOWS: 880 STONE PINE ROAD, HALF MOON BAY, CA (PROVIDED BY THE CLIENT).
8. IN REFERENCE TO ITEM 3 OF TABLE "A", THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE WITHIN FLOOD ZONES "X" AND "A", AS STATED ON THIS SHEET.
9. IN REFERENCE TO ITEM 4 OF TABLE "A", THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS AS FOLLOWS: PTR PARCEL ONE: 638,815± SQ.FT. OR 14.67 ACRES; PTR PARCEL TWO: 246,765± SQ.FT. OR 5.66 ACRES.
10. IN REFERENCE TO ITEM 5 OF TABLE "A", VERTICAL RELIEF AS SHOWN ON SHEET 2 IS THE PRODUCT OF AN AERIAL SURVEY PERFORMED BY VERTICAL MAPPING RESOURCES OF MESA, ARIZONA ON AUGUST 6, 2020. THE CONTOUR INTERVAL IS 1 FOOT. THE VERTICAL DATUM AND BENCHMARK USED ARE STATED BELOW.
11. IN REFERENCE TO ITEMS 6(A) AND 6(B) OF TABLE "A", CURRENT ZONING CLASSIFICATION AS SHOWN ON THIS SHEET. SAID INFORMATION WAS OBTAINED FROM THAT CERTAIN "HALF MOON BAY ZONING MAP" DATED JUNE 2015 AND AVAILABLE ON THE CITY'S WEBSITE. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
12. IN REFERENCE TO ITEMS 7(A), 7(B)(1), AND 7(C) OF TABLE "A", AS SHOWN ON THE SURVEY HEREON.
13. IN REFERENCE TO ITEM 8 OF TABLE "A", AS SHOWN ON THE SURVEY HEREON.
14. IN REFERENCE TO ITEM 9 OF TABLE "A", NO PARKING STALLS OF ANY KIND WERE OBSERVED AT THE TIME OF THE SURVEY.
15. IN REFERENCE TO ITEM 11 OF TABLE "A", SEE THE **UTILITY NOTE**, BELOW.
16. IN REFERENCE TO ITEM 13 OF TABLE "A", AS SHOWN ON THE SURVEY HEREON.
17. IN REFERENCE TO ITEM 14 OF TABLE "A", THE WESTERLY CORNER OF THE SUBJECT PROPERTY IS LOCATED APPROXIMATELY 1300 FEET NORTHEASTERLY OF THE INTERSECTION OF SAN MATEO ROAD - CALIFORNIA STATE ROUTE 92 AND MAIN STREET.
18. IN REFERENCE TO ITEM 16 OF TABLE "A", NO EVIDENCE OF RECENT EARTH MOVING WORK AND BUILDING CONSTRUCTION WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
19. IN REFERENCE TO ITEM 17 OF TABLE "A", NO EVIDENCE OF RECENT OR PROPOSED STREET RIGHT OF WAY CHANGES WERE OBSERVED IN THE PROCESS OF COMPLETING THE FIELD SURVEY, NOR PROVIDED TO THE UNDERSIGNED SURVEYOR.

UTILITY STATEMENT

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR(S) SHALL VERIFY ALL UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN ON THIS SURVEY ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS BASED UPON GPS OBSERVATIONS PERFORMED BY BKF ON AUGUST 4, 2020.

THE FOUND 2.5" BRASS DISK STAMPED "RCE 13776" IN MONUMENT WELL AT THE CENTER OF THE CUL-DE-SAC OF STONE PINE ROAD, PER (R2), WAS TAKEN AS THE SITE BENCHMARK FOR THIS SURVEY.

ELEVATION = 75.986

BASIS OF BEARINGS

THE BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), EPOCH 2011, ZONE 3 BASED UPON GPS OBSERVATIONS OF BKF POINT NO. 1, A SET COTTON SPINDLE, AND BKF POINT NO. 2, A SET HUB AND TACK AS SAID POINTS ARE SHOWN HEREON, PERFORMED BY BKF ON AUGUST 4, 2020.

THE BEARING OF SOUTH 42° 29' 36" WEST FROM SAID BKF POINT NO. 1 TO SAID BKF POINT NO. 2, AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYORS STATEMENT

TO: CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES OPTIONAL ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11 (SURFACE UTILITIES ONLY), 13, 14, 16, 17, 19 AND 20 ($1 MILLION PROFESSIONAL LIABILITY INSURANCE) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 10, 2021.

PROFESSIONAL LAND SURVEYOR
DAVID C. JUNGMANN
No. 9267
STATE OF CALIFORNIA
PRELIMINARY

DAVID C. JUNGMANN, P.L.S. 9267

03/18/2021
DATE

BKF
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

STATE OF CALIFORNIA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
OF THE LANDS OF
CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
COUNTY OF SAN MATEO

CITY OF HALF MOON BAY

Revisions

No.		

Date: 2021-03-18
Scale:
Design: JMS
Drawn: DCJ
Approved:
Job No: 20150199-53

Drawing Number:
ALTA
2 OF 2

els
architecture+
urban design

PROJECT:
CITY OF HALF MOON BAY
CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

DATE:
11 / 01 / 2021

STAMP:

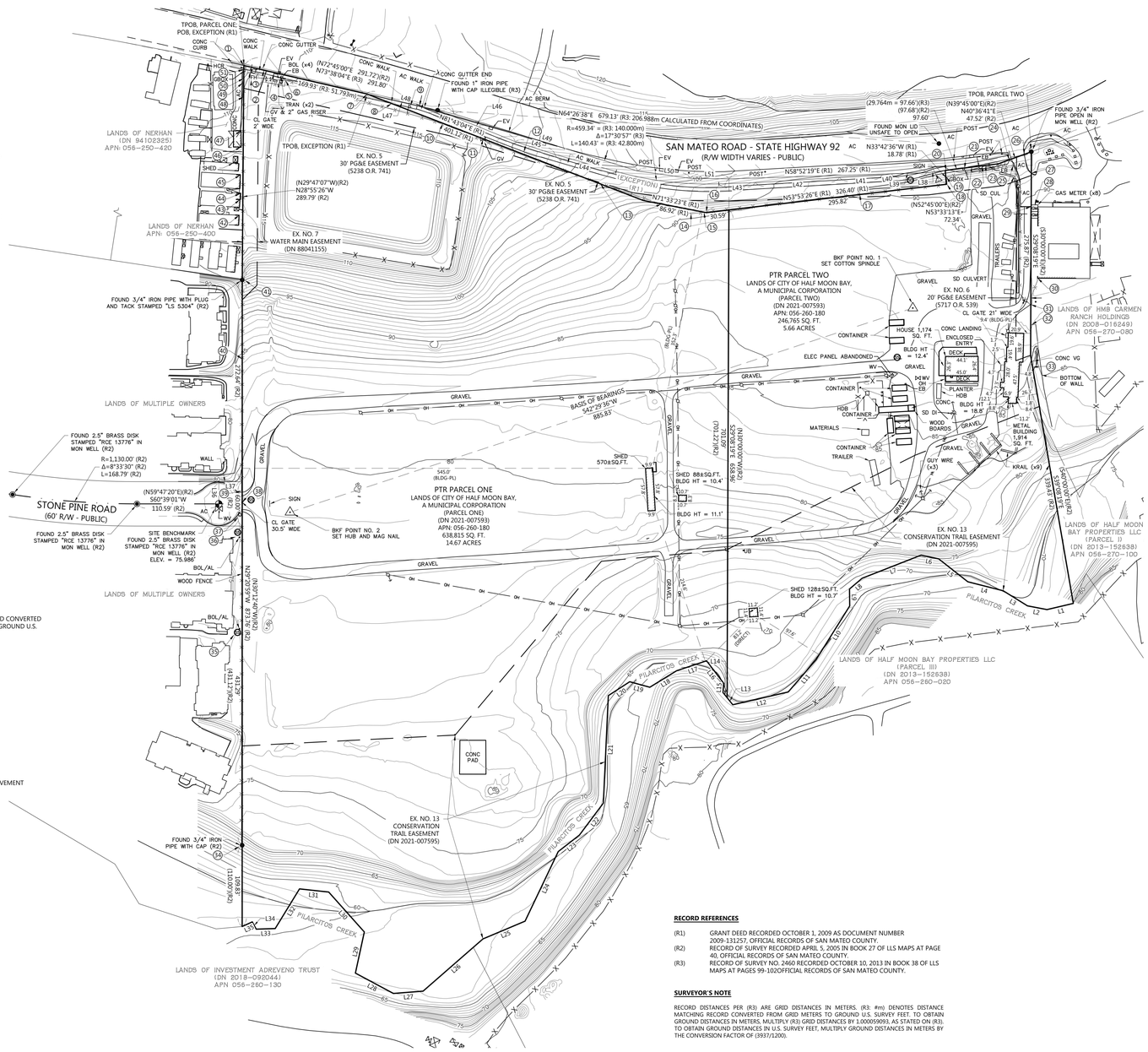
NOT FOR CONSTRUCTION

SHEET TITLE:
TOPOGRAPHIC SURVEY (1 OF 2 - BKF - FOR REFERENCE ONLY)

SHEET NUMBER:
A002X

DRAWING NAME: K:\2015\150199-53_JMB-Corp-Yd\SUR\Mapping\ALTA\150199_V-ALTA_2021-03-18_C3D18_JMS.dwg
PLOT DATE: 03-18-21 PLOTTED BY: Jesus

© BKF Engineers



LEGEND

◉	FOUND STREET MONUMENT AS NOTED
●	FOUND MONUMENT AS NOTED
△	CONTROL POINT AS NOTED
	SITE BENCHMARK
ⓔ	DENOTES REFERENCE TO IN/OUT TABLE
	FIRE HYDRANT
GM	GAS METER
	JOINT POLE
S	SANITARY SEWER MANHOLE
	SIGN
☼	SITE LIGHT
D	STORM DRAIN MANHOLE
	VALVE, AS NOTED

AC	ASPHALTIC CONCRETE
AL	AREA LIGHT
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BOL	BOLLARD
BW	BACK OF WALK
CATV	CABLE TELEVISION
CL	CENTERLINE
CONC	CONCRETE
COR	CORNER
CUL	CULVERT
DI	DRAIN INLET
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRIC
EOW	EDGE OF PATH/WALK
EV	ELECTRIC VAULT
EX. NO.	EXCEPTION NUMBER
FC	FACE OF CURB
FH	FIRE HYDRANT
FNC	FENCE
GBOX	GAS BOX
GM	GAS METER
GV	GAS VALVE
HCR	HANDICAP RAMP
HDB	HEADERBOARD
HT	HEIGHT
LS	LICENSED SURVEYOR
m	METERS
MON	MONUMENT
OH	OVERHANG
O.R.	OFFICIAL RECORDS
PL	PROPERTY LINE
POB	POINT OF BEGINNING
(R#)	DENOTES RECORD REFERENCE
(R3: #m)	DENOTES DISTANCE MATCHING RECORD CONVERTED FROM GRID DISTANCES IN METERS TO GROUND U.S. SURVEY FEET
RCE	REGISTERED CIVIL ENGINEER
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SQ. FT.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
TPOB	TRUE POINT OF BEGINNING
TRAN	TRANSFORMER
UB	UTILITY BOX
VG	VALLEY GUTTER
WV	WATER VALVE

LINETYPES

- SUBJECT BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING STRUCTURE
- EDGE OF CONCRETE OR PAVEMENT
- FENCE LINE
- MONUMENT LINE
- OVERHEAD WIRES
- TIE/RADIAL LINE
- TOP OF CURB

LINE TABLE			RECORD LINE TABLE	
LINE NO.	DIRECTION	LENGTH	RECORD DIRECTION	RECORD LENGTH
L1	S47°25'02"W	36.52'	(S46°33'28"W)(R2)	(36.53')(R2)
L2	S71°31'17"W	26.85'	(S70°39'43"W)(R2)	(26.86')(R2)
L3	N87°28'52"W	38.62'	(N88°20'26"W)(R2)	(38.63')(R2)
L4	S74°52'52"W	49.37'	(S74°01'18"W)(R2)	(49.39')(R2)
L5	N81°09'28"W	50.08'	(N82°01'02"W)(R2)	(50.10')(R2)
L6	S72°32'08"W	24.33'	(S71°40'34"W)(R2)	(24.34')(R2)
L7	S39°14'12"W	85.57'	(S38°22'38"W)(R2)	(85.60')(R2)
L8	S20°14'46"W	22.43'	(S19°23'12"W)(R2)	(22.44')(R2)
L9	S30°07'13"E	22.83'	(S30°58'47"E)(R2)	(22.84')(R2)
L10	S02°39'36"W	85.73'	(S01°48'02"W)(R2)	(85.76')(R2)
L11	S11°24'28"W	57.62'	(S10°32'54"W)(R2)	(57.64')(R2)
L12	S47°43'04"W	76.92'	(S46°51'30"W)(R2)	(76.95')(R2)
L13	N68°00'29"W	12.29'	(N68°52'03"W)(R2)	(12.22')(R2)
L14	N68°00'29"W	8.90'	(N68°52'03"W)(R2)	(8.98')(R2)
L15	N24°18'13"W	12.34'	(N25°09'47"W)(R2)	(12.34')(R2)
L16	N66°42'59"W	38.40'	(N67°34'33"W)(R2)	(38.41')(R2)
L17	S42°15'35"W	42.60'	(S41°24'01"W)(R2)	(42.61')(R2)
L18	S29°04'36"W	42.58'	(S28°13'02"W)(R2)	(42.59')(R2)
L19	S75°58'13"W	28.14'	(S75°06'39"W)(R2)	(28.15')(R2)
L20	S27°39'47"W	34.46'	(S26°48'13"W)(R2)	(34.47')(R2)
L21	S26°43'24"E	145.40'	(S27°34'58"E)(R2)	(145.45')(R2)
L22	S07°30'40"W	54.02'	(S06°39'06"W)(R2)	(54.04')(R2)
L23	S22°45'40"W	36.27'	(S21°54'06"W)(R2)	(36.28')(R2)
L24	S03°51'49"E	104.20'	(S04°43'23"E)(R2)	(104.24')(R2)
L25	S37°46'25"W	61.71'	(S36°54'51"W)(R2)	(61.73')(R2)
L26	S19°33'41"W	107.45'	(S18°42'07"W)(R2)	(107.49')(R2)
L27	S56°13'06"W	40.18'	(S55°21'32"W)(R2)	(40.19')(R2)
L28	S88°49'22"W	58.28'	(S87°57'48"W)(R2)	(58.30')(R2)
L29	N17°07'56"W	56.88'	(N17°59'30"W)(R2)	(56.90')(R2)
L30	N71°05'20"W	72.28'	(N71°56'54"W)(R2)	(72.31')(R2)
L31	S66°47'43"W	39.70'	(S65°56'09"W)(R2)	(39.71')(R2)
L32	S02°07'42"W	62.88'	(S01°16'08"W)(R2)	(62.90')(R2)
L33	S58°53'58"W	25.72'	(S58°02'24"W)(R2)	(25.73')(R2)
L34	N57°38'51"W	11.15'	(N58°30'25"W)(R2)	(11.15')(R2)
L35	S36°00'41"W	15.01'	(S35°09'07"W)(R2)	(15.02')(R2)
L36	S29°20'59"E	30.00'	(S30°12'40"E)(R2)	(30.00')(R2)
L37	N60°39'01"E	31.63'	(N59°47'20"E)(R2)	(31.50')(R2)
L38	N53°33'13"E	25.26'	(N53°33'13"E)(R1)(R3)	(25.26')(R1)
L39	N58°52'19"E	47.99'	(N58°52'19"E)(R1)(R3)	(R3: 14.628m) = 47.99'
L40	N52°28'49"E	12.50'	(S52°28'49"W)(R3)	(R3: 3.811m) = 12.50'
L41	N57°32'14"E	57.76'	(S57°32'14"W)(R3)	(R3: 17.604m) = 57.76'
L42	N57°07'31"E	113.58'	(N57°07'31"E)(R3)	(R3: 34.616m) = 113.58'
L43	N58°44'09"E	49.57'	(S58°44'09"W)(R3)	(R3: 15.108m) = 49.57'
L44	N76°15'07"E	85.66'	(S76°15'07"W)(R3)	(R3: 26.108m) = 85.66'
L45	N78°26'58"E	56.56'	(S78°26'58"W)(R3)	(R3: 17.237m) = 56.56'
L46	N82°41'18"E	113.17'	(S82°41'18"W)(R3)	(R3: 34.491m) = 113.17'
L47	N73°38'04"E	98.77'	(N73°38'04"E)(R3)	(R3: 30.104m) = 98.77'
L48	N73°38'04"E	121.87'	(N73°38'04"E)(R1) (N72°45'00"E)(R2)	(121.88')(R1)
L49	N77°53'28"E	259.68'	(N77°53'28"E)(R1) (N77°00'00"E)(R2)	(259.67')(R1) (260.04')(R2)
L50	N68°33'21"E	71.61'	(N68°33'21"E)(R1) (N67°45'00"E)(R2)	(71.61')(R1) (71.28')(R2)
L51	N61°25'06"E	52.50'	(N61°25'06"E)(R1) (N60°30'00"E)(R2)	(52.50')(R1) (52.80')(R1)

IN/OUT TABLE

1. FC - 0.2' OUT
2. SIGN 5.2' IN; FH 4.4' IN
3. FC 0.1' IN
4. EV 1.5' IN
5. EB 2.6' IN
6. FNC COR 6.9' IN
7. FC CROSSES PL
8. BW CROSSES PL
9. SIGN 4.4' OUT
10. FNC COR 0.7' IN
11. GV 0.4' IN
12. BW 3.4' OUT
13. FNC CROSSES PL
14. FNC 5.3' IN
15. FNC CROSSES PL
16. FNC 1.0' OUT
17. FNC CROSSES PL
18. FNC COR 1.3' IN (DIRECT)
19. FNC COR 1.1' IN
20. EOW CROSSES PL
21. GBOX 0.4' IN
22. EB 0.4' IN
23. EB CROSSES PL
24. AC CROSSES PL
25. FNC COR 8.7' IN
26. AC CROSSES PL
27. AC CROSSES PL
28. GM 7.9' OUT
29. AC CROSSES PL
30. BLDG COR 9.1' OUT
31. FNC CROSSES PL
32. FNC END 1.1' OUT
33. VG CROSSES PL
34. FNC END 1.0' OUT
35. BOL 3.7' OUT; SSMH 6.4' OUT
36. BOL 3.8' OUT; SSMH CENTER 6.1' OUT
37. AL 3.1' OUT; FNC END 0.4' OUT
38. GATE (CLOSED) ON PL
39. FNC END 0.9' OUT
40. FNC CROSSES PL
41. FNC 0.6' IN
42. BLDG COR 4.9' OUT
43. BLDG COR 4.0' OUT
44. BLDG COR 3.4' OUT
45. BLDG COR 3.6' OUT
46. BLDG COR 3.0' OUT
47. BLDG COR 3.2' OUT
48. FNC CROSSES PL
49. AC COR 1.4' OUT
50. FNC COR 0.1' OUT
51. GBOX ON PL

RECORD REFERENCES

(R1) GRANT DEED RECORDED OCTOBER 1, 2009 AS DOCUMENT NUMBER 2009-131257, OFFICIAL RECORDS OF SAN MATEO COUNTY.

(R2) RECORD OF SURVEY RECORDED APRIL 5, 2005 IN BOOK 27 OF LLS MAPS AT PAGE 40, OFFICIAL RECORDS OF SAN MATEO COUNTY.

(R3) RECORD OF SURVEY NO. 2460 RECORDED OCTOBER 10, 2013 IN BOOK 38 OF LLS MAPS AT PAGES 99-102/OFFICIAL RECORDS OF SAN MATEO COUNTY.

SURVEYOR'S NOTE

RECORD DISTANCES PER (R3) ARE GRID DISTANCES IN METERS. (R3: #m) DENOTES DISTANCE MATCHING RECORD CONVERTED FROM GRID METERS TO GROUND U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES IN METERS, MULTIPLY (R3) GRID DISTANCES BY 1.000059093, AS STATED ON (R3). TO OBTAIN GROUND DISTANCES IN U.S. SURVEY FEET, MULTIPLY GROUND DISTANCES IN METERS BY THE CONVERSION FACTOR OF (3937/1200).

BKF
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

STATE OF CALIFORNIA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
OF THE LANDS OF
CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION
COUNTY OF SAN MATEO

CITY OF HALF MOON BAY

Revisions			
No.			
Date:	2021-03-18		
Scale:	1" = 60'		
Design:	JMS		
Drawn:	DCJ		
Approved:			
Job No:	201509-53		

Drawing Number:
ALTA
2 OF 2

els
architecture+
urban design

PROJECT:
CITY OF HALF MOON BAY
CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

DATE:
11 / 01 / 2021

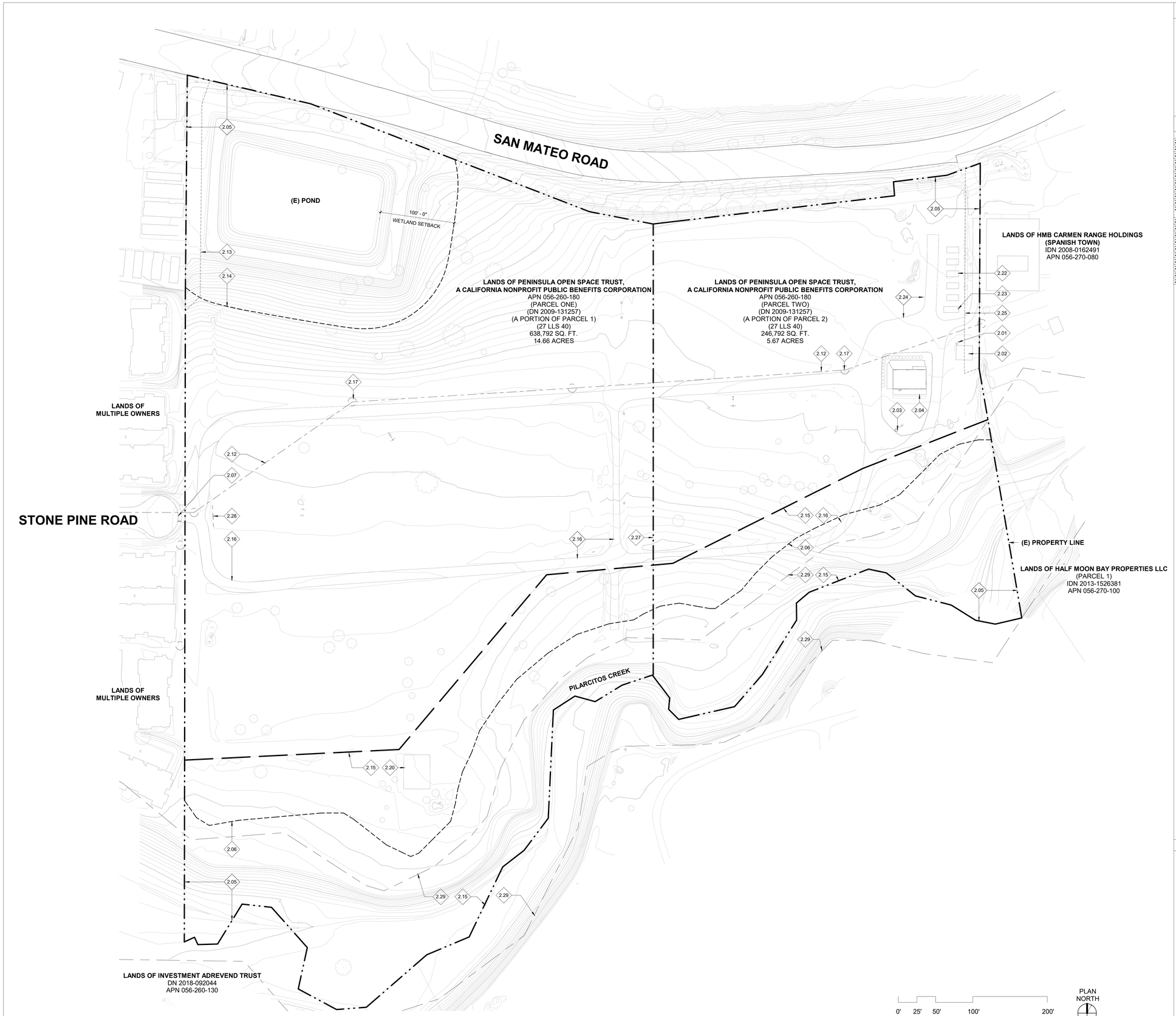
STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
TOPOGRAPHIC SURVEY (2 OF 2 - BKF - FOR REFERENCE ONLY)

SHEET NUMBER:
A003X

DRAWING NAME: K:\2015\150199-53_HMB-Corp-Yd\SUR\Mapping\ALTA\150199_V-ALTA_2021-03-18_ID318_JMS.dwg
PLOT DATE: 03-18-21 PLOTTED BY: jsmith



1 DEMOLITION SITE PLAN
1" = 50'-0"

SHEET NOTES

1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
2. ALL BUILDING AND SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED.

KEYNOTES

2.01	(E) GAS METER, S.C.D.
2.02	(E) BARN
2.03	(E) MAIN ELECTRICAL SERVICE TRANSIT
2.04	(E) HOUSE, DECK, AND GARDEN; N.I.C.
2.05	PROPERTY LINE
2.06	RIPARIAN SETBACK
2.07	(E) SITE ENTRY
2.12	(E) SEWER LINE (10 FEET WIDE), S.C.D.
2.13	CCWD EASEMENT, S.C.D.
2.14	WETLAND SETBACK
2.15	EX. NO. 13 CONSERVATION TRAIL EASEMENT (DN 2021-007595), S.C.D.
2.16	(E) DIRT PATH TO BE ABANDONED
2.17	(E) SANITARY SEWER MANHOLE, TYP., S.C.D.
2.20	(E) CONCRETE PAD
2.22	(E) MOBILE TRAILER, TYP. FOR (5)
2.23	(E) STORAGE CONTAINER
2.24	(E) DIRT PATH
2.25	PG&E EASEMENT, S.C.D.
2.27	RELOCATED PROPERTY LINE
2.28	(E) SIGN TO BE REMOVED
2.29	FEMA BASE FLOOD ELEVATION BOUNDARY, S.C.D.

LEGEND

- DEMOLISHED ITEM
- RIPARIAN SETBACK / WETLAND SETBACK
- FENCE
- PROPERTY LINE
- SEWER LINE
- CCWD / PG&E EASEMENT
- (E) EX. NO. 13 CONSERVATION TRAIL EASEMENT
- FLOOD LINE

els architecture+ urban design

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

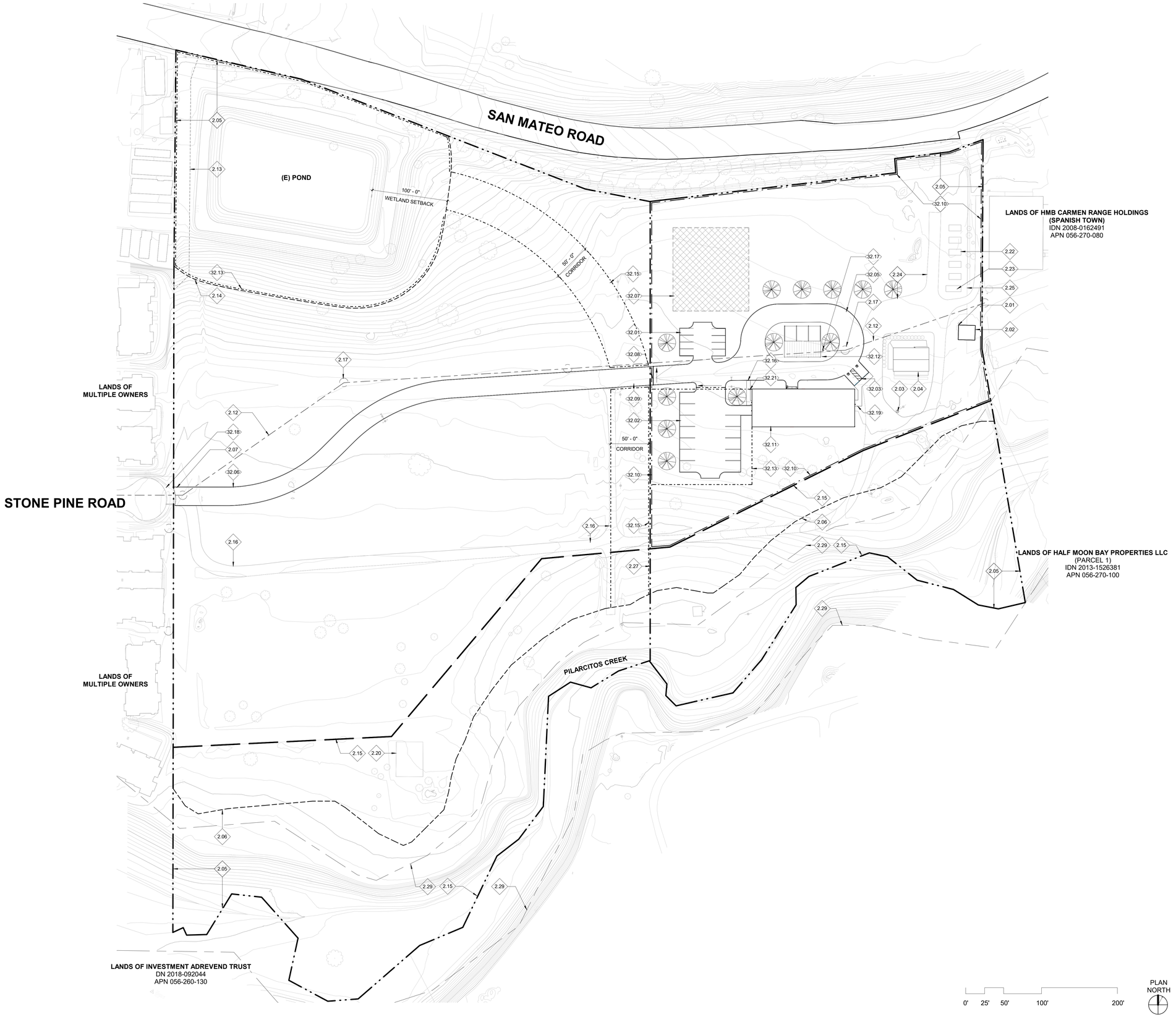
DATE:
11 / 01 / 2021

STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
DEMOLITION SITE PLAN

SHEET NUMBER:
A100



1 SITE PLAN
1" = 50'-0"

SHEET NOTES

1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
2. ALL BUILDING AND SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED.

