



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

TUESDAY, NOVEMBER 18, 2025

**HYBRID MEETING (SEE NEXT PAGE)
ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019**

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

<https://www.halfmoonbay.gov/>

HYBRID MEETING PARTICIPATION PROTOCOLS

*This meeting will be held in-person and via Zoom for public participation. Remote participation is provided as a supplemental way to provide public comment, but this method does not always work. The public is encouraged to attend in person to ensure full participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. All Councilmembers and staff will participate in person. During any public comment portions, attendees may use the “raise your hand” feature and will be called upon and unmuted when it is their turn to speak. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on the City website at <https://www.halfmoonbay.gov/315/City-Council-Agendas>. Please click to join the webinar: <https://us06web.zoom.us/j/87674804231> or join by phone at 669-900-9128, using Webinar ID 876-7480-4231. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

1. ROLL CALL / PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PROCLAMATIONS AND PRESENTATIONS

3.A LENNIE ROBERTS PROCLAMATION

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

5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

6. CITY MANAGER UPDATES TO COUNCIL

7. PUBLIC FORUM

8. CONSENT CALENDAR

8.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

8.B APPROVE THE MINUTES OF THE NOVEMBER 4, 2025 SPECIAL MEETING

[ATTACHMENT](#)

8.C APPROVE THE MINUTES OF THE NOVEMBER 4, 2025 REGULAR MEETING

[ATTACHMENT](#)

8.D ACCEPT WARRANTS FOR THE MONTH OF OCTOBER 2025

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

[STAFF REPORT](#)

[ATTACHMENT](#)

8.E APPROVE OPPORTUNITY CENTER OF THE COASTSIDE ASSET DISPOSAL

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

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

8.F APPROVE MITIGATION MONITORING REPORTING PROGRAM FOR 6TH CYCLE HOUSING ELEMENT MITIGATED NEGATIVE DECLARATION

Staff Recommendation: Approve a resolution (Attachment 1) adopting the Mitigation Monitoring and Reporting Program (MMRP) for the 6th Cycle Housing Element Mitigated Negative Declaration adopted by City Council on November 4, 2025.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

8.G ADOPT THE 2025 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE - SECOND READING

Staff Recommendation: 1) Waive the second reading and adopt an ordinance repealing Chapter 14.06 of the Half Moon Bay Municipal Code, "Electrification of Buildings," and repealing and replacing Chapter 14.04 of the Half Moon Bay Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code, with local amendments, and finding the amendments to be exempt from environmental review under the California Environmental Quality Act (CEQA); and 2) Adopt a resolution establishing the "Need for Local Modifications to the California Building Standards Code" and ratifying the Coastsides Fire Protection District's Ordinance No. 2025-01.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

9. ORDINANCES AND PUBLIC HEARINGS