KEYNOTES

2.01	(E) GAS METER, S.C.D.
2.02	(E) BARN
2.03	(E) MAIN ELECTRICAL SERVICE TRANSIT
2.04	(E) HOUSE, DECK, AND GARDEN; N.I.C.
2.05	PROPERTY LINE
2.06	RIPARIAN SETBACK
2.07	(E) SITE ENTRY
2.12	(E) SEWER LINE (10 FEET WIDE), S.C.D.
2.13	CCWD EASEMENT, S.C.D.
2.14	WETLAND SETBACK
2.15	EX. NO. 13 CONSERVATION TRAIL EASEMENT (DN 2021-007595), S.C.D.
2.16	(E) DIRT PATH TO BE ABANDONED
2.17	(E) SANITARY SEWER MANHOLE, TYP., S.C.D.
2.20	(E) CONCRETE PAD
2.22	(E) MOBILE TRAILER, TYP. FOR (5)
2.23	(E) STORAGE CONTAINER
2.24	(E) DIRT PATH
2.25	PG&E EASEMENT, S.C.D.
2.27	RELOCATED PROPERTY LINE
2.29	FEMA BASE FLOOD ELEVATION BOUNDARY, S.C.D.
32.01	EMPLOYEE PARKING, S.C.D.
32.02	SERVICE VEHICLE PARKING, S.C.D.
32.03	ACCESSIBLE PARKING, S.C.D.
32.05	ASPHALT PAVED LOOP ROAD. ALLOW CLEARANCE OF 20' FOR EMERGENCY VEHICLE ACCESS., S.C.D.
32.06	ASPHALT ROAD, S.C.D.
32.07	SOLAR ARRAY 11,000 SF, S.E.D.
32.08	ROLLING GATE WITH AUTOMATIC OPENER/CLOSER AND KEYCARD ENTRY
32.09	TRAFFIC RATED CULVERT UNDER ROAD, REINFORCED CONCRETE, 6" - 8" CLEAR
32.10	8' STEEL FENCE
32.11	WORKSHOP / STORAGE BUILDING, 50' x 135' TENSION FABRIC BUILDING STRUCTURE, SPRINKLERED
32.12	TRASH / STORAGE STRUCTURE
32.13	6' CHAINLINK FENCE
32.15	WILDLIFE EXCLUSIONARY FENCE: 4' CHAINLINK FENCE WITH 12" - 24" VINYL SLATS AT BOTTOM OF FENCING
32.16	WALKWAY, S.C.D.
32.17	HOSE BIB, S.P.D.
32.18	FIRE HYDRANT, S.C.D.
32.19	ACCESSIBLE WALKWAY, S.C.D.
32.21	PERSONAL GATE

LEGEND

- RIPARIAN SETBACK / WETLAND SETBACK
- FENCE
- PROPERTY LINE
- SEWER LINE
- CCWD / PG&E EASEMENT
- (E) EX. NO. 13 CONSERVATION TRAIL EASEMENT
- FLOOD LINE
- SOLAR ARRAY AREA

els
architecture+
urban design

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

DATE:
11 / 01 / 2021

STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A101



1 ENLARGED SITE PLAN
1" = 20'-0"

PLAN NORTH

SHEET NOTES

1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
2. ALL BUILDING AND SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED.

KEYNOTES

2.01	(E) GAS METER, S.C.D.
2.02	(E) BARN
2.03	(E) MAIN ELECTRICAL SERVICE TRANSIT
2.04	(E) HOUSE, DECK, AND GARDEN; N.I.C.
2.05	PROPERTY LINE
2.06	RIPARIAN SETBACK
2.12	(E) SEWER LINE (10 FEET WIDE), S.C.D.
2.15	EX. NO. 13 CONSERVATION TRAIL EASEMENT (DN 2021-007595), S.C.D.
2.16	(E) DIRT PATH TO BE ABANDONED
2.17	(E) SANITARY SEWER MANHOLE, TYP., S.C.D.
2.22	(E) MOBILE TRAILER, TYP. FOR (5)
2.23	(E) STORAGE CONTAINER
2.24	(E) DIRT PATH
2.25	PG&E EASEMENT, S.C.D.
2.27	RELOCATED PROPERTY LINE
2.29	FEMA BASE FLOOD ELEVATION BOUNDARY, S.C.D.
32.01	EMPLOYEE PARKING, S.C.D.
32.02	SERVICE VEHICLE PARKING, S.C.D.
32.03	ACCESSIBLE PARKING, S.C.D.
32.05	ASPHALT PAVED LOOP ROAD. ALLOW CLEARANCE OF 20' FOR EMERGENCY VEHICLE ACCESS., S.C.D.
32.06	ASPHALT ROAD, S.C.D.
32.07	SOLAR ARRAY 11,000 SF, S.E.D.
32.08	ROLLING GATE WITH AUTOMATIC OPENER/CLOSER AND KEYCARD ENTRY
32.10	8' STEEL FENCE
32.11	WORKSHOP / STORAGE BUILDING, 50' x 135' TENSION FABRIC BUILDING STRUCTURE, SPRINKLERED
32.12	TRASH / STORAGE STRUCTURE
32.13	6' CHAINLINK FENCE
32.14	TREE, PROPOSED LOCATION, TYP.. FOR (12), N.I.C., INSTALLED BY PG&E
32.16	WALKWAY, S.C.D.
32.17	HOSE BIB, S.P.D.
32.19	ACCESSIBLE WALKWAY, S.C.D.
32.21	PERSONAL GATE

LEGEND

- RIPARIAN SETBACK / WETLAND SETBACK
- FENCE
- PROPERTY LINE
- SEWER LINE
- CCWD EASEMENT
- (E) EX. NO. 13 CONSERVATION TRAIL EASEMENT
- ACCESSIBLE PATH OF TRAVEL
- FLOOD LINE
- SOLAR ARRAY AREA

els architecture+ urban design

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

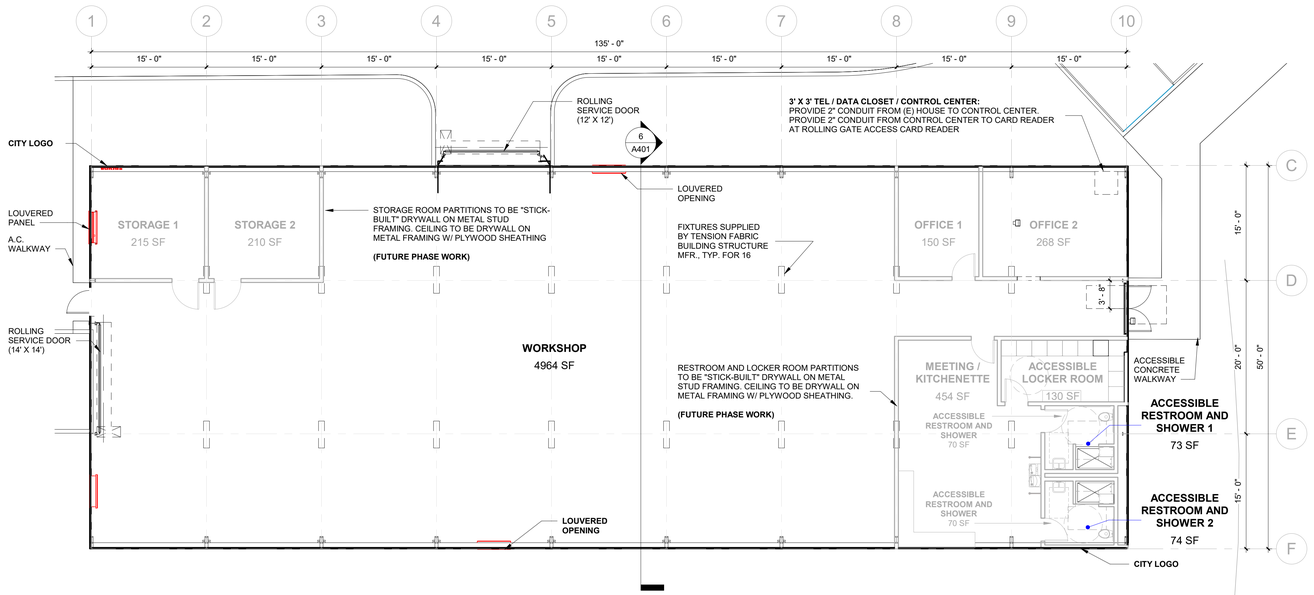
DATE:
11 / 01 / 2021

STAMP:

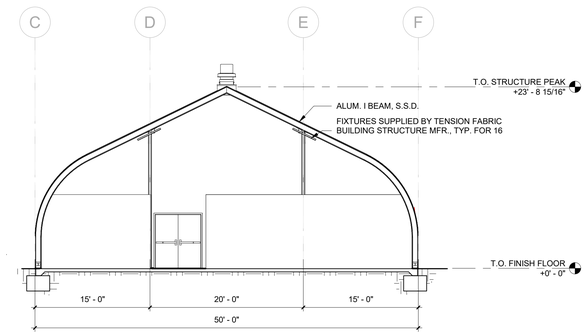
NOT FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN ENLARGED

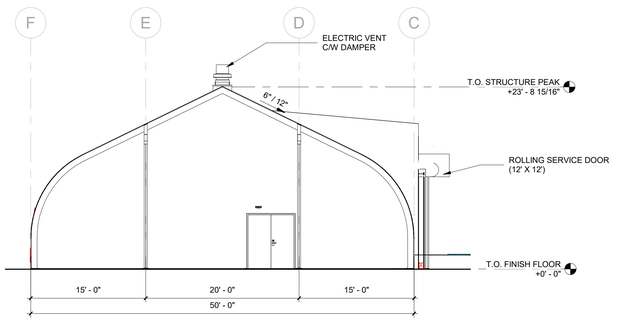
SHEET NUMBER:
A201



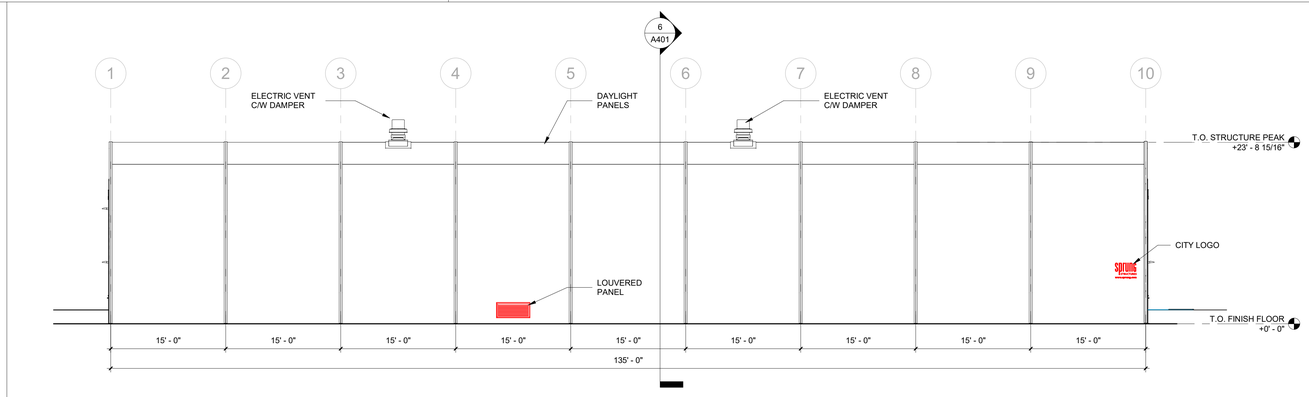
5 WORKSHOP / STORAGE BLDG. - FLOOR PLAN
1/8" = 1'-0"



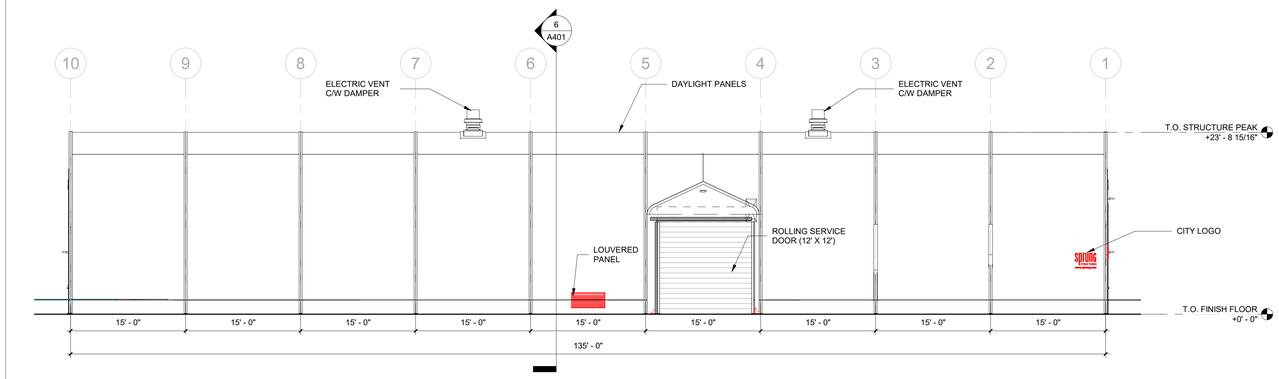
6 WORKSHOP / STORAGE BLDG. - SECTION
1/8" = 1'-0"



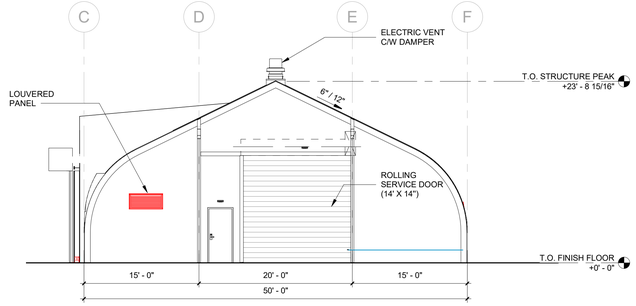
4 WORKSHOP / STORAGE BLDG. - WEST ELEVATION
1/8" = 1'-0"



2 WORKSHOP / STORAGE BLDG. - NORTH ELEVATION
1/8" = 1'-0"



3 WORKSHOP / STORAGE BLDG. - SOUTH ELEVATION
1/8" = 1'-0"



1 WORKSHOP / STORAGE BLDG. - EAST ELEVATION
1/8" = 1'-0"

SHEET NOTES

1. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
2. ALL BUILDING AND SITE FEATURES TO REMAIN UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WORK IN WORKSHOP / STORAGE TO BE IN PHASE III

KEYNOTES

els architecture+ urban design

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

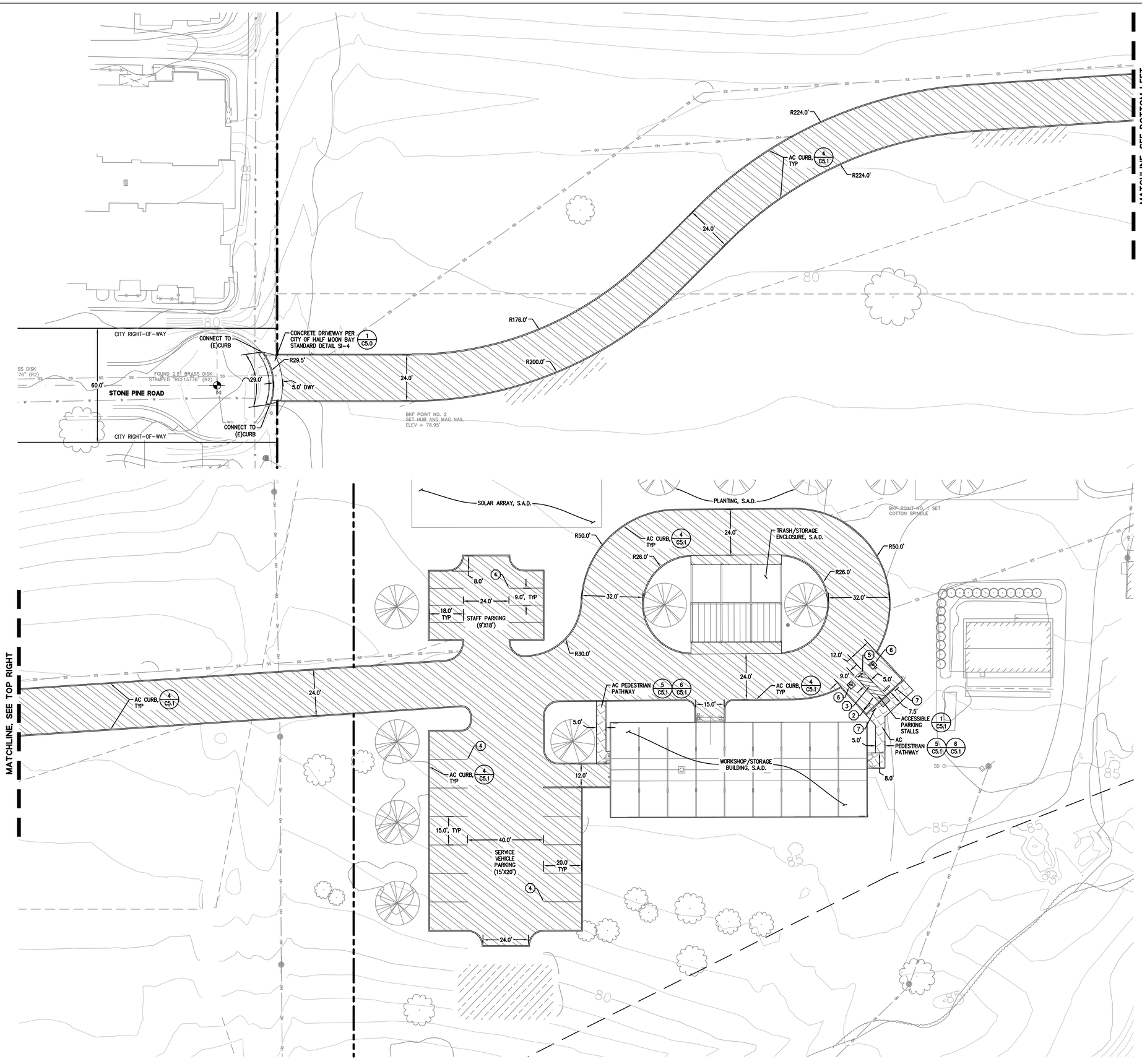
DATE:
11 / 01 / 2021

STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
WORKSHOP / STORAGE BUILDING PLANS AND ELEVATIONS

SHEET NUMBER:
A401



LEGEND:

- ASPHALT CONCRETE
  4" AC OVER 12" CLASS II AB
- ASPHALT CONCRETE/AUTO PARKING
  3" AC OVER 8" CLASS II AB
- CONCRETE DRIVEWAY, CURB & GUTTER
  SEE DETAIL SI-4 ON SHEET C5.X
- BIORETENTION SOIL
  SEE DETAIL XX ON SHEET C5.X

MARKING, SIGNING, & STRIPING LEGEND:

SYMBOL	DESCRIPTION
1	POLE MOUNTED ACCESSIBLE STALL SIGN, SEE DETAIL 9 ON SHEET C5.1
2	4 INCH BLUE STRIPING AT PERIMETER OF ACCESSIBLE AISLES
3	4 INCH WHITE DIAGONAL STRIPING AT 3' ON CENTER
4	4 INCH WHITE STRIPING FOR PARKING STALLS, TYPICAL UNLESS OTHERWISE NOTED
5	"NO PARKING" WHITE LETTERING (12" TALL LETTERS)
6	INTERNATIONAL SYMBOL OF ACCESSIBILITY, SEE DETAIL 9 ON SHEET C5.1
7	POLE MOUNTED ACCESSIBLE TOW AWAY SIGN, SEE DETAIL 9 ON SHEET 5.1

NOTES:

1. BEFORE DEMOLITION, CONTRACTOR TO SET REFERENCE POINTS FOR CONTROL LINE AT EXISTING FACE OF CURB AS NEEDED TO REPLACE EXISTING GUTTER TO MATCH (E) FLOWLINE.
2. ALL SIGNS AND SIGN CODE REFERENCES SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2014 EDITION.
3. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD PLANS, 2018 EDITION.
4. ALL DRIVEWAYS, CURB AND GUTTERS IN THE CITY RIGHT OF WAY SHALL CONFORM TO CITY STANDARD DETAILS SI-4 AND SI-2 RESPECTIVELY, UNLESS OTHERWISE NOTED OR HATCHED. SEE DETAILS ON SHEETS C5.X AND C5.X.

BASIS OF ELEVATIONS

PER TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS DATED AUGUST 4, 2020 ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE FOUND 2.5" BRASS DISK STAMPED "RCE 13776" IN MONUMENT WELL AT THE CENTER OF THE CUL-DE-SAC OF STONE PINE ROAD, PER (R2), WAS TAKEN AS THE SITE BENCHMARK FOR THIS SURVEY.

ELEVATION = 75.986

BASIS OF BEARINGS

PER TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS DATED AUGUST 4, 2020 THE BEARING, S 42°29'36" W, FROM SAID BKF POINT NO. 1 TO SAID BKF POINT NO. 2, WAS TAKEN AS THE BASIS OF BEARINGS.

BKF

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

CONCEPTUAL DESIGN

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

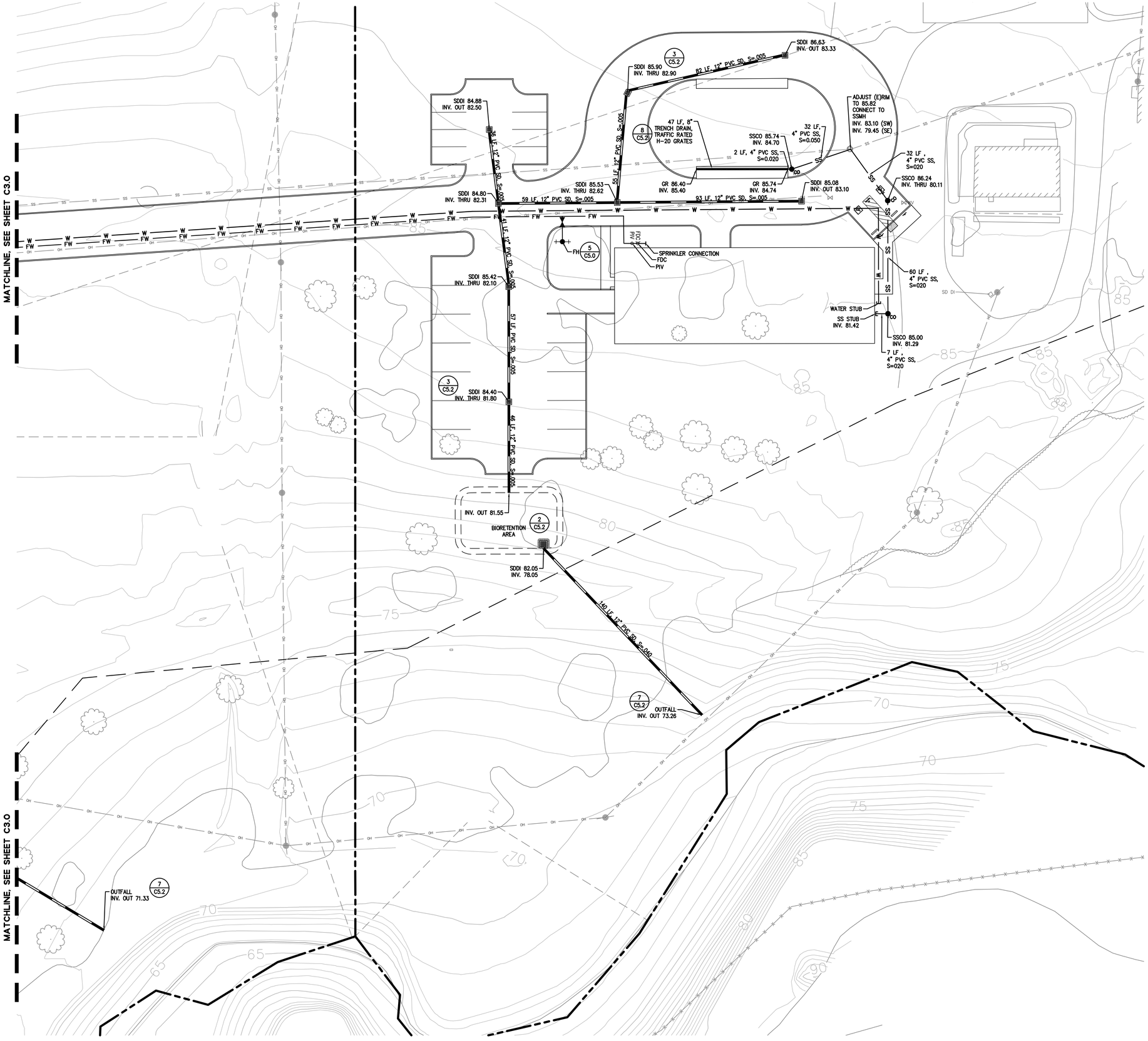
DATE:
11 / 01 / 2021

STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
HORIZONTAL CONTROL

SHEET NUMBER:
C1.0



UTILITY NOTES:

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 OR (800) 227-2600 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR GRADING WORK.
2. ALL PERFORATED SUBDRAINS SHALL SLOPE A MINIMUM OF 1% TOWARD OUTFALL UNLESS OTHERWISE STATED.
3. ALL LABELS STATED "PVC" WILL USE PVC SDR-35 WITH BELL AND SPIGOT RUBBER GASKET JOINTS, EXCEPT FOR WATER LINES THAT WILL USE PVC WATER PIPE C900.
4. CONTRACTOR TO VERIFY (E) UTILITY CONNECTIONS AND INVERTS PRIOR TO TRENCHING.

BKF

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

CONCEPTUAL DESIGN

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

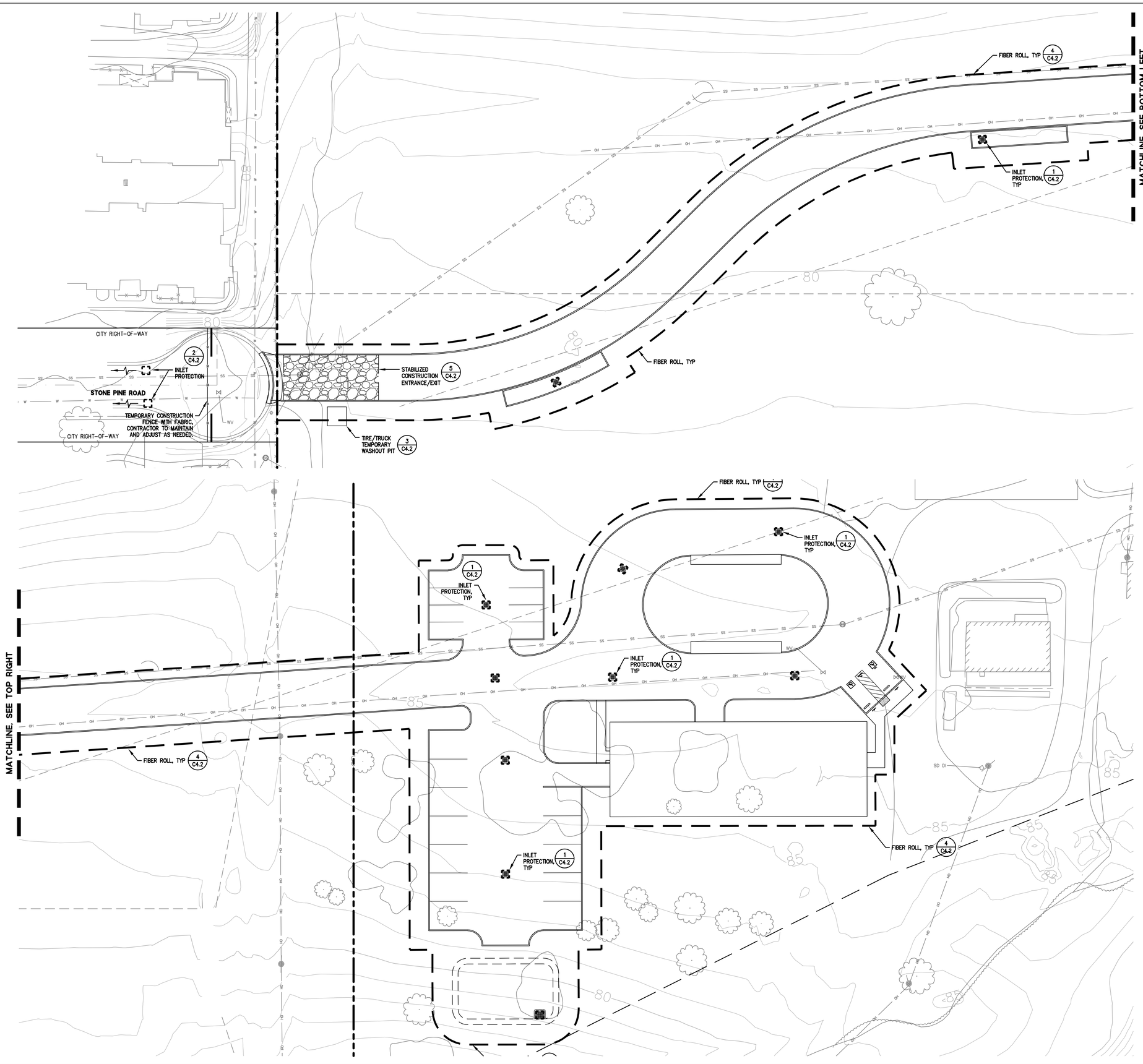
DATE:
11 / 01 / 2021

STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C3.1



BKF

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

CONCEPTUAL DESIGN

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

DATE:
11 / 01 / 2021

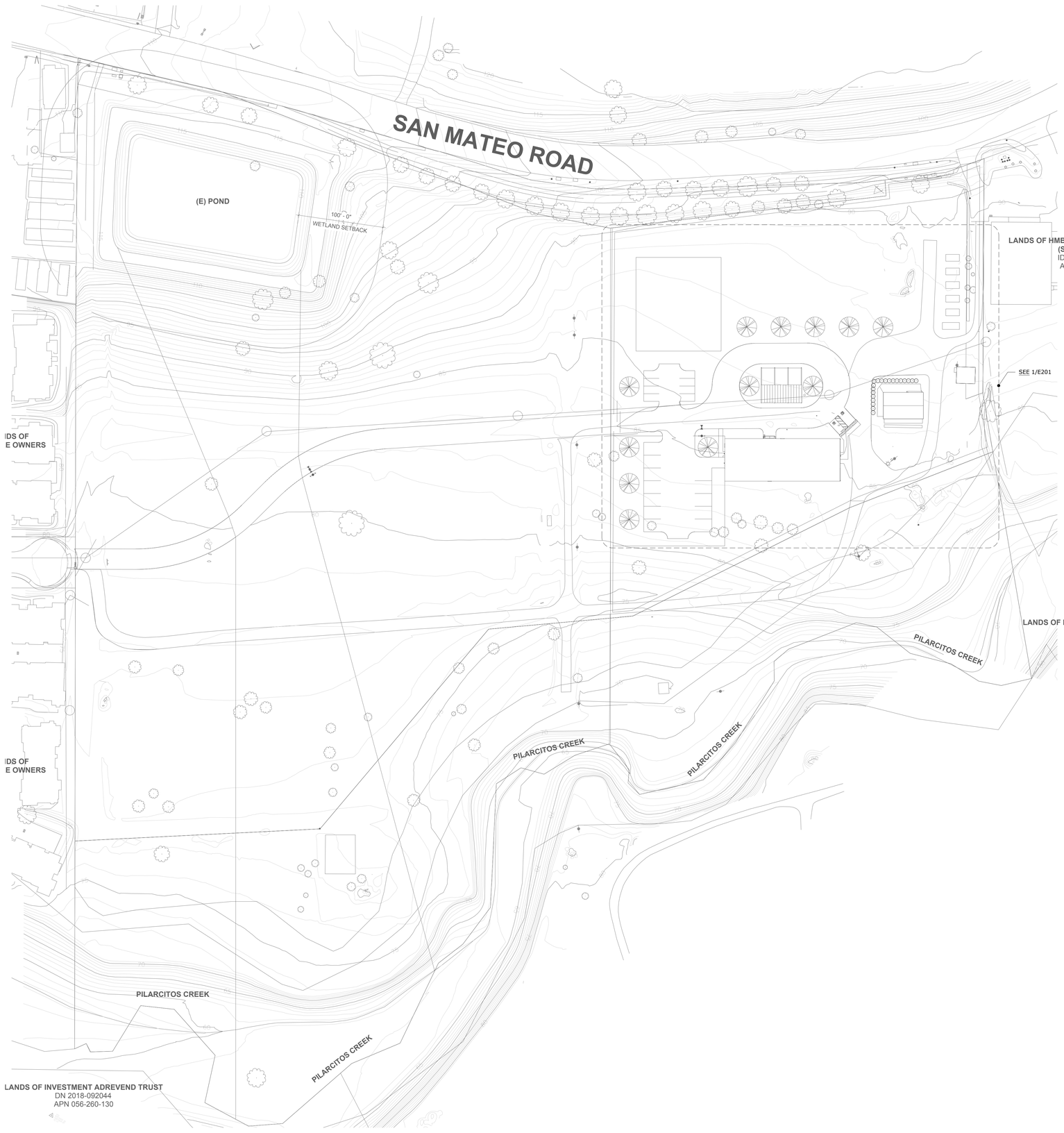
STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

HALF MOON BAY CORPORATION YARD - 221042



NUMBERED SHEET NOTES

1 xxxxxx

SITE PLAN - ELECTRICAL
SCALE: 1" = 50'-0"

1 / E101

PLAN NORTH

els architecture+ urban design

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:

ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

DATE:
11 / 01 / 2021

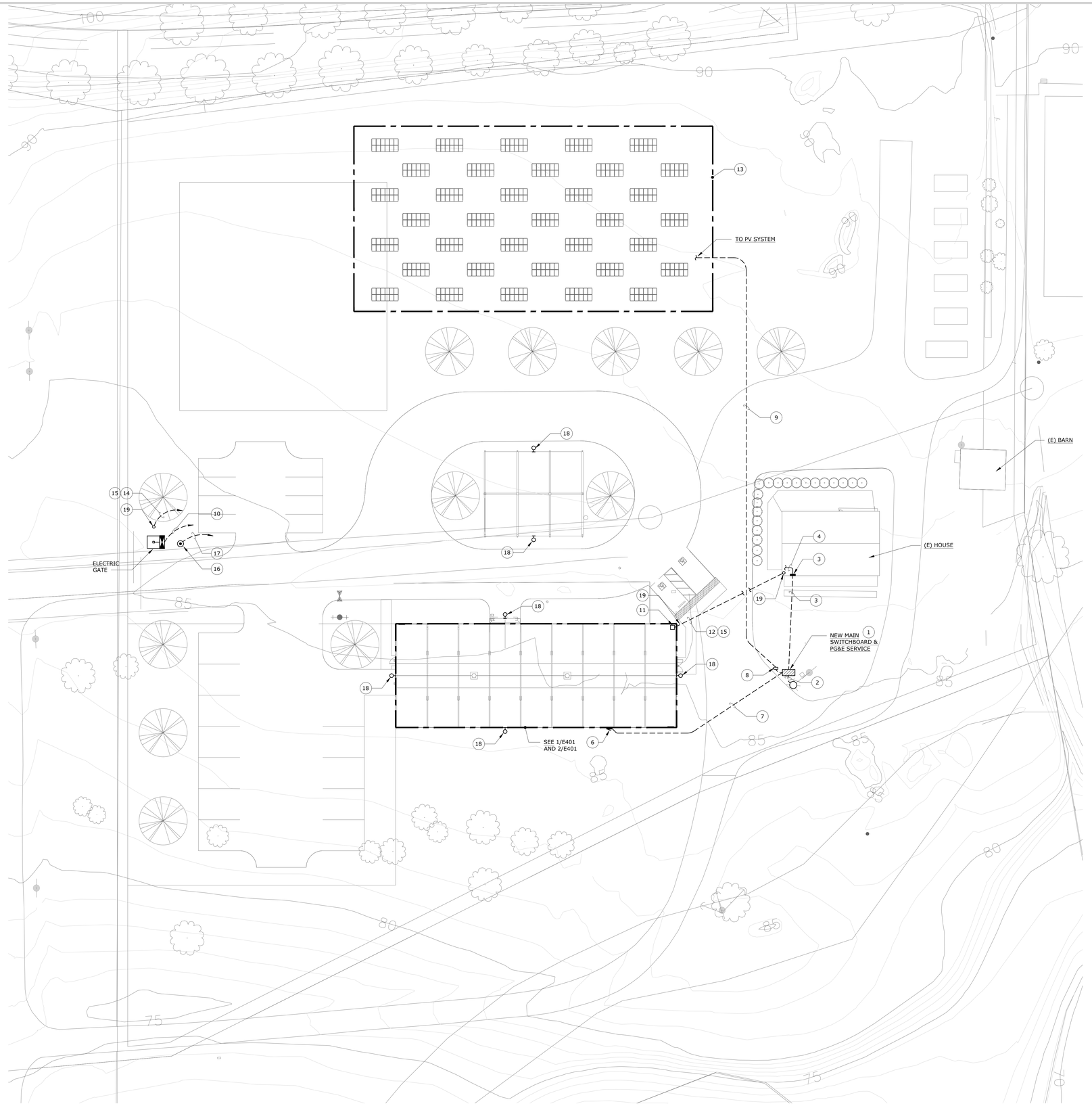
STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN - ELECTRICAL

SHEET NUMBER:
E101

P:\2021\HALF MOON BAY CORPORATION YARD - 221042\CAD_E101-HMB-CY-221042.dwg, 11/1/2021 12:45:01 PM, inichols



NUMBERED SHEET NOTES

1. PROVIDE NEW PG&E SERVICE: NEW 600AMP, 120/240VOLT, SINGLE PHASE, NEMA 3R, FREE STANDING SWITCHBOARD WITH METER, 600AMP MAIN BREAKER, 100AMP BREAKER FOR EXISTING HOUSE, 400AMP BREAKER FOR NEW STORAGE BUILDING, AND (1) 100AMP SPARE BREAKER.
2. PROVIDE AND INSTALL SECONDARY SERVICE CONDUITS FROM THE SWITCHBOARD TO EXISTING UTILITY POLE.
3. PROVIDE AND INSTALL NEW 100AMP, 120/240VOLT PANEL AT HOUSE FOR NEW FEEDERS FROM NEW MAIN SWITCHBOARD.
4. BACKFEED EXISTING PANEL WITH NEW 100AMP FEEDERS.
5. PROVIDE AND INSTALL NEW 100AMP, 120/240VOLT, SINGLE PHASE, 3 WIRE UNDERGROUND FEEDERS TO NEW PANEL AT HOUSE.
6. NEW 400AMP, 120/240VOLT, SINGLE PHASE, 3 WIRE PANEL AT WORKSHOP/STORAGE BUILDING SPRUNG STRUCTURE.
7. PROVIDE AND INSTALL NEW 400AMP, 120/240VOLT, SINGLE PHASE, 3 WIRE UNDERGROUND FEEDERS, FROM MAIN SWITCHBOARD TO NEW PANEL.
8. PROVIDE AND INSTALL NEW FUSED DISCONNECT FOR PV CONNECTION TO NEW MAIN SWITCHBOARD.
9. PROVIDE AND INSTALL NEW UNDERGROUND FEEDERS FROM PV SYSTEM.
10. PROVIDE NEW BRANCH CIRCUIT CONDUIT AND WIRING TO NEW GATE FROM NEW STORAGE STRUCTURE PANEL.
11. DATA RACK IN WORKSHOP/STORAGE BUILDING, SEE 1/E401.
12. PROVIDE AND INSTALL 2" CONDUIT WITH PULL ROPE FROM HOUSE TO WORKSHOP/STORAGE BUILDING DATA RACK FOR TELECOM WIRING.
13. PROVIDE AND INSTALL NEW GROUND MOUNT PV SYSTEM WITH RACKING, STRUCTURAL SUPPORTS, PV PANELS, INVERTERS, CONTROLS AND POWER WIRING.
14. PROVIDE AND INSTALL 2" CONDUIT WITH PULL ROPE FROM DATA RACK IN WORKSHOP/STORAGE BUILDING TO NEW ELECTRIC ROLLING GATE ACCESS CARD READER.
15. TELECOM WIRING WILL BE PROVIDED AND INSTALLED BY THE CITY IT.
16. INCLUDE AN ALLOWANCE OF $5,000 FOR A POLE LIGHT/BASE AT NEW GATE AREA.
17. PROVIDE AND INSTALL LIGHTING BRANCH CIRCUIT WIRING AND CONDUIT TO NEW LIGHT FIXTURE FROM WORKSHOP/STORAGE BUILDING.
18. PROVIDE AN ALLOWANCE OF $3,000 FOR BUILDING MOUNTED SECURITY LIGHT FIXTURE, CONDUIT, WIRING AND CONTROLS.
19. COORDINATE TELECOM CONDUIT STUB-UP LOCATIONS.

NOTE:
ALL UNDERGROUND CONDUITS SHALL USE LONG SWEEP BENDS.

SITE PLAN ENLARGED - ELECTRICAL
SCALE: 1" = 20'-0"

1 / E201

PLAN NORTH

els architecture+ urban design

PROJECT:
CITY OF HALF MOON BAY
CORPORATION YARD

PROJECT NUMBER:
202005

CLIENT:
CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE:
60% CONSTRUCTION DOCUMENTS

DATE:
11 / 01 / 2021

STAMP:

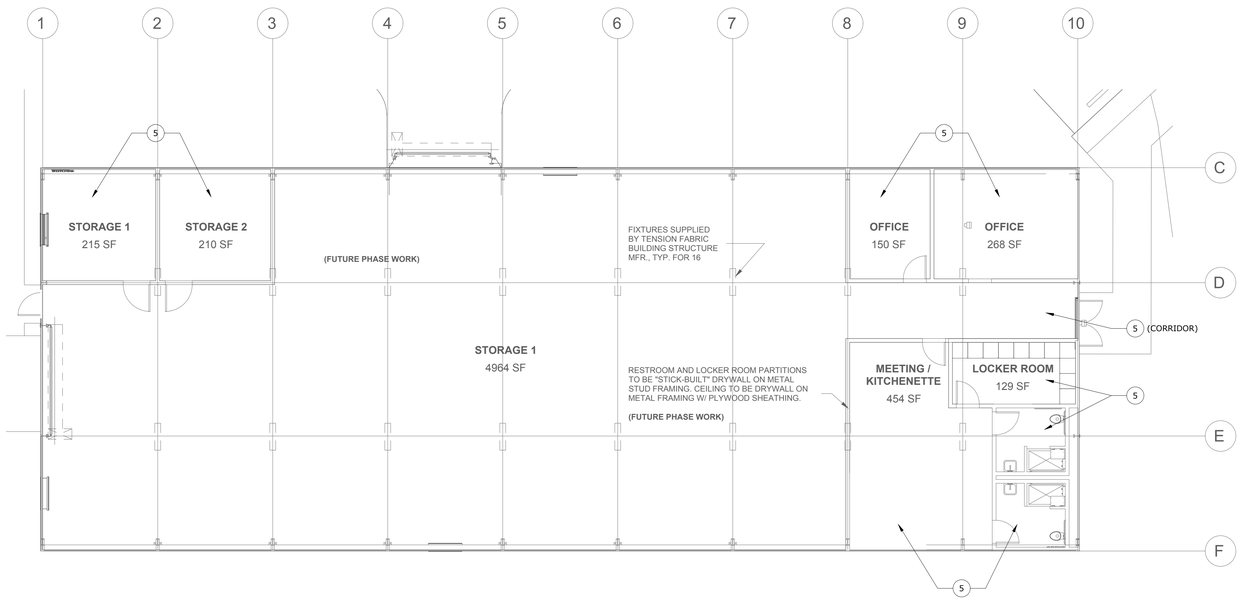
NOT FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN ENLARGED - ELECTRICAL

SHEET NUMBER:
E201

P:\2021\HALF MOON BAY CORPORATION YARD - 221042\CAD_E201-HMB-CY-221042.dwg, 11/1/2021 12:45:47 PM, lnichols

HALF MOON BAY CORPORATION YARD - 221042

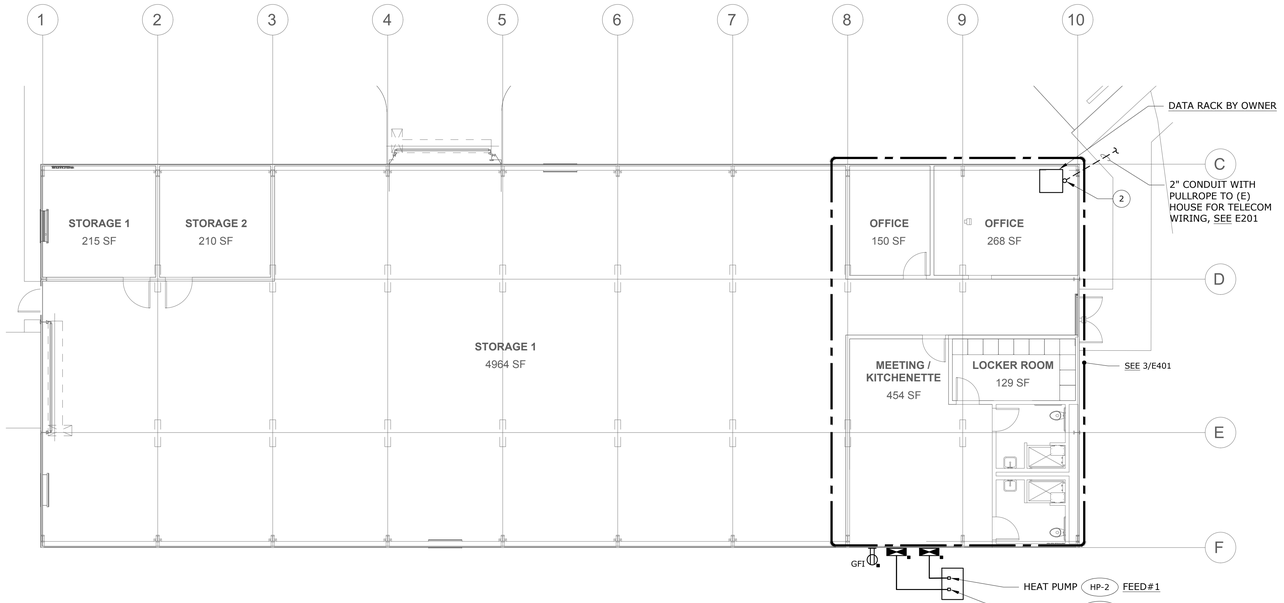


WORKSHOP / STORAGE BUILDING STRUCTURAL FLOOR PLAN - LIGHTING

SCALE: 1/8" = 1'-0"

2 E401

PLAN NORTH

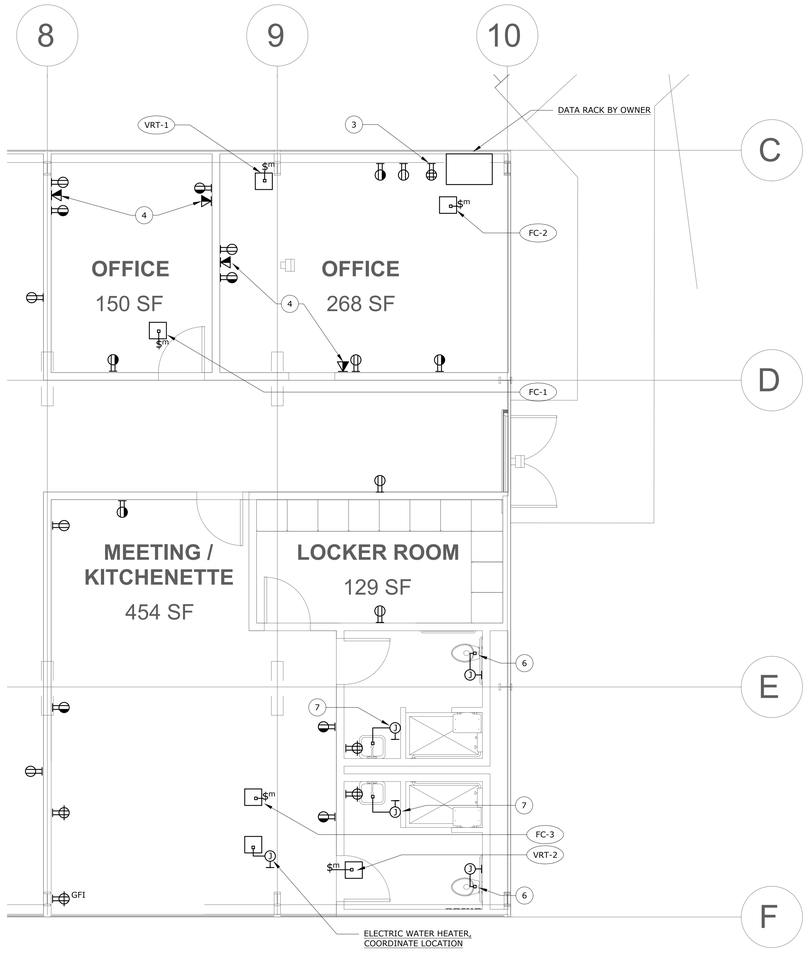


WORKSHOP / STORAGE BUILDING STRUCTURAL FLOOR PLAN - ELECTRICAL

SCALE: 1/8" = 1'-0"

1 E401

PLAN NORTH



ENLARGED FLOOR PLAN - ELECTRICAL

SCALE: 1/4" = 1'-0"

3 E401

NUMBERED SHEET NOTES

1. IN NEW STRUCTURE PROVIDE THE FOLLOWING:
   - NEW TOOL OUTLETS 30AMP, 240VOLT; ALLOW FOR (10) NEW OUTLETS
   - POWER TO ROLL UP DOORS
   - NEW 400AMP, 120/240VOLT, SINGLE PHASE PANEL, 42 POLE
   - BUILDING GROUNDING
   - 400AMP FEEDER INCLUDING CONDUIT, CONDUCTORS, TRENCHING AND BACKFILL; ALLOW FOR 100 FEET
   - INCLUDE AN ALLOWANCE FOR A FIRE ALARM SYSTEM IN THE NEW STRUCTURE
   - NEW BRANCH CIRCUITS AND CONNECTIONS TO MECHANICAL EQUIPMENT
2. COORDINATE STUB-UP LOCATION.
3. LOCATE RECEPTACLE AT DATA RACK.
4. PROVIDE AND INSTALL 4" SQUARE BOX WITH SINGLE GANG MUD RING AND 1" CONDUIT WITH PULLROPE HOMERUN TO DATA RACK. COORDINATE LOCATION PRIOR TO ROUGH-IN.
5. IN NEW STRUCTURE PROVIDE THE FOLLOWING:
   - NEW LIGHTING AND WIRING, IN STORAGE ROOMS, OFFICES, RESTROOMS, LOCKER ROOMS, AND MEETING/KITCHENETTE; INCLUDE AN ALLOWANCE OF $15/SF. THE MAIN STORAGE AREA LIGHTING IS INCLUDED WITH THE SPRUNG STRUCTURE.
   - NEW T24 CONTROLS, OCCUPANCY SENSORS, AND DIMMERS; INCLUDE AN ALLOWANCE OF $5/SF.
6. PROVIDE AND INSTALL 120 VOLT CONNECTION FOR FLUSH VALVES. COORDINATE REQUIREMENTS PRIOR TO ROUGH-IN.
7. PROVIDE AND INSTALL 120 VOLT CONNECTION FOR ELECTRIC FAUCETS. COORDINATE REQUIREMENTS PRIOR TO ROUGH-IN.

els architecture+ urban design

PROJECT:

CITY OF HALF MOON BAY

CORPORATION YARD

PROJECT NUMBER: **202005**

CLIENT:

CITY OF HALF MOON BAY
880 STONE PINE ROAD, HALF MOON BAY, CA 94019

PROJECT TEAM:
ARCHITECT:
ELS ARCHITECTURE AND URBAN DESIGN
2040 Addison Street
Berkeley, CA 94704
P: 510.549.2929

CIVIL ENGINEER (SEPARATE CONTRACT):
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
P: 650.482.6300

ENVIRONMENTAL CONSULTANT:
SWCA
95 3rd St. 2nd Floor
San Francisco, CA 94103
P: 415.536.2883

STRUCTURAL ENGINEER:
KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
P: 415.989.1004

MECHANICAL / PLUMBING ENGINEER:
Alter Consulting Engineers
1624 Franklin St. #1300
Oakland, CA 94612
P: 510.474.0379

ELECTRICAL ENGINEER:
OMM CONSULTING
4340 Redwood Hwy #245
San Rafael, CA 94903

COST ESTIMATOR:
MACKS
1900 Powell St #470
Emeryville, CA 94608

REVISION

NUMBER	DATE	DESCRIPTION

ISSUE: **60% CONSTRUCTION DOCUMENTS**

DATE: **11 / 01 / 2021**

STAMP:

NOT FOR CONSTRUCTION

SHEET TITLE: WORKSHOP / STORAGE BUILDING PLANS - ELECTRICAL & LIGHTING

SHEET NUMBER: **E401**

P:\2021\HALF MOON BAY CORPORATION YARD - 221042\CAD_E401 HMB-CY-221042.dwg, 11/1/2021 12:28:27 PM, lnichols

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

FROM: Jill Ekas, Community Development Director

TITLE: **ACCESSORY DWELLING UNITS ORDINANCE**

RECOMMENDATION:
Conduct a public hearing, waive first reading, and introduce an ordinance amending portions of Chapter 18 (Zoning) of the Half Moon Bay Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

FISCAL IMPACT:
The proposed amendments conform to State law and encourage development of accessory dwelling units (ADUs). As proposed, impact fees will be charged on new ADUs larger than 750 square feet. Staff is also proposing to charge for the associated Measure D certificates to cover a portion of the City's cost to process these applications.

STRATEGIC ELEMENT:
This action supports the Healthy Communities and Public Safety and Inclusive Governance Elements of the Strategic Plan.

BACKGROUND:
On August 17, 2021, the City Council adopted a revised Accessory Dwelling Unit (ADU) Ordinance ("2021 ADU Ordinance"), which is codified as Chapter 18.33 of the municipal code. The 2021 ADU Ordinance was conditionally certified by the California Coastal Commission on February 11, 2022 with two modifications. The modifications pertain to parking in certain coastal access constrained neighborhoods, and one of the modifications also includes a revised reference to historic resources. Due to these modifications, the City must readopt the Ordinance as part of a follow-up process with the Coastal Commission to achieve final certification.

This staff report focuses on the Coastal Commission's modifications. For background on the 2021 ADU Ordinance as adopted by City Council in August 2021, the following links provide references to past City Council staff reports:

- January 21, 2020 – City Council Ordinance Introduction (1st Reading)
- July 20, 2021 – City Council Ordinance Re-Introduction (new 1st Reading)
- August 17, 2021 - City Council Ordinance Adoption (2nd Reading)

DISCUSSION:

As proposed to City Council in July 2021, the 2021 ADU Ordinance attempts to accomplish three goals: (1) where permitted, it retains the requirements and structure of the City's existing code; (2) where required, it brings the code into compliance with the new State ADU law; and (3) also where required, it continues to ensure the ordinance is consistent with the Coastal Act. State ADU law is very prescriptive and ADU regulations must closely conform to State law. However, the law allows cities within the coastal zone to modify their ADU ordinances where necessary to avoid conflicts with the Coastal Act. The most recent Coastal Commission guidance regarding State ADU law is provided in Attachment 2.

As originally adopted by City Council in 2021, the 2021 ADU Ordinance included several such modifications pertaining to the Coastal Zone, summarized here:

- Parking: The ordinance requires parking for ADUs for certain areas west of Highway 1 that are heavily used for coastal access parking.
- Coastal Development Permit: The ordinance continues to require applicants to obtain a coastal development permit for some types of ADUs, though the ordinance retains the streamlining previously developed in this section, which provides for administrative review by the Community Development Director.
- Measure D: The ordinance continues to require Measure D certificates for ADUs. This requirement is consistent with the Measure D ballot language and written guidance from the Coastal Commission in 2014.
- Reserve Zoning Districts: The ordinance does not permit ADUs within the Open Space Reserve (OS-R) and Urban Reserve (U-R) zoning districts.

The Coastal Commission's review of the City's 2021 ADU Ordinance found the vast majority of the Ordinance to be consistent with the Coastal Act. The Coastal Commission staff report is provided in Attachment 3. The Coastal Commission's certification of the City's ADU Ordinance includes two modifications pertaining to parking. The strikethrough (deletions) and underline (insertions) format indicate Coastal Commission approved revisions to the City's 2021 Ordinance:

18.33.050 - All Accessory Dwelling Units and Junior Accessory Dwelling Units

H.2. Notwithstanding Subsection (H)(1), a parking space shall not be required within the areas depicted in Figure 18.33-1 ~~a. F~~ <u>f</u>or an accessory dwelling unit ~~or junior accessory dwelling unit~~ that is on the same lot as a historic ~~property~~ <u>resource</u> listed on or eligible for listing on ~~either the National Register of Historic Places or~~ the California Register of Historical Resources<u>, if the applicant demonstrates that the required parking cannot be provided on-site without adversely impacting aspects of the resource that have make it eligible for such listing.</u> ~~b. When a parking exception has been granted in accordance with Section 18.36.080.~~

18.33.090 - Incentives

B. Parking. The covered parking requirement for ~~the~~ <u>a proposed</u> primary residence shall be limited to one covered parking space and one uncovered parking space if an

accessory dwelling unit is <u>also proposed</u> ~~provided~~ <u>in areas outside of those designated in Section 18.33.050(H) and depicted in Figure 18.33-1</u>. The uncovered parking space may be provided in the side yard setback (if on a corner lot) or front yard setback under this incentive with the parking design subject to approval of the community development director. The maximum impervious surfaces devoted to the parking area shall be no greater than the existing driveway surfaces at time of application. Not more than fifty percent of the front yard width shall be allowed to be parking area.

With respect to parking, other than for areas more than 0.5 miles away from a transit stop, State ADU law broadly limits local jurisdictions from imposing parking requirements for ADU development. Almost all of Half Moon Bay's neighborhoods are within 0.5 miles of a bus stop on Highway 1, and thus the City does not have many residential parcels where this exception would apply. As previously explained, ADU law does provide for code deviations that are germane to the implementation of the Coastal Act. For example, coastal jurisdictions may impose parking requirements on ADUs to support coastal access. In fact, the City's ADU Ordinance has included such a provision for several years. In a previous update to the ADU ordinance in 2018, the City identified and mapped portions of Half Moon Bay's western neighborhoods that were known to support public parking for coastal visitors. For these areas, the 2018 ADU Ordinance required that parking be required for ADUs, unless a historic resource or parking exception was relevant to the specific property. The 2018 ADU Ordinance was certified by the Coastal Commission with those allowances. The California Department of Housing and Community Development (HCD) also raised no objections to the 2018 ADU Ordinance upon submission pursuant to State ADU law.

The City's 2021 ADU Ordinance brought the 2018 ADU Ordinance's parking provisions forward. However, upon reviewing the 2021 ADU Ordinance, Coastal Commission staff were not satisfied with the previously certified language. Their assessment was that more should be done to maintain public street parking in coastal access impacted areas. To that end, the modifications associated with sections 18.33.050.H.2. and 18.33.090.B tighten up the parking requirements in portions of the City's western neighborhoods.

- 18.33.050.H.2. As revised, this section requires that specific findings be made to waive ADU parking requirements for properties developed with historic resources in specified western neighborhood areas.
- 18.33.090.B As revised, this section no longer provides reduced parking requirements as an incentive to developers of new single-family homes for projects that also include an ADU in specified western neighborhood areas.

Staff notes that these changes may only impact a limited number of parcels. Very few properties in these areas contain historic resources; and furthermore, most of these properties are already developed with single-family homes that have conforming parking (2-car garages with driveways). Staff finds the modifications acceptable.

Environmental Review

The proposed code amendments are exempt from the California Environmental Quality Act (CEQA) under Public Resources Code § 21080.17, as they implement the provisions of Government Code § 65852.2.

Next Steps

If City Council introduces the ordinance as amended incorporating the Coastal Commission modifications, a second reading will be scheduled for Council's next meeting. Once adopted, the Ordinance will be submitted to the Coastal Commission, where the Executive Director will review the City Council's action and make a determination for the Coastal Commission's confirmation. Provided this outcome, the Ordinance will be effectively certified. Staff will also submit the Ordinance to HCD for further compliance review.

ATTACHMENTS:

1. Ordinance
2. California Coastal Commission memo, "Implementation of New ADU Laws," April 21, 2020
3. California Coastal Commission Staff Report, February 11, 2022

ORDINANCE NO. C-2022-_____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AMENDING CHAPTER 18.33 "ACCESSORY DWELLING UNITS" AND RELATED PROVISIONS OF THE ZONING TITLE OF THE HALF MOON BAY MUNICIPAL CODE

THE CITY 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 amends Chapter 18.33 "Accessory Dwelling Units" and related provisions of the Zoning Title of the Half Moon Bay Municipal Code ("ADU Ordinance Amendment"). The City Council finds and declares as follows:

(a) The State of California enacted changes to Government Code section 65852.2 to impose specific requirements on local government regulation of accessory dwelling units (ADUs), which became effective on January 1, 2020; and

(b) The California Coastal Commission issued memos on April 18, 2017, November 20, 2017, March 11, 2020, and April 21, 2020 to provide guidance to jurisdictions located within the California Coastal Zone for implementing amendments to their Local Coastal Programs (LCPs) to be consistent with revised Government Code section 65852.2; and

(c) The California Department of Housing and Community Development (HCD) issued an Accessory Dwelling Unit Handbook to assist jurisdictions in implementing Government Code section 65852.2 and 65852.22 (related to Junior Accessory Dwelling Units); and

(c) The City of Half Moon Bay, which is located fully within the Coastal Zone, seeks to revise its regulations as they pertain to ADUs for them to be consistent with Government Code section 65852.2 and the California Coastal Act, pursuant to the guidance from the Coastal Commission and HCD; and

(d) ADUs provide a community benefit by expanding the number and type of residential facilities available and assist ADU owners by providing additional affordable space for housing family or friend and/or revenue that may be used for maintenance, upgrades and other costs; and

(e) If not regulated, ADUs can create nuisances such as overcrowding, illegal vehicle parking, and traffic-flow disruptions. The restrictions of the ADU Ordinance Amendment are necessary to prevent a burden on City services and potential adverse impacts on residential neighborhoods posed by ADUs; and

(f) The Planning Commission conducted a duly noticed public hearing on the ADU Ordinance Amendment on December 10, 2019, at which time all those desiring to be heard on the matter were given an opportunity to be heard, and recommended the proposed ADU Ordinance Amendment for adoption by the City Council; and

(g) The City Council conducted a duly noticed public hearing on the ADU Ordinance Amendment on January 21, 2019, at which time all those desiring to be heard on the matter were given an opportunity to be heard, and continued the hearing to a date uncertain; and

(h) In continuation of the January 21, 2019 public hearing, the City Council conducted a duly noticed public hearing on the ADU Ordinance Amendment on July 20, 2021, at which time all those desiring to be heard on the matter were given an opportunity to be heard, and introduced the ordinance; and

(i)The City Council waived the second reading and adopted the ADU Ordinance Amendment at a duly noticed public hearing on August 19, 2021; and

(j) The City submitted an application to the California Coastal Commission for an amendment to the certified Local Coastal Program for the ADU Ordinance Amendment; and

(k) The California Coastal Commission conducted a duly noticed public hearing on the Local Coastal Program Amendment for the ADU Ordinance and approved the proposed amendments to the ordinance with modifications related to coastal access and parking pursuant to the resolution of certification on LCP-2-HMB-21-0068-1; and

(l) The City of Half Moon Bay revised the ADU Ordinance Amendment to incorporate the Coastal Commission modifications and (a) acknowledges receipt of the Coastal Commission's resolution of certification, including the suggested modifications for final certification, (b) accepts and agrees to the modifications and takes this formal action to satisfy the modification through readoption and implementation of this Ordinance with said modifications, (c) agrees to issue coastal development permits throughout the City subject to the approved amendment; and

(m) The ADU Ordinance Amendment is consistent with Government Code section 65852.2 and the Coastal Act in so far as it attempts to comply with the standards in section 65852.2 to the greatest extent feasible while including several limited modifications to protect coastal resources; and

(n) Requiring ADUs to provide ADU-specific and any necessary replacement parking within certain narrowly tailored neighborhoods adjacent to publicly accessible beaches will protect coastal act resources, namely coastal access; and

(o) Requiring ADUs to comply with Measure D is consistent with the City's LCP, which includes residential growth allocations to protect coastal resources, and the Coastal Act; and

(p) Requiring ADUs to obtain administrative coastal development permits, subject to limited exemptions enacted as part of the ADU Ordinance Amendment, is necessary to implement the California Coastal Act, as explained in the coastal commission guidance; and

(q) Limiting ADUs in certain developed Planned Unit Development zoning districts, where developments were planned to take into account visual resources identified for protection pursuant to the Coastal Act, to units within existing structures is necessary to support the City's LCP; and

(r) Limiting ADUs in substantially undeveloped PUD zoning districts to lots containing existing primary dwelling units is necessary to support the City's LCP, which requires a master planning process to protect natural resources, coastal access, scenic and visual resources, and cultural resources before most development is permitted; and

(s) Requiring all ADUs to provide drainage plans is necessary to protect the quality and hydrological functions of the City's coastal waters, as provided in the City's LCP.

(t) The ADU Ordinance Amendment is consistent with the City's Local Coastal Land Use Plan, in that it includes mechanisms to ensure protection of coastal resources and requires ADUs to comply with the Plan's limitations on residential growth; and

(u) The ADU Ordinance Amendment is consistent with the City's Housing Element, which contains a policy to "encourage the development of affordable second units," because the ADU Ordinance Amendment is intended to reduce barriers to the creation of ADUs.

Section 2. Amendments. The following sections of the Municipal Code are amended as specified below and in Attachment A. Attachment A generally shows additions with underlined text and deletions with ~~strike-out text~~.

Municipal Code Provision	**Action**
Chapter 18.33	Amendments as shown in Attachment A
Section 18.02.040	Amendments as shown in Attachment A
Section 18.06.050	Amendments as shown in Attachment A

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. CEQA. The City Council finds that the Ordinance is exempt from CEQA under Public Resources Code section 21080.17, as it implements the provisions of Government Code section 65852.2, as well as CEQA Guidelines sections 15305 (minor alterations to land use limitations) and 15061(b)(3) (common sense exemption).

Section 5. Publication. The City Clerk of the City of Half Moon Bay is hereby directed to publish this Ordinance pursuant to Government Code section 36933.

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

INTRODUCED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the 19th of April, 2022.

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

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

ATTEST: APPROVED:

_____ _____
Jessica Blair, City Clerk Robert Brownstone, Mayor

Chapter 18.33
ACCESSORY DWELLING UNITS

18.33.010 Purpose.

The purpose of this chapter is to:

A. Increase the supply of smaller units and rental housing units by allowing accessory dwelling units and junior accessory dwelling units to locate on lots ~~which~~ that contain ~~an~~ existing or proposed single-family dwellings and existing two-family and multifamily dwellings;

B. Establish standards for accessory dwelling units and junior accessory dwelling units to ensure that they are compatible with existing neighborhoods; and

C. Comply with state law regarding accessory dwelling units and junior accessory dwelling units (California Government Code Sections 65852.2 and 65852.22) and the California Coastal Act (California Public Resources Code Sections 30000 through 30900).

18.33.020 Review and approval.

A. Accessory Dwelling Unit Applications. Accessory dwelling unit applications, including applications for junior accessory dwelling units, shall be submitted to and processed by the community development director as follows:

1. Residential Dwelling Unit Allocation. Accessory dwelling units require a residential dwelling unit allocation pursuant to Chapters 17.06 and 18.04~~; provided, that no processing fee pursuant to Section 17.06.040 shall be required~~.

2. Coastal Development Permit. All accessory dwelling units shall conform to Chapter 18.20, as provided below.

a. No coastal development permit is required for ~~A~~an ~~wholly within existing development~~ accessory dwelling unit that is wholly within an existing single-family dwelling~~, as defined in Section 18.33.030, that does not involve the removal or replacement of major structural components (e.g., roofs, exterior walls, foundations), and that does not change the size of the structure or intensity of use,~~ and that does not constitute "development" as defined in Public Resources Code Section 30106 and Section 18.20.020(C) ~~and does not require a coastal development permit. A wholly within existing development accessory dwelling unit changes the intensity of use if it primarily involves the creation of new habitable space.~~

b. No coastal development permit is required for ~~A~~an accessory dwelling unit that is contained within or attached to an existing single-family dwelling unit or accessory structure ~~and that does not change the intensity of use or expand the floor area, height, or bulk of the existing unit or structure by more than ten percent is~~ and that is exempt ~~from the requirement to secure approval of a coastal development permit~~ pursuant to Chapter 18.20 and Public Resources Code Section 30610(a) or~~, for existing guest houses, Section~~ 30610(b). ~~An accessory dwelling unit changes the intensity of use if it primarily involves the creation of new habitable space. This exemption~~

~~shall not be granted if one or more of the criteria in Subchapter 7, Title 14, Section 13250(b) or, for existing guest houses, Section 13253(b) of the California Code of Regulations, as may be amended from time to time, are met. If any criteria are met, the applicant shall obtain a coastal development permit pursuant to Chapter 18.20 rather than an administrative coastal development permit pursuant to this section.~~

c. Any other accessory dwelling unit shall obtain an administrative coastal development permit, as defined in Public Resources Code Section 30624. Such an administrative coastal development permit shall be processed as a "local coastal development permit" per Chapter 18.20 except:

i. The community development director is the approval authority for an administrative coastal development permit;

ii. The city shall not be required to publish any notice in a newspaper; and

iii. Any administrative coastal development permit issued by the community development director shall be listed on the planning commission and city council agendas at their first scheduled meetings after the permit is issued. If, at either meeting, one-third of the planning commission or city council so request, the permit issued by the community development director shall not go into effect and the applicant shall instead obtain a coastal development permit pursuant to Chapter 18.20. Administrative coastal development permits shall not become effective until after the planning commission and city council have had an opportunity to complete this review and any applicable appeal periods have ended.

d. No hearing shall be required for the issuance of the administrative coastal development permit, the issuance of a standard coastal development permit pursuant to Chapter 18.20, or any appeal, for any accessory dwelling unit.

e. The accessory dwelling unit shall comply with any existing coastal development permit issued for the property, unless an amendment thereof is obtained.

3. Building Permit. Accessory dwelling units require a building permit issued in conformance with this code, including Section 17.06.050.

4. Unless otherwise required by the Coastal Act, the community development director shall act on all required permits within ~~one hundred and twenty~~sixty days of receipt of a complete application.

B. Noncompliant Proposals. If the requirements in this chapter are not met, the proposed accessory dwelling unit or junior accessory dwelling unit cannot be approved under this ~~c~~Chapter. Notwithstanding the foregoing, applicants may seek approval of the unit, addition, or renovation under the city's generally applicable standards and procedures, including a variance pursuant to Chapter 18.23.

C. Conversion of Existing Residence. An existing residence, in conformance with the above regulations, may be converted to an accessory dwelling unit in conjunction with development of a new primary dwelling unit.

D. Existing Accessory Dwelling Unit. An existing accessory dwelling unit or junior accessory dwelling unit may be enlarged or modified only in accordance with the requirements of this Chapter~~section~~.

E. Density. To the extent required by California Government Code Section 65852.2, an accessory dwelling unit or junior accessory dwelling unit built in conformance with this Chapter~~section~~ does not count toward the allowed density for the lot upon which the ~~accessory dwelling~~ unit is located.

F. General Plan and Zoning Designations. Accessory dwelling units and junior accessory dwelling units approved in compliance with this chapter are a residential use that is consistent with the city's general plan, local coastal land use plan, and zoning ordinance.

18.33.030 Standards for ~~wholly within existing development accessory dwelling units~~streamlined accessory dwelling units.

~~Any accessory dwelling unit that is wholly contained within the existing space of a single-family dwelling or accessory structure shall meet the following~~Pursuant to California Government Code Section 65852.2(e), the City shall approve the following streamlined accessory dwelling units, including junior accessory dwelling units, if the specified development standards and use restrictions are met:

A. Within Existing Space (Single-Family) – ADUs and JADUs

1. The accessory dwelling unit is located in an R-1, R-2, R-3, C-D, C-R, C-VS, ~~or~~ C-G, or PUD zoning district.

2. ~~B.~~ The lot on which the accessory dwelling unit or junior accessory dwelling unit is located contains an existing or proposed single-family dwelling. In the substantially undeveloped PUD zoning districts, the lot must be already developed with an existing single-family dwelling.

3. ~~C.~~ The lot on which the accessory dwelling unit or junior accessory dwelling unit is located does not contain another accessory dwelling unit, junior accessory dwelling unit, or guest house, unless a junior accessory dwelling unit is built pursuant to this Subsection (A) and an accessory dwelling unit is built pursuant to this Subsection (A) or Subsection (B).

4. The accessory dwelling unit or junior accessory dwelling unit is wholly within the existing or proposed space of a single-family dwelling or the existing space of an accessory structure, or, for an accessory dwelling unit, requires an addition of no more than 150 square feet to accommodate ingress and egress. In Ocean Colony, accessory dwelling units and junior accessory dwelling units are not permitted in garages.

~~D~~5. The accessory dwelling unit has exterior access independent from the ~~existing~~ single-family dwelling.

~~E~~6. The ~~existing~~ single-family dwelling or accessory structure has side and rear setbacks sufficient for fire and safety. If the ~~existing~~ dwelling or structure complies with the city's setback requirements as described in this code, it shall automatically meet this standard.

7. If a junior accessory dwelling unit is proposed, it complies with the requirements of California Government Code section 65852.22.

8. If the accessory dwelling unit or junior accessory dwelling unit is to be included in a proposed single-family dwelling, then the single-family dwelling

(including the accessory dwelling unit and junior accessory dwelling unit) shall meet all applicable development standards, including lot coverage and floor area ratio requirements.

B. Detached, New Construction (Single-Family) – ADUs

1. The accessory dwelling unit is located in: an R-1, R-2, R-3, C-D, C-R, C-VS, or C-G zoning district; a PUD zoning district where detached accessory dwelling units are permitted pursuant to a PUD Plan or Specific Plan; or, a substantially undeveloped PUD zoning district.
2. The lot on which the accessory dwelling unit is located contains an existing or proposed single-family dwelling. In the substantially undeveloped PUD zoning districts, the lot must be already developed with an existing single-family dwelling.
3. The lot on which the accessory dwelling unit is located does not contain another accessory dwelling unit or guest house, but may contain a junior accessory dwelling unit.
4. The accessory dwelling unit is detached from the single-family dwelling.
5. The accessory dwelling unit is new construction.
6. The accessory dwelling unit is located at least four feet from the side and rear lot lines, is no greater than eight-hundred square feet in gross floor area, and has a height of no more than sixteen feet.
7. The accessory dwelling unit complies with the front yard, street facing side, and double frontage setbacks applicable to the primary dwelling, unless such setback would preclude development of a unit pursuant to this Subsection (B) on the lot.

C. Wholly Within Existing Space (Two-Family or Multifamily) - ADUs

1. The accessory dwelling unit is located in an R-1, R-2, R-3, C-D, C-R, C-VS, or C-G zoning district.
2. The lot on which the accessory dwelling unit is already developed with an existing two-family or multifamily dwelling.
3. The accessory dwelling unit is located within a portion of the two-family or multifamily dwelling structure that is not used as livable space.
4. The total number of accessory dwelling units within the dwelling will not exceed twenty-five percent of the existing number of primary dwelling units within the dwelling, provided that all two-family or multifamily dwellings shall be permitted at least one accessory dwelling unit.

D. Detached, New Construction (Two-Family or Multifamily) – ADUs

1. The accessory dwelling unit is located in an R-1, R-2, R-3, C-D, C-R, C-VS, or C-G zoning district.
2. The lot on which the accessory dwelling unit is already developed with an existing two-family or multifamily dwelling.
3. The accessory dwelling unit is detached from the two-family or multifamily dwelling.
4. The accessory dwelling unit is located at least four feet from the side and rear lot lines and has a height of no more than sixteen feet.
5. The accessory dwelling unit complies with the front yard, street facing side, and double frontage setbacks applicable to the primary dwelling, unless

such setback would preclude development of a unit pursuant to this Subsection (D) on the lot.

6. No more than two detached accessory dwelling units are permitted per lot pursuant to this Subsection (D).

~~F. The accessory dwelling unit complies with applicable building codes and health and safety regulations; however, the accessory dwelling unit is not required to provide fire sprinklers if fire sprinklers are not required for the single family dwelling.~~

~~G. The single-family dwelling or accessory structure was constructed in compliance with all then-applicable city requirements or was in existence on December 12, 2018.~~

~~H. The accessory dwelling unit may be rented in full or in part for the purpose of overnight lodging for terms of thirty or more consecutive days, but it shall not be rented for overnight lodging for shorter terms or subleased. Neither the single family dwelling nor the accessory dwelling unit shall be sold or otherwise conveyed separately from the other unit.~~

~~1. Notwithstanding the above, the accessory dwelling unit may be rented in full or in part for the purpose of overnight lodging for a term of fewer than thirty consecutive days if (a) the accessory dwelling unit had been rented as a short-term rental for at least thirty nights in the six months prior to December 12, 2018, (b) the single-family dwelling is owner occupied, and (c) the short term rental was in full compliance with all city requirements as of December 12, 2018. In the event of discontinued use of the accessory dwelling unit as a short-term rental for a period of six months, the short term rental use shall be deemed discontinued and this exception shall no longer apply.~~

~~I. Either the single family dwelling or the accessory dwelling unit is occupied by the owner of record as his or her principal residence.~~

18.33.040 Standards for ~~new development~~other accessory dwelling units.

~~Any accessory dwelling unit that involves the addition of square footage to an existing single-family dwelling or accessory structure or the construction of a new detached structure, or is proposed in conjunction with a new single family dwelling,~~Any accessory dwelling unit that does not meet the criteria of Section 18.33.030 shall meet the following development standards and use restrictions:

A. The accessory dwelling unit is located in: an R-1, R-2, R-3, C-D, C-R, C-VS, or C-G zoning district: a PUD zoning district where accessory dwelling units are permitted pursuant to a PUD Plan or Specific Plan; or a substantially undeveloped PUD zoning district.

B. The lot on which the accessory dwelling unit is located contains an existing or proposed ~~single-family~~ dwelling unit. In the substantially undeveloped PUD zoning districts, the lot must be already developed with an existing dwelling.

C. The lot on which the accessory dwelling unit is located does not contain another accessory dwelling unit, junior accessory dwelling unit, or guest house.

D. The accessory dwelling unit meets all nondiscretionary requirements for any single-family dwelling located on the same ~~parcel~~ lot in the same zoning district. These requirements include, but are not limited to, building height, setback,

site coverage, floor area ratio, building envelope, payment of any applicable fee, and building code requirements. The following exceptions to these requirements apply:

1. No setback is required for an accessory dwelling unit located within existing living area or an existing accessory structure, or an accessory dwelling unit that replaces an existing structure and is located in the same location and to the same dimensions as the structure being replaced. Side and rear yard setbacks may be reduced to four feet for all other accessory dwelling units, but all other standard setbacks (including front, street facing side, and double frontage setbacks) still apply. ~~Detached accessory dwelling units shall have a minimum side setback of five feet and minimum rear setback of ten feet. If any portion of the accessory dwelling unit is located in front of the main building, then the front and side yard setbacks shall be the same as a single-family dwelling in the zoning district.~~

2. The distance between buildings on the same lot must be a minimum of six feet, unless sufficient fire restrictive improvements can be made to existing structures with a distance of less than six (6) feet.

~~2. Notwithstanding subsection (D)(1) of this section, if the proposed accessory dwelling unit is an addition to an existing private garage:~~

~~a. No setback shall be required for any portion of the existing private garage that is converted to the accessory dwelling unit; and~~

~~b. Standard setbacks shall apply to the new floor area, unless the accessory dwelling unit is constructed above the existing private garage, in which case the side and rear setbacks for the accessory dwelling unit shall not be less than five feet, and the front setback shall not be less than twenty feet.~~

3. The minimum lot area per dwelling unit required by the applicable district shall not apply~~, provided the minimum building site requirements shall be met~~.

4. The maximum building envelope required by Section 18.060.040(G) shall not be imposed to limit the height of an accessory dwelling unit below sixteen feet.

54. The only architectural and design standards that apply to accessory dwelling units are as follows:

a. If the accessory dwelling unit is attached to a ~~single-family~~ primary dwelling or visible from any public sidewalk or right-of-way, the accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the ~~single-family~~ primary dwelling.

b. If the accessory dwelling unit is directly accessible from an alley or a public street, ~~T~~the entrance to the accessory dwelling unit shall face the alley or public street. Otherwise, the entrance shall be located at least 10 feet from any property line~~the interior of the lot unless the accessory dwelling unit is directly accessible from an alley or a public street~~.

c. For accessory dwelling units attached to the ~~single-family~~ primary dwelling unit, new entrances and exits are allowed on the side and rear of the structures only.

65. Pursuant to California Government Code Section 65852.2, no passageway is required in conjunction with the construction of an accessory dwelling unit. "Passageway" is defined as a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

~~6. The accessory dwelling unit is not required to provide fire sprinklers if fire sprinklers are not required for the single family dwelling.~~

7. If the proposed accessory dwelling unit is a manufactured home, as defined in Health and Safety Code Section 18007, it shall comply with Section 18.06.060 (Manufactured homes), except Sections 18.06.060(B) (Approval), (C) (Location), (D)(1) (Width) and (D)(10) (Covered Parking).

E. The gross floor area of the accessory dwelling unit shall not exceed eight hundred and fifty square feet (for studios or one bedroom accessory dwelling units) or one thousand square feet (for accessory dwelling units that provide more than one bedroom). ~~and the gross floor area of the accessory dwelling unit and other buildings on the lot shall not exceed the maximum floor area ratio.~~

F. Development standards, including limits on lot coverage, floor area ratio, open space, and lot size, shall not be used to reduce the gross floor area of the accessory dwelling unit below eight-hundred square feet or the height of the accessory dwelling unit below sixteen feet.

GF. The minimum gross floor area of the accessory dwelling unit shall be no less than one hundred fifty square feet or the minimum required for an efficiency dwelling unit as defined in Health and Safety Code Section 17958.1, as may be amended from time to time.

~~G. Parking.~~

~~1. A minimum of one off street parking space for the accessory dwelling unit, in addition to the spaces required for the single-family dwelling, shall be provided for units within the following portions of neighborhood areas, as depicted in Figure 18.33-1:~~

~~a. Miramar: Bounded by Mirada Road to the north, the California Coastal Trail and Naples Avenue to the west, Pullman Ditch to the south, and Highway 1 to the east.~~

~~b. Casa del Mar: Parcels with frontage on either side of Pilarcitos Avenue and parcels with frontage on the south side of Wave Avenue.~~

~~c. Alsace Lorraine: Parcels with frontage on either side of Kelly Avenue between Balboa Boulevard and Pilarcitos Avenue; and parcels bounded by Kelly Avenue to the north, the former railroad right-of-way to the west, Central Avenue to the south, and Potter Avenue to the east.~~

~~d. Arleta Park: Parcels with frontage on either side of Poplar Street between Pacific Avenue and Third Avenue, and parcels bounded by Central Avenue to the north, Railroad Avenue to the west, Seymour Street to the south, and First Avenue/Alsace Lorraine Avenue to the east.~~

~~No parking space shall be required for any accessory dwelling unit located outside these areas.~~

~~2. Notwithstanding subsection (G)(1) of this section, a parking space shall not be required within the areas depicted in Figure 18.33-1:~~

~~a. For a unit that is on the same lot as a historic property listed on or eligible for listing on either the National Register of Historic Places or the California Register of Historical Resources;~~

~~b. For a unit that is part of a proposed primary residence;~~

~~c. When a parking exception has been granted in accordance with Section 18.36.080.~~

~~3. Notwithstanding any other provisions of this code, the required parking space may be located as a tandem space in an existing driveway or in the required setbacks, and may have a permeable, all weather surface.~~

18.33.050 All accessory dwelling units and junior accessory dwelling units.

The following apply to all accessory dwelling units and junior accessory dwelling units:

A. The accessory dwelling unit or junior accessory dwelling unit complies with applicable building codes and health and safety regulations; however, the accessory dwelling unit or junior accessory dwelling unit is not required to provide fire sprinklers unless fire sprinklers are required for the primary dwelling.

B~~H~~. Accessory dwelling units and junior accessory dwelling units shall not be approved absent a finding of adequate water supply and wastewater treatment capacity. The accessory dwelling unit or junior accessory dwelling unit can be accommodated with the existing water service and existing sewer lateral or private sewage disposal system, insofar as evidence is provided that the existing water service and existing sewer lateral or private sewage disposal system has adequate capacity to serve both the primary residence and accessory dwelling unit. No additional water meter shall be required, unless requested by the applicant.

C. If the accessory dwelling unit or junior accessory dwelling unit will be connected to an onsite water treatment system, the applicant may be required to submit a percolation test completed within the last five years, or if the percolation test has been recertified, within the last ten years.

D. If the unit involves construction of new floor area, the applicant shall be required to submit a drainage plan pursuant to local coastal program land use plan policy 6-84.

E~~I~~. The accessory dwelling unit or junior accessory dwelling unit may be rented in full or in part for the purpose of overnight lodging for terms of thirty or more consecutive days, but it shall not be rented for shorter terms or subleased. Neither the ~~single-family~~ primary dwelling nor the accessory dwelling unit or junior accessory dwelling unit shall be sold or otherwise conveyed separately from the other unit, except pursuant to California Government Code Section 65852.26.

1. Notwithstanding the above, ~~the~~an existing accessory dwelling unit may be rented in full or in part for the purpose of overnight lodging for a term of fewer than thirty consecutive days if (a) the accessory dwelling unit had been rented as a short-term rental for at least thirty nights in the six months prior to December 12, 2018, (b) the single-family dwelling is owner occupied, and (c) the short-term rental was in full compliance with all city requirements as of December 12, 2018. In the event of discontinued use of the accessory dwelling unit as a short-term rental for a period of six months, the short-term

rental use shall be deemed discontinued and this exception shall no longer apply.

~~J. Either the single family dwelling or the accessory dwelling unit is occupied by the owner of record as his or her principal residence.~~

F. No impact fees, as defined in Government Code Section 65852.2(f), shall be imposed on any accessory dwelling unit or junior accessory dwelling unit with a gross floor area of less than 750 square feet. Impact fees for all other accessory dwelling units shall be charged proportionately in relation to the square footage of the primary dwelling unit.

G. The special setback allowances in this Chapter apply only to the accessory dwelling unit or junior accessory dwelling unit. They do not apply to ancillary structures proposed in conjunction with the unit, such as decks, balconies, or garages, unless necessary for ingress or egress to the unit.

H. Parking.

1. A minimum of one off-street parking space for the accessory dwelling unit, in addition to the spaces required for the primary dwelling, shall be provided for units within the following portions of neighborhood areas, as depicted in Figure 18.33-1:

a. Miramar: Bounded by Mirada Road to the north, the California Coastal Trail and Naples Avenue to the west, Pullman Ditch to the south, and Highway 1 to the east.

b. Casa del Mar: Parcels with frontage on either side of Pilarcitos Avenue and parcels with frontage on the south side of Wave Avenue.

c. Alsace Lorraine: Parcels with frontage on either side of Kelly Avenue between Balboa Boulevard and Pilarcitos Avenue; and parcels bounded by Kelly Avenue to the north, the former railroad right-of-way to the west, Central Avenue to the south, and Potter Avenue to the east.

d. Arleta Park: Parcels with frontage on either side of Poplar Street between Pacific Avenue and Third Avenue, and parcels bounded by Central Avenue to the north, Railroad Avenue to the west, Seymour Street to the south, and First Avenue/Alsace Lorraine Avenue to the east.

No parking space shall be required for any accessory dwelling unit located outside these areas.

2. Notwithstanding Subsection (H)(1), a parking space shall not be required within the areas depicted in Figure 18.33-1 for an accessory dwelling unit that is on the same lot as a historic resource listed on or eligible for listing on the California Register of Historical Resources, if the applicant demonstrates that the required parking cannot be provided on-site without adversely impacting aspects of the resource that have made it eligible for such listing.

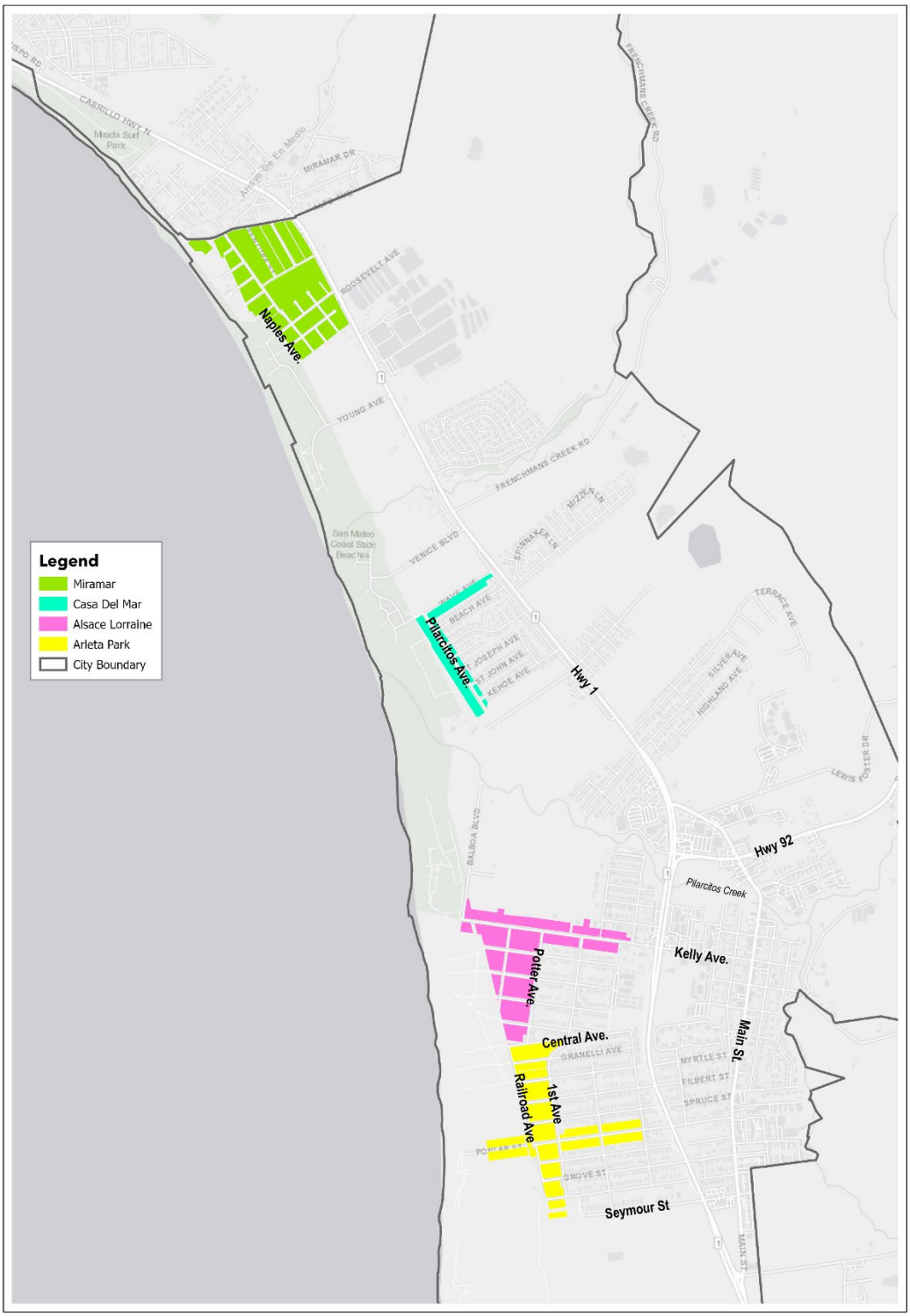
3. Notwithstanding any other provisions of this code, the required parking space may be located as a tandem space in an existing driveway or in the required setbacks.

4. When a private garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit within the areas depicted in Figure 18.33-1, or a junior accessory dwelling unit

anywhere in the city, the spaces contained in such structures shall be replaced to the extent they are required to meet the numerical parking requirements in Chapter 18.36. The replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, enclosed spaces, unenclosed spaces, or tandem spaces, or by the use of mechanical automobile parking lifts; provided, that the spaces and driveway comply with the requirements found in Sections 18.06.040(D) and (E), to the extent those requirements do not conflict with this chapter.

I. After January 1, 2025 and if permitted by state law, either the primary dwelling or the accessory dwelling unit shall be occupied by the owner of record as his or her principal residence.

Figure 18.33-1: Map of Required ADU Parking Areas



18.33.0650 Combination proposals.

When an accessory dwelling unit or junior accessory dwelling unit is proposed in conjunction with another proposal for which city approval is required under this code, the following options apply:

A. The applicant is encouraged to submit the accessory dwelling unit or junior accessory dwelling unit and other proposal(s) for combined review by the city. If the applicant makes this election, he or she voluntarily forgoes the streamlining procedures described in Section 18.33.020.

B. The applicant may elect to have the city process the accessory dwelling unit or junior accessory dwelling unit separately from the other proposal(s). If the applicant makes this election, the streamlining procedures described in Section 18.33.020 would apply to the accessory dwelling unit or junior accessory dwelling unit proposal after the applicant obtains city approval for the other proposal(s).

For either option, the certificate of occupancy for the accessory dwelling unit or junior accessory dwelling unit shall not be issued before the certificate of occupancy for the primary dwelling unit.

~~18.33.060 Converted parking.~~

~~When a private garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an accessory dwelling unit, the spaces contained in such structures shall be replaced to the extent they are required to meet the numerical parking requirements in Chapter 18.36. The replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, enclosed spaces, unenclosed spaces, or tandem spaces, or by the use of mechanical automobile parking lifts; provided, that the spaces and driveway comply with the requirements found in Sections 18.06.040(D) and (E), to the extent those requirements do not conflict with this chapter.~~

18.33.070 Conformance with certified local coastal program.

New accessory dwelling units and junior accessory dwelling units shall conform to all applicable requirements of the city's local coastal program, the zoning code, this chapter, and any existing coastal development permit, including that the proposed ~~accessory dwelling~~ unit will avoid environmental hazards and will not adversely impact any coastal resources including any of the following:

A. Environmentally sensitive habitat areas, ~~or significant vegetation such as native trees, vegetation,~~ riparian corridors~~areas~~, wetlands, or riparian or wetland buffers~~or visually prominent tree stands as designated in the local coastal program or the zoning code~~.

B. Significant topographic features, including but not limited to steep slopes, ridgelines or bluffs, water-courses, streams or wetlands or any areas as designated in the local coastal program.

C. Significant public views including Heritage~~old~~ D~~d~~owntown, upland slopes~~scenic hillsides~~ or broad ocean views from Highway 1 as designated in the local coastal program.

D. Areas of public access to the coastal trail or beach areas including those as designated in the local coastal program.

E. Archaeological resources.

F. Prime agricultural land or soil.

18.33.080 Declaration of restrictions.

Any declaration of restrictions regarding owner occupancy previously recorded in conjunction with development of an accessory dwelling unit remains valid and binding on any successor in ownership of the property, unless the accessory dwelling unit is removed. If permitted by state law, ~~Before obtaining a building permit for an accessory dwelling unit, the~~any property owner obtaining a building permit for an accessory dwelling unit after January 1, 2025 shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

A. Neither the single-family dwelling nor the accessory dwelling unit shall be sold or otherwise conveyed separately from the other unit, either directly or indirectly.

B. The accessory dwelling unit is a permitted use only so long as either the main residence or the accessory dwelling unit is occupied by the owner of record as his or her principal residence, pursuant~~subject~~ to Section 18.33.050(H)~~30(I) or 18.33.040(J)~~.

C. The restriction is binding on any successor in ownership of the property; lack of compliance will result in the accessory dwelling unit becoming an illegal, nonconforming use subject to the code enforcement and abatement proceedings established by this code.

D. The ~~deed~~ restrictions shall lapse upon removal of the accessory dwelling unit.

18.33.090 Incentives.

The following incentives are to encourage construction of accessory dwelling units:

A. Affordability Requirements for Fee Waiver. Accessory dwelling units proposed to be rented at rents affordable to very low or low income households for at least five years may request a waiver of all city fees, subject to the sole discretion and approval of the city council. The city and applicant shall enter into an affordable housing agreement governing the accessory dwelling unit and that agreement shall be recorded against the property.

B. Parking. The covered parking requirement for ~~the~~ a proposed primary residence shall be limited to one covered parking space and one uncovered parking space if an accessory dwelling unit is also proposed in areas outside of those designated in Section 18.33.050(H) and depicted in Figure 18.33-1~~provided~~. The uncovered parking space may be provided in the side yard setback (if on a corner lot) or front yard setback under this incentive with the parking design subject to approval of the community development director. The maximum impervious surfaces devoted to the parking area shall be no greater than the existing driveway surfaces at time of application. Not more than fifty percent of the front yard width shall be allowed to be parking area.

~~18.33.100 Owner occupied exception.~~

~~The owner occupancy requirement in Sections 18.33.030(I), 18.33.040(J) and 18.33.080(B) may be waived by the community development director for a period not to exceed two years in any ten year period upon a finding of hardship due to medical, family, employment or other special circumstances provided the owner retains ownership and~~

~~establishes his or her intent to maintain the single-family dwelling or accessory dwelling unit as his or her primary residence.~~

18.02.040 Definitions.

"Accessory building" or "accessory structure" means a detached subordinate building, the uses of which are incidental to a permitted principal use conducted within the main or principal structure on a parcel. An accessory building or use is not permitted without a permitted use on the property. An accessory dwelling unit is not considered an accessory building or accessory structure. For purposes of Chapter 18.33 (Accessory Dwelling Units), an accessory structure must be fully enclosed.

"Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons on the same parcel as a ~~single-family~~primary dwelling unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Health and Safety Code Section 17958.1, and (2) a manufactured home, as defined in Health and Safety Code Section 18007.

"Efficiency Unit" has the same meaning as set forth in California Health and Safety Code Section 17958.1.

~~Dwelling, Accessory or Second. "Second or accessory dwelling" means a detached or attached dwelling unit located on a single family residential lot that contains a one family dwelling.~~

~~"Second dwelling unit" means a detached or attached permanent dwelling unit located within a residential zone on a lot which contains a single family dwelling. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking. A second unit may be attached to or detached from the primary dwelling. Second dwelling units are governed by Chapter 18.33, titled "Second Dwelling Units."~~

"Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure, including an attached garage. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure, as defined in California Government Code Section 65852.22.

Yard, Corner Side. "Corner side yard" means a yard between the street facing side lot line ~~abutting the street~~ on a corner lot and the nearest line of building.

18.06.050 Exceptions to development standards.

. . .

E. Development Standards for Exceptional, Substandard and Severely Substandard Lots. This section sets forth standards for development on substandard or severely substandard lots, which are defined in the zoning code definitions in Section 18.02.040.
1. Exceptional lots shall be subject to the R-1 development standards set forth in Table B of this chapter, unless otherwise specified.
2. Development on substandard or severely substandard lots, other than exceptional lots, shall meet all standards set forth in Tables E and F of this chapter, respectively, unless otherwise specified. Project design review pursuant to Chapter 14.37 is required for all development, including additions and accessory structures but not including any ~~wholly within existing development~~streamlined accessory dwelling unit, as defined in Section 18.33.030, on any substandard or severely substandard lot or building site except as provided in subsection (E)(3) of this section.
3. Coastal Act Consistency. The exception to development standards for substandard, severely substandard, and exceptional lots set forth in this subsection shall only be applied in full conformity with coastal development permitting requirements pursuant to Sections 30600 and 30610 of the Coastal Act and Title 14 Sections 13250, 13252, and 13253 of the California Code of Regulations and Sections 18.20.025 and 18.20.030 of the zoning code.

. . .

CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400

To: Planning Directors of Coastal Cities and Counties

From: John Ainsworth, Executive Director

Re: Implementation of New ADU Laws

Date: April 21, 2020

The Coastal Commission has previously circulated two memos to help local governments understand how to carry out their Coastal Act obligations while also implementing state requirements regarding the regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"). As of January 1, 2020, AB 68, AB 587, AB 670, AB 881, and SB 13 each changed requirements on how local governments can and cannot regulate ADUs and JADUs, with the goal of increasing statewide availability of smaller, more affordable housing units. This memo is meant to describe the changes that went into effect on January 1, 2020, and to provide guidance on how to harmonize these new requirements with Local Coastal Program ("LCP") and Coastal Act policies.

Coastal Commission Authority Over Housing in the Coastal Zone

The Coastal Act does not exempt local governments from complying with state and federal law "with respect to providing low- and moderate-income housing, replacement housing, relocation benefits, or any other obligation related to housing imposed by existing law or any other law hereafter enacted." (Pub. Res. Code § 30007.) The Coastal Act requires the Coastal Commission to encourage housing opportunities for low- and moderate-income households. (Pub. Res. Code § 30604(f).) New residential development must be "located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it" or in other areas where development will not have significant adverse effects on coastal resources. (Pub. Res. Code § 30250.) The creation of new ADUs in existing residential areas is a promising strategy for increasing the supply of lower-cost housing in the coastal zone in a way that may be able to avoid significant adverse impacts on coastal resources.

This memorandum is intended to provide general guidance for local governments with fully certified LCPs. The Coastal Commission is generally responsible for Coastal Act review of ADUs in areas that are not subject to fully certified LCPs. Local governments that have questions about specific circumstances not addressed in this memorandum should contact the appropriate district office of the Commission.

Overview of New Legislation[1]

The new legislation effective January 1, 2020 updates existing Government Code Sections 65852.2 and 65852.22 concerning local government procedures for review and approval of ADUs and JADUs. As before, local governments have the discretion to adopt an ADU ordinance that is consistent with state requirements. (Gov. Code § 65852.2(a).) AB 881 (Bloom) made numerous significant changes to Government Code section 65852.2. In their ADU ordinances, local governments may still include specific requirements addressing issues such as design guidelines and protection of historic structures. However, per the recent state law changes, a local ordinance may not require a minimum lot size, owner occupancy of an ADU, fire sprinklers if such sprinklers are not required in the primary dwelling, or replacement offstreet parking for carports or garages demolished to construct ADUs. In addition, a local government may not establish a maximum size for an ADU of less than 850 square feet, or 1,000 square feet if the ADU contains more than one bedroom. (Gov. Code § 65852.2(c)(2)(B).) Section 65852.2(a) lists additional mandates for local governments that choose to adopt an ADU ordinance, all of which set the "maximum standards that local agencies shall use to evaluate a proposed [ADU] on a lot that includes a proposed or existing single-family dwelling." (Gov. Code § 65852.2(a)(6).)

Some local governments have already adopted ADU ordinances. Existing or new ADU ordinances that do *not* meet the requirements of the new legislation are null and void, and will be substituted with the provisions of Section 65852.2(a) until the local government comes into compliance with a new ordinance. (Gov. Code § 65852.2(a)(4).) However, as described below, existing ADU provisions contained in certified LCPs are not superseded by Government Code section 65852.2 and continue to apply to CDP applications for ADUs until an LCP amendment is adopted. One major change to Section 65852.2 is that the California Department of Housing and Community Development ("HCD") now has an oversight and approval role to ensure that local ADU ordinances are consistent with state law, similar to the Commission's review of LCPs. If a local government adopts an ordinance that HCD deems to be non-compliant with state law, HCD can notify the Office of the Attorney General. (Gov. Code § 65852.2(h).)

If a local government does *not* adopt an ADU ordinance, state requirements will apply directly. (Gov. Code § 65852.2(b)–(e).) Section 65852.2 subdivisions (b) and (c) require that local agencies shall ministerially approve or disapprove applications for permits to create ADUs. Subdivision (e) requires ministerial approval, whether or not a local government has adopted an ADU ordinance, of applications for building permits of the following types of ADUs and JADUs in residential or mixed use zones:

- One ADU or JADU per lot *within* a proposed or existing single-family dwelling or existing space of a single-family dwelling or accessory structure, including an expansion of up to 150 square feet beyond the existing dimensions of an existing accessory structure; with exterior access from the proposed or existing single-family

[1] This Guidance Memo only provides a partial overview of new legislation related to ADUs. The Coastal Commission does not interpret or implement these new laws.

dwelling; side and rear setbacks sufficient for fire and safety; and, if a JADU, applicant must comply with requirements of Section 65852.22; (§ 65852.2(e)(1)(A)(i)-(iv))
- One detached, new construction ADU, which may be combined with a JADU, so long as the ADU does not exceed four-foot side and rear yard setbacks for the single family residential lot; (§ 65852.2(e)(1)(B))
- Multiple ADUs within the portions of existing multifamily dwelling structures that are not currently used as dwelling spaces; (§ 65852.2(e)(1)(C))
- No more than two detached ADUs on a lot that has an existing multifamily dwelling, subject to a 16-foot height limitation and four-foot rear yard and side setbacks. (§ 65852.2(e)(1)(D))

ADUs and JADUs created pursuant to Subdivision (e) must be rented for terms greater than 30 days. (Gov. Code § 65852.2(e)(4).)

What Should Local Governments in the Coastal Zone Do?

1) Update Local Coastal Programs (LCPs)

Local governments are required to comply with both these new requirements for ADUs/JADUs and the Coastal Act. Currently certified provisions of LCPs are not, however, superseded by Government Code section 65852.2, and continue to apply to CDP applications for ADUs until an LCP amendment is adopted. Where LCP policies directly conflict with the new provisions or require refinement to be consistent with the new laws, those LCPs should be updated to be consistent with the new ADU provisions to the greatest extent feasible, while still complying with Coastal Act requirements.

As noted above, Section 65852.2 expressly allows local governments to adopt local ordinances that include criteria and standards to address a wide variety of concerns, including potential impacts to coastal resources. For example, a local government may address reductions in parking requirements that would have a direct impact on public access. As a result, we encourage local governments to identify the coastal resource context applicable in a local jurisdiction and ensure that any proposed ADU-related LCP amendment appropriately addresses protection of coastal resources consistent with the Coastal Act at the same time that it facilitates ADUs/JADUs consistent with the new ADU provisions. For example, LCPs should ensure that new ADUs are not constructed in locations where they would require the construction of shoreline protective devices, in environmentally sensitive habitat areas, wetlands, or in areas where the ADU's structural stability may be compromised by bluff erosion, flooding, or wave uprush over their lifetime. Our staff is available to assist in the efforts to amend LCPs.

Please note that LCP amendments that involve purely procedural changes, that do not propose changes in land use, and/or that would have no impacts on coastal resources may be eligible for streamlined review as minor or de minimis amendments. (Pub. Res. Code § 30514(d); Cal. Code Regs., tit. 14, § 13554.) The Commission will process ADU-specific LCP amendments as minor or de minimis amendments whenever possible.

2) Follow This Basic Guide When Reviewing ADU or JADU Applications

a. Check Prior CDP History for the Site.

Determine whether a CDP was previously issued for development of the lot and whether that CDP limits, or requires a CDP or CDP amendment for, changes to the approved development or for future development or uses of the site. The applicant should contact the appropriate Coastal Commission district office if a Commission-issued CDP limits the applicant's ability to apply for an ADU or JADU.

b. Determine Whether the Proposed ADU or JADU Qualifies as Development.

Any person "wishing to perform or undertake any development in the coastal zone" shall obtain a CDP. (Pub. Res. Code § 30600.) Development as defined in the Coastal Act includes not only "the placement or erection of any solid material or structure" on land, but also "change in the density or intensity of use of land[.]" (Pub. Res. Code § 30106.) Government Code section 65852.2 states that an ADU that conforms to subdivision (a) "shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot." (Gov. Code § 65852.2(a)(8).)

Conversion of an existing legally established room(s) to create a JADU or ADU within an existing residence, without removal or replacement of major structural components (i.e. roofs, exterior walls, foundations, etc.) and that do not change the size or the intensity of use of the structure may not qualify as development within the meaning of the Coastal Act, or may qualify as development that is either exempt from coastal permit requirements and/or eligible for streamlined processing (Pub. Res. Code §§30106 and 30610), see also below. JADUs created within existing primary dwelling structures that comply with Government Code Sections 65852.2(e) and 65852.22 typically will fall into one of these categories, unless specified otherwise in a previously issued CDP or other coastal authorization for existing development on the lot. However, the conversion of detached structures associated with a primary residence to an ADU or JADU may involve a change in the size or intensity of use that would qualify as development under the Coastal Act and require a coastal development permit, unless determined to be exempt or appropriate for waiver.

c. If the Proposed ADU Qualifies as Development, Determine Whether It Is Exempt.

Improvements such as additions to existing single-family dwellings are generally exempt from Coastal Act permitting requirements except when they involve a risk of adverse environmental effects as specified in the Commission's regulations. (Pub. Res. Code § 30610(a); Cal. Code Regs., tit. 14, § 13250.) Improvements that qualify as exempt development under the Coastal Act and its implementing regulations do not require a CDP from the Commission or a local government unless required pursuant to a previously issued CDP. (Cal. Code Regs., tit. 14, § 13250(b)(6).)

Typically, the construction or conversion of an ADU/JADU contained within or directly attached to an existing single-family residence would qualify as an exempt improvement to a single-family residence. (Cal. Code Regs., tit. 14, § 13250(a)(1).) Guest houses and "self-contained residential units," i.e. detached residential units, do not qualify as part of a single-family residential structure, and construction of or improvements to them are therefore not exempt development. (Cal. Code Regs., tit. 14, § 13250(a)(2).)

d. If the Proposed ADU is Not Exempt from CDP Requirements, Determine Whether a CDP Waiver Is Appropriate.

If the LCP includes a waiver provision, and the proposed ADU or JADU meets the criteria for a CDP waiver the local government may waive the permit requirement for the proposed ADU or JADU. The Commission generally has allowed a waiver for proposed *detached* ADUs if the executive director determines that the proposed ADU is de minimis development, involving no potential for any adverse effects on coastal resources and is consistent with Chapter 3 policies. (*See* Pub. Res. Code § 30624.7.)

Some LCPs do not allow for waivers, but may allow similar expedited approval procedures. Those other expedited approval procedures may apply. If an LCP does not include provisions regarding CDP waivers or other similar expedited approvals, the local government may submit an LCP amendment to authorize those procedures.

e. If a Waiver Would Not Be Appropriate, Review CDP Application for Consistency with Certified LCP Requirements.

If a proposed ADU constitutes development, is not exempt, and is not subject to a waiver or similar expedited Coastal Act approval authorized in the certified LCP, it requires a CDP. The CDP must be consistent with the requirements of the certified LCP and, where applicable, the public access and recreation policies of the Coastal Act. The local government then must provide the required public notice for any CDP applications for ADUs and process the application pursuant to LCP requirements, but should process it within the time limits contained in the ADU law if feasible. Once the local government has issued a decision, it must send the required final local action notice to the appropriate district office of the Commission. If the ADU qualifies as appealable development, a local government action to approve a CDP for the ADU may be appealed to the Coastal Commission. (Pub. Res. Code § 30603.)

Information on AB 68, AB 587, AB 670, and SB 13

JADUs – AB 68 (Ting)

JADUs are units of 500 square feet or less, contained entirely within a single-family residence or existing accessory structure. (Gov. Code §§ 65852.2(e)(1)(A)(i) and 65852.22(h)(1).) AB 68 (Ting) made several changes to Government Code section 65852.22, most notably regarding the creation of JADUs pursuant to a local government ordinance. Where a local

government has adopted a JADU ordinance, "[t]he ordinance may require a permit to be obtained for the creation of a [JADU]." (Gov. Code § 65852.22(a).) If a local government adopts a JADU ordinance, a maximum of one JADU shall be allowed on a lot zoned for single-family residences, whether they be proposed or existing single-family residences. (Gov. Code § 65852.22(a)(1).) (This formerly only applied to *existing* single-family residences. Now, proposals for a new single-family residence can include a JADU.) Efficiency kitchens are no longer required to have sinks, but still must include a cooking facility with a food preparation counter and storage cabinets of reasonable size relative to the space. (Gov. Code § 65852.22(a)(6).) Applications for permits pursuant to Section 65852.22 shall be considered ministerially, within 60 days, if there is an existing single-family residence on the lot. (Gov. Code § 65852.22(c).) (Formerly, complete applications were to be acted upon within 120 days.)

If a local government has *not* adopted a JADU ordinance pursuant to Section 65852.22, the local government is required to ministerially approve building permit applications for JADUs within a residential or mixed-use zone pursuant to Section 65852.2(e)(1)(A). (Gov. Code § 65852.22(g).) That section is detailed in bullet points on pages two-three of this memorandum and refers to specific ADU and JADU approval scenarios.

Sale or Conveyance of ADUs Separately from Primary Residence – AB 587 (Friedman)

AB 587 (Friedman) added Section 65852.26 to the Government Code to allow a local government to, by ordinance, allow the conveyance or sale of an ADU separately from a primary residence if several specific conditions all apply. (Gov. Code § 65852.26.) This section only applies to a property built or developed by a qualified nonprofit corporation, which holds enforceable deed restrictions related to affordability and resale to qualified low-income buyers, and holds the property pursuant to a recorded tenancy in common agreement. Please review Government Code Section 65852.26 if such conditions apply.

Covenants and Deed Restrictions Null and Void – AB 670 (Friedman)

AB 670 added Section 4751 to the California Civil Code, making void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an ADU or JADU on a lot zoned for single-family residential use that meets the requirements of Section 65852.2 or 65852.22 of the Government Code.

Delayed Enforcement of Notice to Correct a Violation – SB 13 (Wieckowski)

SB 13 (Wieckowski) Section 3 added Section 17980.12 to the Health and Safety Code. The owner of an ADU who receives a notice to correct a violation can request a delay in enforcement, if the ADU was built before January 1, 2020, or if the ADU was built after January 1, 2020, but the jurisdiction did not have a compliant ordinance at the time the request to fix the violation was made. (Health & Saf. Code § 17980.12.) The owner can request a delay of five (5) years on the basis that correcting the violation is not necessary to protect health and safety. (Health & Saf. Code § 17980.12(a)(2).)

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV

F14a

Prepared January 21, 2022 for February 11, 2022 Hearing

To: Commissioners and Interested Persons

From: Stephanie Rexing, North Central Coast District Manager
Julia Koppman Norton, North Central Coast District Supervisor

Subject: City of Half Moon Bay LCP Amendment Number LCP-2-HMB-21-0068-1 (Accessory Dwelling Units)

SUMMARY OF STAFF RECOMMENDATION

The City of Half Moon Bay proposes to amend its Local Coastal Program Implementation Plan (IP) to incorporate revised accessory dwelling unit (ADU) provisions designed to help bring them into compliance with State ADU law. Specifically, the proposed IP amendment provides for ADUs and Junior ADUs (JADU) in certain zoning districts where residential use is allowed, specifies the maximum numbers of ADUs/JADUs allowed per parcel, streamlines ADU/JADU review and permit processing, and provides ADU/JADU development standards (e.g., related to setbacks, parking, owner occupancy, etc.).

The changes proposed are mostly straightforward and should help to facilitate ADUs in the City, which is entirely within the coastal zone. In fact, a significant portion of the City's coastal zone where ADUs would be allowed per the amendment consists of already developed residential areas with available public services that lend themselves to appropriate ADU development, including where ADUs can be developed without any significant coastal resource concerns. Where there are potential coastal resource issues (e.g., related to the protection of sensitive habitats, shorelines and beaches, public views, etc.), existing LCP policies will still apply and are generally adequate to appropriately safeguard such resources.

However, some modifications are necessary in terms of ensuring that ADU development does not adversely impact on-street public parking availability in areas that are significant coastal visitor destinations in the City, generally at and near popular coastal accessways along the immediate shoreline. Toward this end, the City's proposed ADU provisions generally mirror the ADU regulations certified by the Commission in 2018, and continue to identify areas where ADU projects would still be required to accommodate their parking needs onsite (one parking space per ADU) as a means of ensuring that coastal access public parking in these critical public right-of-way areas is not adversely affected, similar to the ways that other local governments have

carefully circumscribed such areas in other LCP amendment cases (over a half dozen amendments approved by the Commission in the past year along California's north central and central coast using a similar construct[1]). However, the City here also proposes exceptions to such parking standards in this priority visitor parking area in certain circumstances, including where a new home is constructed in tandem with an ADU, when the ADU is proposed on a historic property, or when a parking exception has been granted pursuant to other general parking exceptions. Staff is not supportive of such exceptions in this key area, including as it undermines the objective of protecting on-street public access parking in these specifically carved out access areas. In addition, the exceptions would require the City to evaluate any such exception request and make a discretionary decision to allow it or not, but ADUs in the City are required to be processed ministerially, and it is not clear how this assessment could even occur in these cases. Staff thus recommends modifications to eliminate such exceptions, which are the product of collaboration with City staff, and the two staffs agree regarding the suggested modifications. In addition, City and Commission staff consulted with the California Department of Housing and Community Development (HCD) on the proposed amendment, and HCD indicated that the approach taken here in Half Moon Bay, including as modified, is consistent with similar LCP approaches at balancing Coastal Act and state ADU law issues, and that did not raise HCD issues.

With the suggested modifications, the LCP's ADU provisions will be appropriately tailored to protect coastal resources while also encouraging development of ADUs, thus helping to increase ADU stock in the City's coastal zone. At the same time, targeted parking requirements can avoid critical public access impacts, and specifically potential problems that could arise if ADU development were allowed to take over public recreational parking stock in a narrowly defined range of areas where on-street parking is critical for maintaining visitor access to the coast.[2] Thus, the proposed amendment, if modified as proposed, will not adversely affect coastal resources and is consistent with and adequate to carry out the certified LUP.

Therefore, staff recommends that the Commission approve the proposed amendment with the suggested modifications. The required motions and resolutions are found on pages **4-5** below.

---

[1] See, for example, LCP amendments related to ADUs in San Mateo and Santa Cruz Counties, and the Cities of Pacifica, Santa Cruz, Capitola, Pismo Beach, and Grover Beach).

[2] The area in which such potential visitor parking issues have been identified is unchanged in this amendment, and is actually quite small, occupying less than 4% of the City's coastal zone (and thus such provisions would not apply to over 96% of potential ADU areas). On this point, while it has been generically noted that such a provision in other LCP amendment contexts might lead to less ADUs in such an area as a result, staff is not aware of any evidence that has been developed specific to the mapped area in the City of Half Moon Bay (nor to mapped areas in past LCP amendment cases decided by the Commission) that would suggest that this is a significant burden that will lead to any sort of significant reduction in ADUs that might be constructed. The effect of such a limited ADU parking requirement in such a limited area is expected to be negligible, while the effect of not protecting these public streets at and near important public accessways for public parking would be expected to be significant and adverse.

Staff Note: LCP Amendment Action Deadline
This proposed LCP amendment was filed as complete on September 28, 2021. The proposed amendment affects the LCP's IP only, and the 60-working-day deadline for Commission action was originally December 24, 2021. However, on December 17, 2021 the Commission extended the action deadline to December 24, 2022, and thus the Commission has until that date to take a final action on this amendment.

TABLE OF CONTENTS

1. MOTIONS AND RESOLUTIONS **5**
A. Deny the IP Amendment as Submitted 5
B. Certify the IP Amendment with Suggested Modifications 5
2. SUGGESTED MODIFICATIONS **6**
3. FINDINGS AND DECLARATIONS **6**
A. Description of Proposed LCP Amendment 6
B. Evaluation of Proposed IP Amendment 8
D. California Environmental Quality Act (CEQA) 17
4. APPENDICES **18**
A. Substantive File Documents 18

EXHIBITS

Exhibit 1: Proposed IP Amendment

1. MOTIONS AND RESOLUTIONS

Staff recommends that the Commission, after public hearing, approve the proposed LCP amendment with suggested modifications. The Commission needs to make two motions on the LCP amendment in order to act on this recommendation. First, the IP amendment needs to be denied as submitted, and then needs to be approved as modified, to complete the staff recommendation.

A. Deny the IP Amendment as Submitted

Staff recommends a **YES** vote on the motion below. Passage of this motion will result in rejection of the IP amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

> ***Motion:*** *I move that the Commission reject LCP Implementation Plan Amendment LCP-2-HMB-21-0068-1 as submitted by the City of Half Moon Bay, and I recommend a yes vote.*
>
> ***Resolution to Deny:*** *The Commission hereby denies certification of LCP Implementation Plan Amendment LCP-2-HMB-21-0068-1 as submitted by the City of Half Moon Bay and adopts the findings set forth below on grounds that the Amendment as submitted does not conform with, and is inadequate to carry out, the provisions of the certified LCP Land Use Plan. Certification of the Amendment would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Amendment as submitted.*

B. Certify the IP Amendment with Suggested Modifications

Staff recommends a **YES** vote on the motion below. Passage of this motion will result in certification of the IP amendment with suggested modifications and the adoption of the following resolution and findings. The motion to certify with suggested modifications passes only by an affirmative vote of a majority of the Commissioners present:

> ***Motion:*** *I move that the Commission certify LCP Implementation Plan Amendment LCP-2-HMB-21-0068-1 as submitted by the City of Half Moon Bay if it is modified as suggested in this staff report, and I recommend a yes vote.*
>
> ***Resolution to Certify:*** *The Commission hereby certifies LCP Implementation Plan Amendment LCP-2-HMB-21-0068-1, if modified as suggested, and adopts the findings set forth below on grounds that the Amendment with the suggested modifications conforms with, and is adequate to carry out, the provisions of the certified LCP Land Use Plan, as amended. Certification of the Amendment if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Amendment on the environment, or 2) there are no further feasible alternatives*

and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

2. SUGGESTED MODIFICATIONS

The Commission hereby suggests the following modifications to the proposed LCP Implementation Plan amendment, which are necessary to make the requisite Land Use Plan consistency findings. The City of Half Moon Bay has six months from the date of Commission action to accept the suggested modifications (i.e., by August 11, 2022), by formal resolution of the City Council, and the modified amendment takes effect once the Executive Director determines that the local government action to accept the Commission's suggested modifications is legally adequate and reports that determination to the Commission at the next regularly scheduled public meeting. Where applicable, text in ~~single cross out~~ and single underline format denotes proposed text to be deleted/added by the City. Text in ~~double cross out~~ and double underline denotes text to be deleted/added by the Commission's suggested modifications.

1. Modify IP Section 18.33.050(H)(2) as follows:

Notwithstanding Subsection (H)(1), a parking space shall not be required within the areas depicted in Figure 18.33-1:

~~a. F~~f~~or~~ for an accessory dwelling unit ~~or junior accessory dwelling unit~~ that is on the same lot as a historic ~~property~~ resource listed on or eligible for listing on ~~either the National Register of Historic Places or~~ the California Register of Historical Resources, if the applicant demonstrates that the required parking cannot be provided on-site without adversely impacting aspects of the resource that have made it eligible for such listing.

~~b. When a parking exception has been granted in accordance with Section 18.36.080.~~

2. Modify IP Section 18.33.090(B) as follows:

Parking. The covered parking requirement for ~~the~~ a proposed primary residence shall be limited to one covered parking space and one uncovered parking space if an accessory dwelling unit is also proposed ~~provided~~, in areas outside of those designated in Section 18.33.050(H) and depicted in Figure 18.33-1.

3. FINDINGS AND DECLARATIONS

A. Description of Proposed LCP Amendment

The proposed City of Half Moon Bay LCP amendment would update accessory dwelling unit (ADU) provisions in the LCP's Implementation Plan (IP) to comply with recent changes to State housing law, including changes established by Assembly Bills 68 and 881, and Senate Bill 13, which all took effect on January 1, 2020 (referred to herein as "ADU laws"). As most recently updated in 2020, the ADU laws authorize local governments to establish ordinances regulating ADUs, where those ADU provisions are

intended to help streamline the process of review and approval of ADUs in order to help alleviate severe housing shortages throughout California.

The City recently replaced the LCP's then-second dwelling unit provisions[3] in 2018 with new ADU provisions consistent with ADU laws that were in place at the time (certified by the Commission through LCP amendment LCP-2-HMB-18-0080-1 that was certified on December 12, 2018). The City now proposes to update those 2018 ADU provisions, including to refine them consistent with the most recent changes in ADU law. The most significant proposed IP changes would identify updated development standards for ADUs (e.g., in terms of square footage, setbacks, building envelope, height, size, parking, owner occupancy, etc.); incorporate new Junior ADUs (JADU) provisions; allow ADUs on parcels with existing multi-family dwellings; clarify that an ADU "wholly within" a single-family residence may not require a CDP if it does not constitute "development" as defined in the Coastal Act; and identify where ADUs are allowed (i.e., in single-family zoning districts, commercial zoning districts that allow for residential use, PUD zoning districts where ADUs are permitted pursuant to a PUD Plan or Specific Plan, and only on developed lots in substantially undeveloped PUD zoning districts). In addition, the changes would require submittal of recent percolation tests if the ADU would be connected to an onsite water treatment system, submittal of a drainage and runoff control plan consistent with the requirements of LUP Policy 6-84 if the ADU involves construction of new floor area and would allow ADUs to be connected to private sewage disposal systems. ADU CDP decisions would continue to be ministerial and without public hearings and would continue to be required to meet all applicable LCP provisions.

In terms of parking, the proposed provisions would not require off-street parking for ADUs or JADUs in almost the entire coastal zone (more than 96% of it),[4] and would not require replacement parking when a garage, carport, or covered parking structure is demolished or converted as part of ADU development in that same area. For areas at or near important public accessways (and located in portions of the Miramar, Casa del Mar, Alsace Lorraine, and Arleta Park neighborhoods; see Figure 18.33-1 in Exhibit 1), the LCP would continue to require that residential and ADU parking needs be accommodated on-site and off-street in that limited and targeted area.[5] In that area, a minimum of one off-street parking space would continue to be required for each ADU in addition to the spaces required for the primary dwelling. When a garage, carport, or covered parking structure is demolished or converted as part of ADU development in those same areas, on-site required parking spaces would be required to be replaced. In all cases, the City proposes that additional parking would not be required for ADU projects on historic properties (i.e., listed on or eligible for listing on either the National

[3] The LCP up to that time called out such units as second dwelling units, and not ADUs.

[4] The City determined that the majority of all potential ADUs in the City would be located within one-half mile walking distance of transit options, and thus qualify for such parking exceptions by state ADU law.

[5] In other words, the LCP currently carves out this area, less than 4% of the City's potential ADU area, for such requirements given the concern over the potential loss of on-street public parking for coastal visitors in these key areas. These areas were identified and certified for such treatment via LCP amendment in 2018, and here the City does not propose to change that aspect of the LCP's ADU program.

Register of Historic Places or the California Register of Historical Resources), or if the City grants a parking exception to any particular project in relation to brand new residential development along with an ADU.

Finally, the proposed IP provisions maintain required ADU conformance with the certified LCP as a whole, including that any proposed ADU is required to avoid the need for shoreline armoring, and to avoid impacts to coastal resources otherwise (specifically, environmentally sensitive habitat areas or "ESHAs", riparian corridors, wetlands, or riparian or wetland buffers; significant topographic features; significant public views; public access areas; archaeological resources; prime agricultural land or soil; etc.).

Please see **Exhibit 1** for the proposed IP amendment.

B. Evaluation of Proposed IP Amendment

1. Standard of Review

The proposed LCP amendment consists of changes to the certified Implementation Plan. For the proposed IP changes, the standard of review is whether the IP, as modified by the proposed amendment, would be in conformance with, and adequate to carry out, the provisions of the certified LUP.

2. Public Access and Recreation

Applicable LUP Provisions

The LCP LUP contains objectives, policies, and other provisions designed to protect and provide for maximum public access and recreational opportunities, as well as to encourage free and lower cost opportunities. These provisions require that existing public access and visitor-serving opportunities be protected and enhanced, that barriers to such opportunities be reduced, and that public access parking, including explicitly on-street parking spaces, be protected for public use. These LUP provisions include:

> ***LUP Policy 5-1. Maximum Coastal Access and Recreational Opportunities.*** *Provide maximum coastal access and recreational opportunities for all people consistent with public safety needs and the need to protect public rights, rights of property owners, and natural resource areas from overuse.*
>
> ***LUP Policy 5-3. Environmental Justice.*** *Minimize barriers to public coastal access to the maximum extent feasible, including ensuring that public access and recreational opportunities account for the social, physical, and economic needs of all people.*
>
> ***LUP Policy 5-5. Distribution of Public Facilities.*** *Continue to distribute public facilities, including parking areas, on both sides of Highway 1 so as to mitigate against the impacts of overcrowding or overuse by the public of any single area.*
>
> ***LUP Policy 5-11. Public Beach Parking Inventory.*** *Maintain and enhance the existing public beach parking inventory by providing on-street public parking spaces, providing opportunities for alternative modes of transportation and beach*

shuttles, and, where feasible, providing new beach parking areas where there are no conflicts with adjacent land uses or environmentally sensitive habitat areas.

LUP Policy 5-21. Restrictions on Parking. *Prohibit restrictions on public parking that would adversely affect public access to beaches, trails, or other recreational lands along the coast except where necessary to protect public safety and preserve neighborhoods for primarily residential use. Mitigation may be required for implementation of parking restrictions where adverse impacts to public access cannot be avoided, such as through provision of off-site parking or an in-lieu fee to support a public access project in the City.*

LUP Policy 5-46. On-Street Public Parking. *Protect and enhance the City's on-street public parking supply, including by requiring new development to provide sufficient off-street parking and frontage improvements or payment of in-lieu fees to support such improvements.*

LUP Policy 5-68. No-Cost and Lower-Cost Visitor and Recreational Facilities. *Protect no-cost and lower-cost public access, visitor-serving, and recreational facilities including overnight accommodations from removal, redevelopment, and/or environmental hazards including erosion. These include major, free recreational attractions such as the California Coastal Trail and numerous beaches; and low-cost facilities such as Half Moon Bay State Park and other camping and RV facilities.*

Consistency Analysis

The LUP requires that coastal access be provided and protected, including specifically in terms of on-street public parking and lower-cost visitor opportunities Specifically, LUP provisions speak to protecting on-street public parking, prohibiting restrictions on public parking that would adversely affect public access to beaches, trails, or other recreational lands, and minimizing barriers to public coastal access to the maximum extent feasible. In addition, the LUP explicitly requires that on-street public parking be protected (enhanced even) and requires that new development provide for its own parking needs off-street. As a result, any proposed IP provisions that do not do so would be inconsistent with the LUP.

As a general rule, residential development generates parking needs, including when existing garages, carports, or other designated parking locations are converted into livable space (which can actually increase site parking demand while simultaneously decreasing site parking supply). Where a site does not accommodate all of its parking demand on-site and off-street, such parking demand is pushed onto adjacent public streets and rights-of-way. That in turn reduces the availability of on-street parking for coastal visitors, including most importantly in areas of the coast at or near significant public accessways. Recent updates to the ADU laws restrict the circumstances when local governments can require that parking demand associated with ADU-generated residential needs be accommodated onsite, but these laws explicitly do not supersede the Coastal Act, and by extension the LUP that implements it locally, and is the

standard of review here. The LUP is clear that public on-street coastal parking is a critical coastal resource in the City and doesn't allow it to be reduced in any way.

To address this issue, the City undertook an LCP amendment effort in 2018 to identify and to map the most critical of these on-street public parking areas in its coastal zone, and to identify proposed ADU provisions that require that ADU projects in these areas account for their parking needs on-site and off-street (see the map of this area in Figure 18.33-1, in Exhibit 1). This area covers portions of four neighborhoods (the Miramar, Casa del Mar, Alsace Lorraine, and Arleta Park neighborhoods) that are densely developed and that are on top of popular beach and shoreline visitor destinations in the City, occupying less than 4% of the City. In that area, the City generally found there was potential for adverse impacts to the public's ability to access the coast if ADU projects did not properly account for their parking needs on-site, and thus the LCP was structured to require that all parking demand in those areas be accommodated on-site with such projects. Conversely, no parking would be required for an ADU located outside of the mapped areas if it met state ADU law criteria (i.e., if the subject ADU is less than a half-mile walking distance from public transportation, is located within an architecturally and historically significant district, is part of the proposed or existing primary residence, when on-street permits are required but not offered to the ADU occupant, and/or when located within one block of a car share), even when a garage, carport, or covered parking structure was demolished or converted in conjunction with the construction of the ADU. These 'no parking required' areas encompass the vast majority of the remainder of the City's coastal zone (i.e., over 96%). The Commission agreed with the City in 2018, certifying these LCP ADU provisions at that time, and the City in this amendment does not propose to change that LCP mapping construct.[6] Such an approach in the mapped visitor parking sensitivity area is consistent with the LUP's public access policies because it ensures that such on-street public parking spaces are protected for public use, as the LUP requires.[7]

However, the proposed LCP amendment also includes some exceptions to such requirements in the mapped visitor parking sensitivity area that could undermine its intent, and lead to adverse impacts to such public access parking that is prohibited by the LUP. First, parking would not be required for ADU projects on the same lot as a historic property (i.e., listed on or eligible for listing on either the National Register of Historic Places or the California Register of Historical Resources). The City indicates

[6] Indeed, such a construct is not unusual in the Commission's experience and has been successfully incorporated into a number of LCPs as they relate to certified ADU provisions in recent years (see, for example, LCP amendments related to ADUs in San Mateo and Santa Cruz Counties, and the Cities of Pacifica, Santa Cruz, Capitola, Pismo Beach, and Grover Beach).

[7] Outside of the mapped visitor parking sensitivity area, ADU-related parking needs would not have to be accounted for on-site, and parking requirements applicable to all uses on a site would not have to be replaced when a garage or carport structure is repurposed as an ADU. Thus, outside of the mapped area, ADU-related parking needs could lead to a loss of on-street public parking. While such an outcome would not be consistent with LUP policies requiring the protection of on-street public parking, the City's proposal to address key visitor parking areas differently addresses the objective behind such policies in that it focuses on the critically important visitor parking areas and ensures that these are protected for public access parking use.

that there are only two such currently designated historic properties that could propose ADUs in the parking required area, and both of those parcels have sufficiently large areas to accommodate on-site parking regardless. However, this could change in the future as more properties are added to historic registries. In addition, as to these two properties, it is unclear why such an exception is necessary as the parcels appear to have sufficient space to accommodate required parking. While the impact of the exception to parking requirements on these types of currently historically designated lots may not seem significant at this point in time, **Suggested Modification 1** is required to assure that parking needs for ADUs proposed on all sites (for now and into the future) with designated historic resources can be accommodated onsite where feasible. With this suggested modification, the provisions regarding exceptions to the parking requirements for historical resource-designated parcels in the mapped area can be found consistent with the LUP's requirements to protect on street parking for public access.

Perhaps more problematic is the proposed provision that would apply the LCP's more general parking exception criteria[8] to certain ADU projects[9] in the mapped visitor parking sensitivity area. There are multiple problems with such an approach. First, the intent of the mapping exercise was and is to specifically identify the area of concern where on-street public parking would be adversely impacted by ADU project parking needs. In other words, the map establishes an area where on-street parking is required to be maintained for the public, and an area where it is inappropriate to offer up such public property to meet private parking demands. Thus, the map already identified the critical area where parking must be accommodated on-site, and it would only make sense to provide exceptions outside of that area, not within it, because to do so within it would be to lead to the types of impacts the mapped area is trying to avoid.

Second, if the City wanted to further refine the map, they would need to show that there was some subset of the area that did not have the potential to lead to adverse public access parking impacts should ADUs be pursued there. The City did not attempt such an exercise, and rather submits that the exception is intended as an incentive to increase housing stock via in-filling vacant parcels. However, it has already been established that accommodating residential and ADU parking needs on-street in the mapped visitor parking sensitivity area would lead to adverse impacts on public coastal access inconsistent with the LUP. No evidence has been provided that changes that conclusion.

[8] IP Section 18.36.080 allows exceptions to LCP parking requirements in cases where it is determined that there is a practical difficulty, unusual hardship, or exceptional circumstance; where it is further determined that allowing an exception would not adversely affect public health or safety, and it would be as close to conformance with the LCP as possible; and where it is further determined that not granting the exception would interfere with normal use or enjoyment of the property.

[9] The exception would apply to circumstances where both a primary residence and an ADU were proposed at the same time, and such a project would only need to accommodate one covered parking space and one uncovered space onsite for such a project (when the LCP otherwise would require parking for the primary residence based on its size).

Third, the City also asserts that there are a limited number of cases where this exception may apply, citing to approximately 30 vacant properties with the potential for new primary single-family residential development accompanied by new ADUs. However, the exception policy does not specifically indicate that it only applies to vacant properties, and thus could also be applied to a case where a single-family dwelling is demolished and replaced. In other words, applicability is not limited to 30 properties, and in fact could ultimately apply to the entire mapped visitor parking sensitivity area as a whole, leading to exactly the types of public access impacts the LCP is trying to avoid.

Finally, even if such a proposal did not raise all of the previously cited issues, such an exception would require the City to evaluate the exception request through a discretionary review. However, per State ADU law and LCP requirements, ADUs must be processed ministerially and without public hearings by the City, which does not contemplate or allow for discretionary decision making at that time. That is why the decision regarding where parking issues may arise must be accounted for at the LCP amendment stage and cannot be deferred to individual ADU considerations (because that decision would introduce discretionary processes regarding applicability and on-street parking availability). Thus, in order to find LUP consistency, this exception must be eliminated (see **Suggested Modification 1**).

In conclusion, these proposed parking exceptions, and additional incentives for reduced parking for single-family residences and ADUs, would apply to the coastal access areas of the City where it is most important to ensure some on-street parking is available to members of the public seeking to access popular coastal destinations. These areas specifically include the Miramar, Casa del Mar, Alsace Lorraine, and Arleta Park neighborhoods, because these areas are frequented by both local residents and visitors from the Bay Area and inland communities where on-street parking provides an important component of the public visitor parking supply, particularly free parking. It is likely that the additional parking associated with ADU projects in cases in which the parking is not accommodated on-site will instead be pushed onto public streets which would reduce free and/or low-cost, on-street parking in areas that provide visitor-serving and public recreation opportunities, and thus adversely impact public access and, specifically, low-cost visitor serving amenities, especially for those not fortunate enough to live in Half Moon Bay. As a result, the public will be displaced from public on-street parking by residential ADU parking needs. This will have adverse impacts both on public access parking at those locations, but also cumulatively as ADU projects are developed in Half Moon Bay over time. It would also eliminate lower cost parking options, here free on-street parking, when the LUP requires that this resource be protected, including for those unable to afford other sorts of parking options.

Thus, the City's proposed ADU ordinance is largely consistent with the requirements of the City's certified LUP. However, the proposed IP amendment will adversely impact public access because it includes several exceptions to parking requirements that apply in the visitor parking-impacted areas of the coastal zone and could undermine the intent of the proposed LCP amendment to ensure the provision of adequate off-street parking for ADU projects in those important public access areas, as discussed above. In addition, while the Commission is generally supportive of reducing energy use and

vehicle miles travelled, as well as facilitating multi-modal access to the coast, there is nothing concrete in the record to suggest that these types of alternatives, and particularly transit, would be meaningful alternatives to offset the lost on-street parking opportunities in these important coastal access areas that would occur absent the suggested parking modifications. Rather, it appears that coastal access visitors to the Half Moon Bay coastline predominantly arrive via personal vehicle, which is a function of the limitations associated with transit availability, the use of transit for such purposes (e.g., for bringing beach and surf equipment, etc.), as well as the distances involved. Thus, solutions to the public access problems associated with increased housing development near the coast appropriately focus on ensuring that visitors who are not fortunate enough to live near the coast have an equal opportunity to access it.

Therefore, **Suggested Modifications 1 and 2** are necessary to assure protection of coastal access in prime visitor parking areas of the Half Moon Bay coastal zone, as more specifically described and delineated in IP Section 18.33.050 and depicted in Figure 18.33-1. The amendment with the suggested modifications thus strikes an appropriate balance that will encourage and streamline review of ADUs in the coastal zone while protecting public access to the coast in the City's unique coastal zone context consistent with the City's certified LUP as it applies to this mapped area. Accordingly, the proposed IP amendment as modified is consistent with and adequate to carry out the LUP.

3. Other Coastal Resource Protection

Applicable LUP Provisions

In addition to protecting public recreational access opportunities, as described above, the LUP also includes a slew of provisions requiring the protection of other coastal resources, including requiring that development be sited and designed in such a way as to avoid significant adverse impacts on such resources. These provisions include:

> ***LUP Policy 2-2. Complete Policy Compliance.*** *Ensure that all new development as defined by the Coastal Act complies with the policies of the Land Use Plan. New development means any project for which a coastal development permit is required. Allow flexibility only when the Land Use Plan provides for an exception.*
>
> ***LUP Policy 6-10. Protection and Enhancement of ESHA.*** *Protect and, where possible, enhance or restore environmentally sensitive habitat areas (ESHAs).*
>
> ***LUP Policy 6-2. ESHA Policy Applicability.*** *The ESHA policies of this chapter apply to all categories of ESHA, except where modified by the more habitat-specific policies of the LCP (i.e., Policies 6-19 through 6-21 for the marine environment; Policies 6-22 and 6-23 for sea cliffs; Policies 6-24 through 6-28 for dunes; Policies 6-29 through 6-31 for coastal terrace prairie; Policies 6-32 through 6-35 for non-aquatic habitat for special status or unique species; Policies 6-36 through 6-45 for wetlands, and Policies 6-46 through 6-55 for watercourses).*

> ***LUP Policy 9-1. Scenic Resource Protection.*** *New development shall be sited and designed to protect views to and along the ocean, to minimize the alteration of natural land form, to be visually compatible with the character of its setting, and, where feasible, to restore and enhance visual quality in visually degraded areas.*
>
> ***LUP Policy 7-1. Hazard Avoidance.*** *All new development shall be sited, sized, and designed to minimize risks to life and property and protect coastal resources from geologic, flood, and fire hazard over the life of the development. Coastal resources to be protected may occur on- or off-site, upstream or downstream. Development standards shall anticipate that hazards may be compounded by climate change.*

In addition, the LUP looks to concentrate development where it can best be accommodated, including by prioritizing it in the City's Town Center area, and encourages a diversity of housing types, including specifically referring to ADUs. These provisions include:

> ***LUP Policy 2-4. Sustainable Land Use Pattern.*** *Concentrate new development within the defined Urban Boundary by prioritizing development in the Town Center, allowing for infill development within established neighborhoods, and protecting the rural, open space, agricultural and habitat values of undeveloped areas.*
>
> ***LUP Policy 2-72. Residential Land Use Compatibility.*** *Ensure that development, including a change in intensity of use, in residential land use designations avoids impacts on the residential living environment and the adjacent land uses, including proximate agricultural and agricultural compatible land uses, with respect to noise, lighting, parking, loading, and aesthetics. …*
>
> ***LUP Policy 2-6. Housing Diversity and Affordability.*** *Encourage a diversity of housing types, including housing at a range of affordability levels, densities, sizes, and ownership types with equitable access to environmental benefits. Meet the needs of Half Moon Bay's diverse population, including young families, multi-generational families, students, young professionals, and seniors.*
>
> ***LUP Policy 2-66. Residential Land Use Permitted Uses.*** *Permitted uses in Residential – Low Density, Residential – Medium Density, and Residential – High Density land use designations include but are not limited to residential development, accessory dwelling units, …*
>
> ***LUP Policy 2-74. Accessory Dwelling Units.*** *Update IP standards as necessary to ensure that the Accessory Dwelling Unit ordinance complies with State law, provides for objective design standards, and allows an administrative review process provided there is no potential for impacts to coastal resources.*

Consistency Analysis

Taken together, these LUP provisions generally direct new residential development to existing developed areas when such development will not significantly impact coastal resources and encourage a diverse range of housing opportunities (especially low- and moderate-income housing), including ADUs, as long as such development can be accommodated without adverse impacts on its surroundings. As applied in the ADU context in the City, such policies direct development away from the City's more undeveloped areas that are often rich in coastal resource value, and direct it toward the City's more developed areas, and specifically to its more densely developed residential neighborhoods. It is in this context that this proposed amendment must be understood.

The broader context in which it must also be understood is in terms of State goals and priorities. The State is experiencing an unprecedented affordable housing crisis that is particularly acute in the coastal zone, and the California Legislature recently enacted ADU laws are intended to encourage and streamline approval of ADUs in developed areas able to accommodate them as a means to alleviate affordable housing shortages throughout the State. The same issues apply in the City of Half Moon Bay, where the median home price is currently inching towards $2 million, pricing all but the most fortunate financially out of the market altogether, including service workers who are the engine of the City's tourist economy. While ADUs themselves are not likely to be enough to correct such imbalance, they can provide what is typically a more affordable housing option in the City than a single-family residence,[10] and can at least provide some relief in terms of the availability of smaller housing stock.

In that sense, the proposed amendment helps to implement LCP housing provisions, albeit related to diversification of housing stock and not so much to affordable housing. In addition, although the amendment provides for some relaxed ADU development standards consistent with state ADU laws (e.g., reduced setbacks, increased floor area ratio or FAR, and streamlined permitting for ADUs), ADUs are still subject to the same types of coastal resource constraints analyses as other development, and the LCP includes substantial coastal resource protection provisions that should be capable of protecting coastal resources otherwise (e.g., related to ESHA, wetlands, riparian corridors, public views, agriculture, natural landforms, coastal hazards, etc.). To make this even more clear, the proposed amendment includes language indicating that all ADUs shall conform to all such applicable LCP requirements (see proposed Section 18.33.070 in Exhibit 1). In short, ADUs proposed in areas that do have coastal resource

[10] To be clear, however, new smaller housing stock, like ADUs, in less affordable areas like Half Moon Bay may be less expensive than other housing options, but they are still quite expensive. For example, the current average rental cost for a one-bedroom unit in San Mateo County (where Half Moon Bay is located) is the highest in the state (at nearly $3,000 per month), and some two and a half times the state average (per RentData.org based on Department of Housing and Urban Development (HUD) data). Even other estimates specific to Half Moon Bay (as opposed to the broader County) show rents in the City to be some two times the state average. So, while ADUs sometimes are seen as a proxy for 'affordable housing', they must be understood in terms of the actual market in which they are located, and they do not necessarily constitute affordable housing. Rather, they are probably better understood as additional housing stock that can help alleviate housing stock shortages overall, especially at the smaller unit side of the market, but, absent being required to be affordable, they will be market rate housing. And here in Half Moon Bay, like the rest of the greater Bay Area, the market rate is quite high.

constraints must be evaluated and appropriately sited and designed to protect such resources.[11]

The amendment also includes some language related to possible exceptions to LCP standards when ADU development is proposed on a substandard, severely substandard, and exceptional lots (see Section 18.06.050 in Exhibit 1). The language of that section is somewhat ambiguous, but the City has indicated that its intended meaning is to simply reiterate that development in that context can be afforded the same types of exceptions that might apply via the LCP for such development, as applicable, but that only exceptions that are consistent with the LCP, the Coastal Act, and the Commission's implementing regulations[12] would be allowed. In other words, the language is not intended to be understood as allowing for other sorts of exceptions not explicitly accommodated in the LCP. The Commission has evaluated the language with that understanding, and has no suggested modifications directed to it as a result.

The proposed amendment therefore appropriately facilitates development of ADUs while protecting coastal resources, consistent with and adequate to carry out the relevant LUP provisions.

5. IP Amendment Conclusion

In summary, the proposed IP amendment, as modified, would update the LCP's ADU provisions consistent with recent changes in statewide ADU law, while simultaneously protecting important coastal resources, particularly as it relates to public recreational access, consistent with the Coastal Act, the LCP's Land Use Plan, and the State's ADU laws. In other words, the ADU laws allow local governments to tailor their ADU provisions as necessary to protect coastal resources if required to be consistent with the Coastal Act (or a certified LCP). With the suggested modifications the LCP's ADU provisions will be appropriately tailored to protect coastal resources while also encouraging development of ADUs. Commission staff worked closely with City staff, and the two staffs are now in agreement on the suggested modifications. In addition, the amendment as modified should help to increase ADU stock in the City's coastal zone, including in prime visitor parking areas where an ADU will need to accommodate a parking space on-site.[13] Thus, the proposed amendment, as modified, will not adversely

[11] Which is also consistent with the statement in Government Code Section 65852.2(l) that provisions related to ADUs do not supersede, alter, or lessen the intended effect or application of the Coastal Act.

[12] Title 14, Division 5.5 of the California Code of Regulations.

[13] The area in which such potential visitor parking issues have been identified is unchanged in this amendment, and is actually quite small, occupying less than 4% of the City's coastal zone (and thus such provisions would not apply to over 96% of potential ADU areas). On this point while it has been generically noted that such a provision in other LCP amendment contexts might lead to less ADUs in such an area as a result, the Commission is not aware of any evidence that has been developed specific to the mapped area in the City of Half Moon Bay (nor to mapped areas in past LCP amendment cases decided by the Commission) that would suggest that this is a significant burden that will lead to any sort of significant reduction in ADUs that might be constructed. The effect of such a limited requirement in such a limited area on ADU development is expected to be negligible, while the effect of not protecting

affect coastal resources and is consistent with and adequate to carry out the certified LUP.

6. California Environmental Quality Act (CEQA)

Section 21080.9 of the California Public Resources Code—within the California Environmental Quality Act (CEQA)—exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of LCPs and LCP amendments. The Commission's LCP review and approval program has been found by the Secretary of the Natural Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP or LCP amendment action.

Nevertheless, the Commission is required, in approving an LCP or LCP amendment submittal, to find that the approval of the proposed LCP, as amended, conforms with CEQA provisions, including the requirement in CEQA Section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment (see California Code of Regulations Title 14 Sections 13540(f) and 13555(b)).

The City's LCP amendment consists of an IP amendment and the City Council exempted the amendment from CEQA requirements pursuant to Public Resources Code Section 21080.17, asserting that it implements state law, it is considered a minor alteration to land use limitation (CEQA Guidelines 15305), and it is also considered a commonsense exemption (CEQA Guidelines 15061(b)(3)). As discussed above, the IP amendment as originally submitted does not conform with, and is not adequate to carry out, the policies of the LUP. The Commission has, therefore, suggested modifications to the proposed IP to include all feasible measures to ensure that potentially significant environmental impacts of new development are minimized to the maximum extent feasible consistent with the requirements of the Coastal Act. These modifications represent the Commission's analysis and thoughtful consideration of all significant environmental issues raised in public comments received, including with regard to potential direct, indirect, and cumulative impacts of the proposed IP amendment, as well as potential alternatives to the proposed amendment. As discussed in the preceding sections, the Commission's suggested modifications represent the most environmentally protective alternative to bring the proposed IP amendment into conformity with the LUP consistent with the requirements of the Coastal Act.

Therefore, the Commission finds that there are no other feasible alternatives or mitigation measures under the meaning of CEQA which would further reduce the potential for significant adverse environmental impacts, either individually or cumulatively, and that the proposed IP amendment, as modified, conforms with CEQA.

---

these public streets at and near important public accessways for public parking would be expected to be significant and adverse.

4. APPENDICES

A. Substantive File Documents[14]

- City of Half Moon Bay Adopted Ordinance No. C-2021-01
- City of Half Moon Bay Planning Commission Staff Reports
- City of Half Moon Bay Planning Commission Minutes
- City of Half Moon Bay City Council Staff Reports
- City of Half Moon Bay City Council Minutes

[14] These documents are available for review from the Commission's North Central Coast District office.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

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

TITLE: **AWARD OF CONSTRUCTION CONTRACT AND PROFESSIONAL SERVICES AGREEMENTS FOR THE JOHN L. CARTER PARK IMPROVEMENTS PROJECT (CIP NO. 0611)**

RECOMMENDATION:

Adopt the following resolutions authorizing the City Manager to:

1) Authorize the Administrative Services Director to transfer $700,000 from General Fund to Capital Improvements Project No. 0611 (John L. Carter Park Improvements Project); and
2) Award and execute a construction contract to the lowest responsive and responsible bidder, Wickman Development and Construction of San Francisco, CA, in the bid amount of $4,971,000 and approve a construction contingency not exceeding an amount of $745,650 (15 percent); and
3) Execute a professional services agreement with SWCA, Inc. for Biological and Environmental Services in the amount of $35,079; and
4) Execute a professional services agreement with Bay Area Geotechnical Group (BAGG) for Material Testing and Special Inspection services in the amount of $115,415.

FISCAL IMPACT:

This project has an existing budget of $954,121, including the original FY 21-22 budget of $44,121 for completion of design, $410,000 in amendments for construction management support (Reso-C-2021-84) and architectural support services (Reso-C-2021-91), and a $500,000 general fund transfer as part of the mid-year budget request in anticipation of upcoming construction. Upon execution of the funding agreement with the State, the City will receive $4,750,000 from the State Department of Parks and Recreation towards the construction of the project. The current request of $700k from the General Fund will cover the remaining balance needed to complete the project. The total cost of construction is $6,360,000.

Anticipated Project Expenditures:
The following are the estimated project construction expenditures:

Construction	$4,971,000
Architectural Support Services	$165,000
Project/Construction Management Support	$245,000
Biological and Environmental Services	$35,079
Material Testing and Special Inspection Services	$115,415
Construction Contingencies (15%)	$745,650
Non-Construction Contingencies	$82,856
Total	**$6,360,000**

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

BACKGROUND:
The Parks Master Plan adopted by the City Council on February 5, 2019, identified John L. Carter Memorial Park (Carter Park) as an opportunity to increase community recreation at an underutilized City Park. The Park Master Plan specifically identified Carter Park's potential to become a "well utilized cultural events park with performances and summer day camps." While preparing the City's FY 2018-19 budget, the Parks and Recreation Commission and residents expressed desire to consider Carter Park improvements as a priority. City Council accepted this recommendation and designated the Carter Park Capital Improvement Plan (CIP) project to be a priority.

The John L. Carter Park Improvements Project includes a new amphitheater including terraced seating, a new stage with storage space and changing room, a children's play area, picnic area, restroom and concession stand building, park access improvements, a solidarity trail, landscaping, lighting, and utility improvements.

On December 8, 2020, the Planning Commission approved the environmental review and adopted a mitigated negative declaration (MND) and approved PDP-19-059, an application for a Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception, to allow the renovation of the John L. Carter Park Project. On March 9, 2021, the Planning Commission approved an addendum to the MND for the project to clarify some lighting and height discrepancies for the theatrical stage.

The City of Half Moon Bay, with support from Assemblymember Berman, was successful in obtaining funding through the California State Budget in the amount of $4.75 million to assist the City in constructing improvements at John L. Carter Park, effective FY 2021-22.

On October 5, 2021, following open solicitation, the City Council authorized the City Manager to execute a contract with Griffin Structures, Inc. for project management/construction management services (PM/CM) the John L. Carter Park Improvements Project.

On October 19, 2021, the City Council authorized the City Manager to execute a contract with ELS Architecture and Urban Design to complete permit plans, to assist with bidding, and to provide support during construction. ELS served as the Architect for the City during entitlement and permit processes.

On December 21, 2021, as stated in Resolution No. C-2021-106, the City Council:

1) Approved the filing of the project application for the State grant funds; and
2) Certified that said applicant has or will have available, prior to commencement of any work on the project included in this application, including the funds provided by this grant, sufficient funds to complete the project; and
3) Certified that the applicant has or will have sufficient funds to operate and maintain the project; and
4) Certified that the City has reviewed, understood, and agreed to the General Provisions contained in the contract stated in the Procedural Guide, which was presented on December 21, 2021; and
5) Delegated the authority to the City Manager to designee, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope; and
6) Agreed to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

On January 26, 2022, the City initiated circulation of a request for public bids for the John L. Carter Park capital project.

DISCUSSION:

The City received seven (7) bids before the scheduled bid opening time and date of 2:00 PM on Thursday, March 17, 2022. The engineer's estimate and submitted bids are summarized as follows:

Bidder	Total
Engineer's Estimate	$4,807,000
Wickman Development and Construction	**$4,971,000**
S.J. Amoroso Construction Co., LLC	$5,137,000
Azul Works, Inc.	$5,195,500
S&H Construction	$5,498,600
Bothman Construction	$6,182,645
Patriot Contracting, Inc.	$6,972,000
Minerva Construction, Inc.	$8,820,000

The Wickman Development and Construction bid was initially deemed by the City to be the lowest responsible bid. The bid was reviewed by staff and City consultants and deemed formally to be the lowest responsible bid in accordance with City and State public bid requirements. References have been checked as well. The bid was approximately 3.41% above the Engineer's Cost Estimate and well within City expectations given the volatility of the construction marketplace. Additional services, such as Biological and Environmental Services, Geotechnical Services, and construction contingences will also be needed throughout construction and are subject to separate City Professional Services Agreements. Due to the necessary improvements for Carter Park and services required for construction, an additional $700,000 is being requested as part of tonight's action.

Three items were purposefully excluded from the bid documents and are thus, not part of the Wickman Development and Construction contract. These items are the audio/visual system, children's play structures and the main entry sign at Main Street due to budget constraints. City Staff will be reaching out to the Friends of Half Moon Bay Parks and Recreation, Mariners Church, Half Moon Bay Shakespeare Company and other parties who may be willing to assist in fundraising for the remaining improvements. Entry signage was left as a distinct item due to the unknown aspects of fundraising and sponsorship/naming interest. The sign is subject to a separate design review process through the Community Development Department. Following design review and approvals of the entry the of sign, Staff will return to augment the budget. Relative to the remaining items, staff will keep the City Council appraised of fundraising efforts. Staff may eventually return to City Council seeking additional General Funds to complete one or all of the remaining improvements should fundraising prove inadequate. We are hopeful that a portion of the contingency funds will be available to augment.

Wickman Development and Construction was deemed the lowest responsive and responsible bidder. City Staff has reviewed their bid and determined that their bid is acceptable and free from significant material discrepancies. City Staff recommends City Council to authorize the City Manager to:

1) Authorize the Administrative Services Director to transfer $700,000 in General Fund to Capital Improvements Project No. 0611 John L. Carter Park Improvements (Project); and
2) Award and execute a construction contract to the lowest responsive and responsible bidder, Wickman Development and Construction of San Francisco, CA, in the bid amount of $4,971,000 and approve a construction contingency in an amount of $745,650 (approximately 15 percent of the contract amount) for potential change orders; and
3) Execute a professional services agreement with SWCA, Inc. for Biological and Environmental Services in the amount of $35,079; and
4) Execute a professional services agreement with Bay Area Geotechnical Group (BAGG) for Material Testing and Special Inspection services in the amount of $115,415.

ATTACHMENTS:

1. Resolution to authorize the City Manager to authorize the Administrative Services to transfer $700,000 in General Fund to Carter Park Improvements Project (CIP Project No. 0611), and to award the construction contract to Wickman Development and Construction in the bid amount of $4,971,000 and approve a construction contingency in an amount of $745,650.
2. Resolution to authorize the City Manager to execute a Professional Services Agreement with SWCA, Inc. for Biological and Environmental Services in the amount of $35,079.
3. Resolution to authorize the City Manager to execute a Professional Services Agreement with Bay Area Geotechnical Group (BAGG) for Material Testing and Special Inspection services in the amount of $115,415.
4. Capital Improvement Project Page

Resolution No. C-2022-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY TO AUTHORIZE THE CITY MANAGER TO AWARD AND EXECUTE A CONSTRUCTION CONTRACT WITH WICKMAN DEVELOPMENT AND CONSTRUCTION OF SAN FRANCISCO, CALIFORNIA, IN THE BID AMOUNT OF $4,971,000, APPROVE A CONSTRUCTION CONTINGENCY IN AN AMOUNT NOT EXCEEDING 15 PERCENT, OR $745,650, OF THE CONTRACT AWARD AMOUNT FOR POTENTIAL CHANGE ORDERS, AND AUTHORIZING THE ADMINISTRATIVE SERVICES DIRECTOR TO AMEND THE EXPENDITURE BUDGET IN THE AMOUNT OF $700,000 IN FISCAL YEAR 2021-22 BUDGET FOR THE JOHN L. CARTER PARK IMPROVEMENT PROJECT (CIP PROJECT NO. 0611)

WHEREAS, The John L. Carter Park Improvements Project includes a new amphitheater including terraced seating, a new stage with storage space and changing room, a children's play area, picnic area, restroom and concession stand building, park access improvements, a solidarity trail, landscaping, lighting, and utility improvements.

WHEREAS, on December 8, 2020, the Planning Commission approved the environmental review, adopted a mitigated negative declaration (MND), and approved the Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception for the project; and

WHEREAS, the City advertised and opened seven (7) responsive bids received by the scheduled time, date, and place set forth in the Public Contract Code for the John L. Carter Park Improvements Project; and

WHEREAS, the lowest responsive and responsible bid was submitted by Wickman Development and Construction, of San Francisco, California, in the total amount of $4,971,000; and

WHEREAS, with the execution of the funding agreement with the State Department of Parks and Recreation to accept to finds in the amount of $4,750,000 and with the amendment to the expenditure budget capital funds in the amount of $700,000, sufficient funds will be available to award this contract and complete the project.

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

1) Accepts the submitted seven (7) responsive bids; and
2) Authorizes the City Manager to award and execute a contract to the lowest responsive and responsible bidder, Wickman Development and Construction, of San Francisco, California, in the total amount of $4,971,000, and approve a construction contingency in an amount not exceeding 15 percent, or $745,650, of the contract award amount for potential change orders; and

3) Authorizing the Administrative Services Director to amend the revenue and expenditure budget in the amount of $4,750,000 in Fiscal Year 2021/22 budget for the John L Capital Park Improvements Project
4) Authorizing the Administrative Services Director to amend the expenditure budget in the amount of $700,000 in Fiscal Year 2021/22 Budget for the John L. Carter Park Improvements Project with a supporting transfer from the General Fund

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 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

1496582.1

Resolution No. C-2022-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR BIOLOGICAL AND ENVIRONMENTAL SERVICES WITH SWCA, INC. IN THE AMOUNT OF $35,079 FOR THE JOHN L. CARTER PARK IMPROVEMENTS PROJECT (CIP PROJECT NO. 0611)

WHEREAS, Chapter 2.50 of the Half Moon Bay Municipal Code establishes a personnel system and procedures for the administration of personnel matters; and

WHEREAS, The John L. Carter Park Improvements Project includes a new amphitheater including terraced seating, a new stage with storage space and changing room, a children's play area, picnic area, restroom and concession stand building, park access improvements, a solidarity trail, landscaping, lighting, and utility improvements.

WHEREAS, on December 8, 2020, the Planning Commission approved the environmental review, adopted a mitigated negative declaration (MND), and approved the Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception for the project; and

WHEREAS, on December 21, 2021, the State Department of Parks and Recreation awarded the City a $4,750,000 grant for construction for the John L. Carter Park Improvements Project; and

WHEREAS, biological and environmental services are necessary for the project and SWCA, Inc. have provided quality biological and environmental services for numerous capital projects in the last several years.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to enter into a Professional Services Contract with SWCA, Inc. in the amount of $35,079 for biological and environmental services for the John L. Carter Park Improvements Project (CIP No. 0611).

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 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

Resolution No. C-2022-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR MATERIAL TESTING AND SPECIAL INSPECTION SERVICES WITH BAY AREA GEOTECHNICAL GROUP (BAGG) IN THE AMOUNT OF $115,415 FOR THE JOHN L. CARTER PARK IMPROVEMENTS PROJECT (CIP PROJECT NO. 0611)

WHEREAS, Chapter 2.50 of the Half Moon Bay Municipal Code establishes a personnel system and procedures for the administration of personnel matters; and

WHEREAS, The John L. Carter Park Improvements Project includes a new amphitheater including terraced seating, a new stage with storage space and changing room, a children's play area, picnic area, restroom and concession stand building, park access improvements, a solidarity trail, landscaping, lighting, and utility improvements.

WHEREAS, on December 8, 2020, the Planning Commission approved the environmental review, adopted a mitigated negative declaration (MND), and approved the Coastal Development Permit, Use Permit, Architectural Review, and Parking Exception for the project; and

WHEREAS, on December 21, 2021, the State Department of Parks and Recreation awarded the City a $4,750,000 grant for construction for the John L. Carter Park Improvements Project; and

WHEREAS, material testing and special inspection services are necessary for the project and Bay Area Geotechnical Group (BAGG) have provided quality material testing and special inspection services for numerous capital projects in the last several years.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to enter into a Professional Services Contract with Bay Area Geotechnical Group (BAGG) in the amount of $115,415 for material testing and special inspection services for the John L. Carter Park Improvements Project (CIP No. 0611).

****

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 19th day of April 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

PROJECT TITLE: CARTER PARK IMPROVEMENTS

Category:	Parks			**Project Number:**	0611		
Project Location:	Carter Park			**Lead Department:**	Public Works/Administration		
Type:	Capital Maintenance/Community Enhancement			**Status:**	Previously Approved		
Initial Funding:	FY 18-19	**Estimated Completion:**	FY 22-23	**Fund Number:**	125	**Fund Name:**	Parks

DESCRIPTION:

The Parks Master Plan identified John L. Carter Memorial Park as an opportunity to create a more actively utilized space by adding improvements to facilitate greater opportunities for performances and day camps. This project includes a new amphiltheater including terraced seating, a new staged with storage space and changing room, children's play area, picnic area, restroom and concession stand building, park access improvemetns, a solidarity trail, landscaping, lighting, and other utility improvements.

JUSTIFICATION:

This project was identified as a project in the Parks Master Plan completed in FY 18-19.

STRATEGIC PLAN GOAL (please check all that apply)

X	Infrastructure
X	Healthy Community/Public Safety
X	Fiscal Sustainability
	Inclusive Governance



ADDITIONAL DETAILS:

Accomplishments in FY 20-21 include completion of the 40% design documents. CEQA and CDP for this project were completed in prior years.

EXPENDITURES	PRIOR YEARS BUDGET EXPENDITURES	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FUTURE YEARS	TOTAL ALL FY
Engineering & Design	$ 60,276	$ 209,121						$ 269,397
Prof.Serv/Env.		$ 150,494						$ 150,494
Construction		$ 5,716,650						$ 5,716,650
PM-CM		$ 245,000						$ 245,000
Non-Construction Contingency		$ 82,856						$ 82,856
TOTAL	**$ 60,276**	**$ 6,404,121**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,464,397**

SOURCE(S) OF FUNDS	PRIOR YEARS BUDGET ALLOCATIONS	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FUTURE YEARS	TOTAL ALL FY
General Fund	$ 60,276	$ 1,215,000						$ 1,275,276
Park Facility/Development - Fund 125		$ 439,121						$ 439,121
Prop 68		$ 4,750,000						$ 4,750,000
UNFUNDED								$ -
TOTAL	**$ 60,276**	**$ 6,404,121**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,464,397**

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **April 19, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: Matthew Chidester, Deputy City Manager
Victor Gaitan, Management Analyst

TITLE: **COMMUNITY SERVICES FINANCIAL ASSISTANCE PROGRAM**

RECOMMENDATION:
Receive an update on the FY 2021-22 cycle of the Community Services Financial Assistance (CSFA) Grant program and provide direction on the funding levels and selection process for FY 2022-23.

FISCAL IMPACT:
Any funding allocations will be included in the Fiscal Year 2022-23 Recommended Budget.

STRATEGIC ELEMENT:
This action supports all elements of the Strategic Plan.

BACKGROUND:
In FY 2018-19, the City piloted the Community Services Financial Assistance (CSFA) grant program and distributed $129,750 to 15 local non-profit organizations. The purpose of the program was to support important services and programs in the community.

In FY 2019-20, based on the successes of the pilot program, the City provided another round of grants and distributed $150,000 to 15 organizations. Many of these organizations achieved their program goals by the end of the fiscal year, while others sought City approval to redirect funding towards COVID-19 relief and recovery.

During FY 2020-21, the City Council made the decision to focus funding on COVID-19 response and relief totaling $200,000 across seven nonprofit organizations.

In the following FY 2021-22, the City took a hybrid approach by granting $200,000 to the same seven organizations that provided COVID-19 relief and recovery services during the previous fiscal year, as well as an additional $50,000 to 10 other organizations for general community serving projects and programs.

As part of their funding agreements, each grant recipient is required to submit a mid-year report including program updates. End-of-year reports and financial statements are due in June 2022.

The City Council's CSFA Subcommittee met on February 7, 2022, to seek direction on FY 2022-23 programming. A second meeting of the Subcommittee on March 17, 2022 included a summary of the mid-year reports from the FY 2021-22 recipients, an update on the Coastside Recovery Initiative (CRI), and further discussion of the funding, process, and requirements for the upcoming FY 2022-23 program.

CRI is a comprehensive economic development planning process initiated to address immediate recovery needs and provide a blueprint for a more sustainable and resilient future. The effort culminated in a set of recommendations that, among other things, can inform CSFA funding priorities and grants administration, while at the same time support CRI implementation.

One of CRI's working groups, Team Thrive, analyzed challenges facing nonprofits emerging from the pandemic and the potential role they play in driving economic recovery. Findings in the Coastside Recovery Report reveal growing inequality and need, a lack of community connectedness, loss of revenue from cancelled fundraisers, capacity issues, and challenges reaching the hard-to-reach. Mental health issues and housing insecurity were additional challenges that required immediate solutions that complement longer range planning efforts. Given these realities, Team Thrive put forth the following recommendations:

- "Develop a more coordinated and integrated approach to providing safety net services for vulnerable individuals and families."
- "Increase and strengthen capacity of providers to connect vulnerable residents to rental, financial and other public benefits assistance for which they may be eligible."

These recommendations highlight the urgency of basic needs such as housing, shelter, food, clothing, and financial assistance (including connections to public benefit programs) and affirm what current CSFA grant recipients have identified as the key challenges and needs in their mid-year reports. Additionally, promoting collaboration and efforts to better communicate and coordinate between service providers could also address the recommendations and improve access to safety net services.

Based on the recommendations included in the CRI report, and the continued impacts of the COVID-19 pandemic, the Subcommittee identified an opportunity to align the CSFA program with the Coastside Recovery Initiative (CRI) and directed staff to develop a plan that integrates the CSFA program with CRI taking into account the recommendations and directing more impactful funding amounts to a smaller number of organizations what serve those most impacted by the COVID-19 pandemic.

DISCUSSION:

Mid-Year Update for FY 2021-22:

At the mid-year, the large majority of the 17 funded organizations reported that they are on track to meet their goals by the end of the fiscal year. The few organizations that have completed less than 50% of their stated goals have detailed steps that will ensure program deliverables are on time and within budget.

Mid-Year Highlights:

Funded organizations have been hard at work to provide the Half Moon Bay community with a wide variety of essential services and programs. The following are a few of the highlights gleaned from the mid-year reports:

- Coastside Hope has continued providing its Critical Family Needs Safety Net services, which include food, shelter, rental assistance, utility assistance, infant needs, unemployment services, and more. In the first two quarters of the current funding cycle, 2,034 unduplicated Half Moon Bay households received some level of assistance

- There has been some important collaboration on grants for the Community Resilience Hub as a result of the City's funding support of the project. ALAS, Boys and Girls Club of the Coastside, and the Cabrillo Education Foundation are in closer alignment than ever before. The three partners submitted a proposal for the Chan Zuckerberg Initiative Community Fund grant and the Community Hub received $50,000 in November 2021, and a program manager has been identified

- ALAS has seen an increased need for mental health services due to the COVID-19 pandemic and the ensuing economic crisis. They currently have a wait list of 15 people and all mental health clinicians have full caseloads. For this grant they have been able to provide services to 12 clients, which are free and ongoing to fully support individuals and families. These services have been impactful and necessary as it has helped to address and reduce depression, anxiety and isolation among clients.

- During the first half of FY 2021-22, Sonrisas Dental Health's Half Moon Bay clinic continued to serve low-income residents living on the Coast, with support from the City of Half Moon Bay's CSFA Program. 83% of dental clinic visits to the Half Moon Bay center served low-income individuals.

- At the Coastal Arts League, adult art classes provided an opportunity for seniors to get together socially, make new friends, and learn new skills. Their free art classes on Fridays, at the Senior Center have been quite popular. Six member artists volunteered

to teach classes in drawing, painting, collage, and beading. These classes were always full, and participants regularly request more.

- St. Vincent de Paul noted that food insecurity has increased over the past two years as the COVID-19 Pandemic has dealt a double blow to families - reducing incomes and increasing food prices. This has placed greater demand on the SVdP Our Lady of the Pillar Food Pantry and other financial resources. The City of Half Moon Bay CSFA grant of $5,000 has enabled SVdP to extend the program to help meet the growing demand.

- The HEAL Project mentioned that as a result of their Intensive Garden Program (IGP), students were sent home with recipes to cook with their families, and outside of formal surveys, students indicated to their IGP teacher the following information compared to the beginning of the year:
    - They are eating more vegetables each week
    - They are eating more fruits each week
    - They more frequently have eaten food picked from a garden or farm
    - They agree more with the statement, "It is important to read nutrition labels on foods"

Key Learnings and Ongoing Challenges:

The majority of the funded organizations noted that the effects of the COVID-19 pandemic continue to provide challenges to organizational operations as well as clients' financial and mental / emotional well-being. These challenges include difficulties in providing certain services, increased need for food and financial assistance, and increased mental health issues as a result of ongoing hardships.

- Coastside Adult Day Health Center noted that their clients are among the most vulnerable populations at risk for the effects of COVID-19, and that it has been challenging to keep everyone healthy and safe. Most of their clients need assistance using the restroom, walking, and eating, which is the time when masks are removed. Many of their clients have dementia and do not understand fluctuating public health guidelines.

- ALAS has seen an increase in need and calls coming in for mental health services. They've also had to adjust to working both in person and remotely depending on what works best for clients, which has included visits onsite at farms and homes.

Hope Services reported that finding safe activities for clients in the Half Moon Bay/Peninsula Diversified Network (HPDN) program has been challenging during the pandemic. Many of the community sites at which they had previously volunteered, and other locations previously accessed in the community, were no longer open, did not meet the program's social distancing requirements based on the CDC guidelines, or did not have restroom access. Thankfully, Half

Moon Bay and its surrounding towns are rich with outdoor trails and parks, and staff took advantage of these locations as destination sites for program activities with clients.

A detailed chart summarizing the mid-year reports of all CSFA grant recipients for FY 2021-22 is attached at the end of this report.

Recommendation for FY 2022-23:

For FY 2022-23, the Subcommittee recommends continuation of the CSFA grant program at a funding amount of $300,000, with fewer but larger grant amounts of up to $50,000. Due to the continued impacts of the COVID-19 pandemic, and associated economic and mental health effects, and based on the findings from Team Thrive of the Coastside Recovery Initiative, staff recommends that funding be made exclusively available to organizations/programs providing essential safety net services to the residents of Half Moon Bay.

For the purposes of the CSFA program, safety net services include:

- Services related to basic needs, such as food, shelter, clothing, employment, and other public benefits assistance
- Services related to housing insecurity, such as shared housing capacity, rent relief and renters rights assistance
- Mental health and wellness services, such as individual and family counseling and case management

Eligibility Requirements:

- Applicants **must** provide essential safety net services
- Applicants must be formally incorporated nonprofit entities based in Half Moon Bay, or provide services throughout San Mateo County and can demonstrate they are serving individuals who live or work in the City of Half Moon Bay
- Top consideration will be given to applicants who:
    - Demonstrate how program funding increases collaboration, coordination, and capacity building among other nonprofits providing safety net services
    - Incorporate culturally competent and language accessible outreach services that combat misinformation and link the hard-to-reach with existing programs and resources
    - Incorporate innovative approaches and best practices in the delivery of services

Proposal Process:

- Applicants must complete and submit the required application online
- The application period for fiscal year 2022-23 will open - TBD
- Deadline to apply for funds for fiscal year 2022-23 - TBD
- City staff will review all applications to ensure eligibility requirements are met and for completeness; any applications which are incomplete will not be considered.

- The City Council CSFA Subcommittee will review the content of all applications and make a recommendation to the full City Council.
- The City Council of Half Moon Bay will take the CSFA Subcommittee's recommendation into consideration and make the final decisions on all grant funding.
- Once grantees have been selected, staff will prepare funding agreements and distribute funding between July-August 2022.

Reporting Requirements / Cohorts:

- Grant recipients will be expected to participate in one to two cohort convenings per grant cycle. The purpose of these convenings is to encourage an integrated and collaborative approach among safety net service providers. Another goal is to exchange best practices and discuss challenges in an open and supportive peer learning environment.
- Grant recipients will be required to submit a mid-year report.
- New grant recipients who have not received CSFA funding in the past will need to submit a copy of their latest IRS Form 990 and will be required to provide an end of year financial statement

ATTACHMENTS:

1. Summary of Mid-Year Reports
2. Link to Coastside Recovery Report 2022

FY 2021-22 CSFA Grant Mid-Year Report Summary

Program Grantee	Funding Amount	Avg. % of Goal Achieved	Program Outcomes for first half of FY 21-22	Challenges / Obstacles
ALAS - COVID-19 Basic Needs Crisis Fund	$30,000	75%	Seen an increased number of requests for food and economic relief. Food has been a critical need. Many are not working due to being home and we are getting requests for economic support as well. Sent Instacart to homes of families with COVID, have dropped off food and also provided walk up opportunities for food to our pantry at ALAS. Served over 100 people for both food and economic relief. 75 have received direct support with food, food cards and resources, including critical needs like medicine for COVID, and 25 individuals with economic relief. Hired front line staff to answer and triage calls, providing direct support for consumers who are primarily farm and essential workers needing support. The case management support has included connecting to basic needs such as food, economic relief, medical insurance registration, educational connections. Our team is supporting an average of fifty calls a week and in six months have H2 our caseload of 30 individuals and families through this grant.	The challenge has been addressing the level of need with minimal resources for COVID this year. Thus this grant has been a true safety net to get these services out. Last year we found there was much more funding directed for support. So we are grateful for this funding to help those we have been working with.
Coastside Hope - Critical Family Needs Safety Net	$30,000	86%	From July 1st, 2021 to December 31st, 2021 we provided Critical Family Needs Safety Net services to 2,034 unduplicated Half Moon Bay residents making up 68% of clients served. The services provided included food, shelter, rental assistance, utility assistance, infant needs, unemployment services, job application completion help, Adopt-A-Family Christmas program, and COVID -19 relief. We provided 183 food service units per month to the 819 individuals residing in Half Moon Bay. Coastside Hope was able to provide direct financial assistance, rental assistance, and utility assistance to 214 households totaling 620 individuals.	The challenges and obstacles we faced during the reporting period are still consequences of the pandemic. Our clients are the working poor, seniors on fixed incomes, the disabled, the fallen middle class, the homeless, and the working folks who do not qualify for federal sponsor programs and are still at a disadvantage when it comes to financial stability. The current inflation is not helping the existing challenges faced by our clients. Additionally we have noticed violations of workers' rights in our community. We received several requests for assistance to address wage theft, wrongful terminations, and unsafe working conditions at worksites. Coastside Hope doesn't have a legal division in the labor field, but thankfully we have a partnership with non-profits that specialize in this field.
Abundant Grace Coastside Worker - COVID-19 Relief Services for Homless in HMB	$30,000	61%	The Center is fully operational and able to handle about30 people daily. During the reporting period-700+ showers and 900+ loads of laundry done, assistance with job and housing applications, job readiness training programs, and case management and medical services through partner organizations. In addition, provided daily AA meetings 5 days a week, repurposed the garage into a clothing room for distribution of clothing, worked with staff of the Coast House to place over 20 people in the shelter, distributed thousands of lunches daily and some 4,000 lbs. of produce to low-income families in HMB. Introduced some new community programming at the Center in 2021. The Bike Temple is a volunteer-run monthly event for bicycle repair and training. AGCW staff also host monthly movie nights and provide a space to create intentional community for those experiencing homelessness. Hosted two holiday dinners in 2021.	Challenge: some of usual food distribution partners were either closed or not accepting produce donations. For example, our longtime partners at Coastside Lutheran Church suspended their twice weekly community breakfast out of safety concerns. Solution: in 2021 we built and installed a produce "farm stand" at the Center that allows us to host a twice weekly free produce distribution. In addition, we have continued to build our partnership with ALAS by providing produce for their Saturday food distribution program.
Senior Coastsiders - COVID-19 Relief Services	$30,000	50%	Approximately 1,000 seniors served in the first six months. Provided over 1,000 hours of care management information, assistance, referrals, resources. Home delivered almost 12,000 meals and served more than 5,500 meals at our facility. Provided an average of 50 different regularly scheduled classes and activities per month and an average of 5 special and guest presentations per month. Held a flu clinic in partnership with CVS. Conducted minor home repairs on 7 homes. Arranged over 150 transportation rides to and from our center. Loaned out over 20 assistive devices. Engaged over 200 volunteers in meaningful community service.Equipped our center as a community resilience hub (this was done with the support of additional funds provided by the County of San Mateo Office of Sustainability. Shared our commercial kitchen with Table of Plenty and No Strings Attached Breakfast who provided more than 200 additional 200 meals/month to the community	We reopened in-person activities to provide lunch, classes, and socialization at a time when many other senior centers remained closed. However, the Omicron surge and the need to re-introduce various restrictions like indoor mask wearing for everyone, no matter the vaccination status, caused much anxiety among our participants, staff, and volunteers. We continue to carefully monitor CDC and San Mateo County Health Department guidelines and carry out best practices to keep our participants, staff, and volunteers safe. Wanted to offer opportunities for those that wished to remain at home but lacked good quality technological infrastructure. To address this, we upgraded to a different internet provider and invested in cameras, microphones, and other technology. Had difficulty finding volunteers to assist with meal delivery so have expanded the communication channels we use to raise awareness about our volunteer opportunities.

Boys & Girls Club of the Coastside - Remote Learning Access	$25,000	48%	We have over 100 middle school students enrolled and an average daily attendance of approximately 85. We have 25 high school students enrolled and an average daily attendance of approximately 15.All interested students have been accommodated. Volleyball had 3 teams for sixth grade with 31 girls, 2 teams for seventh grade with 28 girls, 3 teams for eighth grade with 37 girls. 6 out of the 8 teams made the playoffs, 3 teams made the championship game and the 6A volleyball team won league title. Flag Football had a JV team with 14 players and a Varsity team with 14 players. Cross County had 30 athletes.	Like many other organizations, we are having a hard time finding enough employees. We could use more Youth Development Professionals to work in the After School programs for both the middle school and the high school. We really struggled to find enough volleyball coaches. In response, we have increased our pay, we are marketing ourselves in new channels, and we are working hard to retain our current staff. Recently, we have struggled with COVID again. This week all of our basketball games were postponed when the schools we were schedule to complete against were sidelined with ill players. We have had some staff need to quarantine after family exposures (luckily no one is too sick). Right now other staff are covering for them, but everyone is working more than they are scheduled for and we can't maintain this pace indefinitely. I have heard experts expect this Omicron surge to pass quickly and we are hopeful.
Sonrisas Dental Health, Inc. - COVID-19 Relief	$20,000	67%	During the first half of FY2021-22, Sonrisas Dental Health's Half Moon Bay clinic continued to serve low-income residents living on the Coast, with support from the City of Half Moon Bay's CSFA Program. 83% of dental clinic visits to our Half Moon Bay center served low-income individuals: 1. Total patient visits (All patients): 1625 - 2. ATC visits (Low-income patients): 1349 - 3. Total patients (All patients): 831 - 4. Total ATC patients (Low-income patients): 686 - 5. # of new ATC patients with 2+ visits: 43 - 6. # of ATC (new + existing) with 2+ visits: 337	Dentistry is high-risk for exposure to COVID-19, and as such, safety is paramount. In FY2021-22, SDH has maintained extensive changes to our patient flow, work processes, facilities, and equipment/supplies to continue to serve low-income patients through our Coastside Clinic location in Half Moon Bay during the COVID-19 pandemic.
ALAS - La Misma Luna Mental Health Clinic	$20,000	50%	Increase need for mental health services due to COVID and the economic crisis. We currently have a wait list of 15 people with all mental health Clinicians full. For this grant we have been able to provide services to 12 clients, free and ongoing to fully support the individual and or family. These services has been impactful and necessary as it has helped to address and reduce depression, anxiety and isolation.	We have an increase in need and calls coming in for mental health services. We have also had to adjust working both in person and remotely depending on what works best for the client. We have also been going out onsite into the farms, housing and supporting at all levels to make sure they are being seen. We increased a Therapist in our program as the numbers have grown.
Coastside Adult Day Health Center - Leave No Senior Behind	$15,000	98%	Because of our daily assessments performed by our nurse, we can prevent more acute care. Our nurse works closely with the families and the physicians to provide care and attention. She also does weekly covid assessments, covid education, and covid testing. She also encourages vaccinations and boosters. 100% of our clients and staff are vaccinated, 80-% have received their boosters. This has reduced the hospitalizations to 5% and ER visits to 5%. Of the 64 clients we have enrolled, 44 of our clients are attending on site services. The other 20 receive remote services and doorstep visits with food and supplies. Once a week we have Zoom physical therapy which has proven to increase their strength and endurance. Onsite we have physical therapy twice a week along with occupational therapy once a week. We have seen a vast improvement	Our people are the most vulnerable population and at risk for covid. It is challenging to keep everyone healthy and safe. Even though we social distant, mask, take temperatures, and complete covid assessments daily, it is a real challenge to keep the environment safe. Most of our people need assistance in the bathroom, assistance walking and some assistance eating, which is the time the mask are removed. Many of our people have dementia and do not understand. The solution to safety is talented, understanding, and endearing staff members, which we are lucky to have. All our previous staff returned to work when we opened.
Cabrillo Education Foundation - Community Resilience Hub	$10,000	90%	The Community Hub steering committee: Jill Jacobson (BGCC), Pat Carbullido (ALAS), Corrine Bucher (CEF) and Rosalva Segura (CUSD) worked with a professional facilitator – Kerry Slattery Consulting – in a collaborative planning process. The goals of the process were (1) Flesh out the Community Resilience Hub model and governance structure (2) Create MOU (3) Develop a plan to engage additional partners and community supporters (4) Establish a 1-3 year work plan forimplementation of vision (5) Help partners plan for sustainable funding, including but not limited to, donor campaigns, and investment campaigns. In addition to the initial performance measures, there has been some important collaboration on grants to support the Community Hub as a result of the City's funding support of our project. Submitted a grant in August 2021 for the Chan Zuckerberg Initiative Community Fund grant. CZI granted the Community Hub $50,000 in November 2021. Worked in collaboration with CoastPride for a Social Isolation Support grant, which is a direct example of how we can engage our community partners in the delivery of services through the Hub. The submission date for this grant is on hold.This could mean $250,000 in funding for the Hub. In addition to academic and social-emotional supports, the Hub will deliver culturally relevant programs consistent with the following priorities: youth leadership development, youth skillsdevelopment, counseling and case management, community events and convenings, and training for students and staff.	Building the alignment needed takes time and perseverance. Community Hub participants are dedicated to positive results, and ensuring they are achieved short, medium, and long-term. Allocating time needed to nurture, maintain, revise, and add or change new and/or ongoing collaboration between all the partner agencies, communities served, and challenging needs can be complicated. Community Hub Leadership Partners are aware of the demanding schedule that will be needed for success and are dedicated to ensuring positive results.The clear solution is a regular cadence of accountability and collaborative meetings. This process has allowed us to begin to identify the players that need to be at the table from CUSD. One mistake we made was waiting too long to bring the CUSD CBO into the creation of the MOU. He is an important partner and has a special passion for this project, just including the Superintendent was not enough. This has been valuable learning. The staffing shortage may pose a challenge as we begin to search for a Program Coordinator, but we are ready to work creatively to uncover a solution.

ALAS - LISTOS Outreach	$5,000.00	30%	To date we have 30 graduates for Listos. We have offered 2 separate sessions for people to attend for the Listos classes. One was in August and we graduated 23 residents. We had a smaller class in November graduating 7 new residents. Some of our graduates have expressed how important these classes are and they feel engaged to help the community better prepare in case of an emergency.	We have found that many people have a difficult time with (2 hour sessions on line. Some attend the first sessions but do not show up for the second session. We are trying to remedy this by offering a (four hour session on a Saturday morning. The 2 previous classes were held during the week and we feel people are tired from work or school and they do not want to sit for another class at night. This Saturday class is scheduled for February 5. We are also expanding our outreach through different avenues to expand our reach. We are doing a radio interview to promote the class and continue to post on our social media. Other avenues we are doing are posting the class flier at businesses, the church and email blasts.
Coastal Arts League - Public Art Gallery	$5,000.00	50%	Between July 1 and December 31, 2021, a total of seven shows were held in the exhibition gallery. Free art classes for adults resumed at the Senior Center in September 2021. The Exhibition program included 12 shows in 2021. Typically, 50 - 60 artists are included in juried and benefit shows. The calendar for 2022 is full and 2023 is filling fast. After a slow 2020, attendance at monthly opening receptions increased in 2021, averaging about 90 visitors per event. Sales increased in both the Exhibition Gallery and the Collective Gallery. Our mailing list has grown from 800 to 1000 subscribers, with an open rate of 50 – 60%. Advertising has been purchased in the Coastside Magazine, published by the Coastside News Group. As of December, 112 artists have renewed their membership for 2022. Most of these participated in the end-of-year Member Shows in November and December. Four artists are contracted annually to display their work in the Guest Artist space of the Collective Gallery. This display rotates quarterly. Regular members of the Collective participate in an Artist of the Month program, with a display over the front desk.	During 2021, many member artists were uncomfortable returning to host the gallery. Five substitute hosts were trained and available for hosting. Gallery ventilation was enhanced by the purchase of two air purifiers and keeping the back doors open. Space heaters were added to keep the galleries comfortable for visitors. Outdoor benches allow for visitors to socialize outside. During the second half of 2021, our program did not receive any articles in the HMB Review newspaper. We purchased advertising in the Coastside Magazine but this was not directly connected with our exhibition program. We encourage exhibitors to submit press releases. We distribute our Exhibition brochures to post offices, hotels, and other public spaces, such as La Piazza. We ask our volunteers to help with the distribution. Our galleries have no classroom space. We offer free classes at the Senior Center but will need to find another location to offer more classes. The capacity of the art room is 15 and the Senior Center schedule allows for only one class per week.
El Centro de Libertad - SUD Prevention Program	$5,000.00	50%	Initial Pre-test upon enrollment: During this reporting period our pre-test performance measurements were modified to accommodate the on-going COVID-19 pandemic. To establish a baseline for performance evaluation, El Centro used modified metrics to evaluate program success. This includes school based assessments and students caught on campus with drugs and alcohol. Final post-test upon program completion: During this reporting period our post-test performance measurements were modified to accommodate the on-going COVID-19 pandemic. El Centro used modified metrics to evaluate program success. This included requirements for goal setting and a demonstrated understanding on the part of students of the effects of substance use on their minds and bodies. While we have not met our numbers as we had hoped, we have done what we could during the Pandemic. We have provided 7 prevention education classes to Pilarcitos and have provided Individual counseling services to 3 students at HMB high as an alternative to suspension.	During this period, we have been challenged with the ongoing COVID-19 pandemic. One of the challenges we have faced is being able to reach youth as some of the schools were not allowing outside providers to come in and provide services. We have made our prevention education classes available via zoom, however the students have fell behind in their core education and schools wanted to wait until we are able to come in person. The other challenge we have faced is with the students we have reached they are experiencing severe mental health issue and or substance abuse, due to the pandemic we have seen a rise in both these areas.
Sea Hugger - Camp Sea Hugger	$5,000.00	0%	We received the funds for this grant on 7/26/21 and our last Camp Sea Hugger Summer session ended 7/30/21 so we have not been able to fund any scholarships yet. We will be funding scholarships for Spring Break Camp 2022 in April and Summer Break Camp 2022 in June and July.	We do not have any challenges or obstacles for scholarship recipients for the first half of FY 2021-22 for reasons stated above.
St. Vincent de Paul of San Mateo County - SVdP Grocery Gift Card Program	$5,000.00	100%	SVdP Our Lady of the Pillar Conference distributed 200 $25 Safeway grocery store gift cards to families to purchase food items not available through their Food Pantry.	Food insecurity has increased over the past two years as the COVID-19 Pandemic dealt a double blow to families - reducing incomes and increasing food prices. This has placed greater demand on the SVdP Our Lady of the Pillar Food Pantry and financial resources. The City of Half Moon Bay CSFA grant of $5,000 enabled us to extend our program to help meet the growing demand.

The HEAL Project - Intensive Garden Program at Hatch Elementary	$5,000.00	25%	We saw students in person in fall 2021 and they were happy to spend time in the garden after a year of virtual learning. We served 83 3rd grade students in fall semester and they graduated IGP in December. There was a pre and post survey sent to students to self-report changes in behavior and understanding of concepts covered in the program, questions were not answered by some students. Third graders graduated from IGP in December and we saw an increase in the number of students who self-reported consuming two or more fruit servings the day before from 36 to 40 students of the 69 who answered the question. Third graders graduated in December and self-reported a decrease in their understanding behaviors that support environmental stewardship from 50 to 46 students of the 62 students who answered the question. For the first time, CUSD has underwritten some of the costs for IGP. As a result, some CSFA grant funds will be used to support our work with Cunha School in Half Moon Bay to get a rain catchment system set up for their garden. THP does not serve students at Cunha and a credentialed teacher will do the garden education with her science students and will not have performance measurement results to share.	Staff turnover is always an issue for us. Hatch IGP has a new educator this year and will better facilitate the completion of the surveys with the next cohort of 80 2nd graders in spring semester. The Garden Educator had this to say about the reason the survey results did not meet our goal: "I attribute this to students' difficulty completing the post survey - they did this on their own before going to a fun activity. Next time, I would facilitate completion of the survey together in a slow, paced way to allow students to ask questions if they were unsure about the survey." Responding to surveys have always been a challenge for students and our anecdotal input from students is more encouraging than were our survey results.
CUSD - Early Intervening Services Program	$3,500.00	100%	As of December, 2021: We have completed 40 pre/during assessments, We have completed 14 post assessments, We have made 2 referrals based on the results, We use the Ages and Stages Developmental Screening Questionnaire which is divided in to two parts-communication and problem solving and gross/fine motor development. Teachers met in collaboration and analyzed the results of the screening. They identified primary focus areas for both the children and their parents. The two referrals made were for speech therapy, to assist these children in communication. Based on assessment results and parent input, we have delivered materials to parents and explained/demonstrated their use in monthly one hour zoom sessions. The focus has been primarily on communication, math, literacy, self care, social emotional development. The funds provided have supported our teachers in meeting to collaborate and plan lessons based on the assessment results. We were able to send materials home for parents to use in working with their children. We've identified other funds to support expanding this process to include our inclusion teachers for next year. That way their special needs students would have their needs identified and access to early learning materials prior to starting school in the fall.	One of the main obstacles was not having all early learning staff participate in the assessment process. Our goal for next year is to include them by providing them a stipend, if possible.
Hope Services - HMB diversified network program for adults with developmental disabilities	$3,000.00	85%	**1**. **Increase inclusion of individuals with developmental disabilities in all aspects of community life.** HPDN met this outcome to the best of its ability through its process of phased-in re-opening of in-person services, since it is a 100%-community-based program, and therefore enabling participating clients to return to in-person services meant enabling them to access their community to the fullest extent safely possible. **2**. **Assist individuals with developmental disabilities to overcome the obstacles that they may face in their efforts to access community resources.** HPDN met this outcome by making every possible provision within its purview, including staff testing, masking, social distancing, PPE, vehicle cleaning, and scouting out sites in advance to make sure that they met COVID safety protocols, in order to make it safe for clients to return to in-person services. **3. Overcome clients' transportation-related barriers to accessing community resources and service**s. HPDN met this outcome by having a safe, ready, and fully operable vehicle fleet to transport clients from their homes to every program destination back to their homes at the end of the day, and by adding to that fleet a van and a larger SUV to allow for social distancing, cleaning vehicles after every use, and providing staff CPR training. **4. Build community partnerships and a network of local collaborators who support and serve individuals with developmental disabilities and mental health needs**. HPDN did not actively pursue achievement of this outcome during the reporting period. Hopefully, there will be more opportunities to do so during the second half of the grant period if pandemic protocols are able to be eased. **5. Educate the public to the advantages of including people with disabilities in all aspects of community life**. HPDN did not actively pursue achievement of this outcome during the reporting period.	Finding safe activities for the clients in the HPDN program, which is 100% community-based, has been challenging during the pandemic. Many of the community sites at which they had previously volunteered, and other locations previously accessed in the community, were no longer open, did not meet the program's social distancing requirements based on the CDC guidelines, or did not have restroom access. Using a checklist, staff made in-person visits to potential locations for client outings, lunch sites, or volunteer sites to assess whether they met the program's safety protocols. Thankfully, Half Moon Bay and its surrounding towns are rich with outdoor trails and parks, and staff took advantage of these locations as destination sites for program activities with clients.

Coastside CERT - LISTOS Program Backpacks	$2,500.00	30%	Two LISTOS class sessions (2 2-hr classes =1 session) were held via Zoom on August 6 & 13 and November 4 & 5. 30 students have graduated: 23 students graduated from the August class and 7 graduated from the November class. Gustavo Agredano, LISTOS Program Manager, replaced Alma Pelayo as Lead Instructor. The partnership of ALAS, LISTOS, and Coastside CERT continues to work well together.	Our hardworking Latino community is challenged to carve out 4 hours from their work and family responsibilities to complete the course. • The Zoom format necessitated by COVID is challenging. Wifi service is sometimes unreliable. It is not easy for multiple members of the same family to see or be visible by the Zoom screen. Each person has to be visible throughout the 4 class hours to be counted as graduating. • Trust or "shyness." Some are concerned about their image being shown on Zoom. • Recruiting participants has proved difficult – family prioritize are focused food, shelter, work/school, and health – the vital issues they struggle with daily - before emergency preparedness. • Almost twice as many people register and begin the class than actually complete it. Part of the problem might be that students don't understand that both classes of a single session have to be completed to graduate. • We need to ramp up our recruiting efforts. So we are:
Purple Heart Anglers, Inc. - Disabled Veterans Fishing Program	$1,000.00	25%	The volunteers, Disabled Veteran participants and family members were able to take back to their homes and community a sense of thank you from the day with PHA. Some of them had never had this since their return to civilian life.	Everything went as planned. It's always a challenge taking Disabled Veterans out for a day of fishing, fun, food and friendship but nothing that we would consider an obstacle. It is a very rewarding experience.
Total Funding	**$250,000**			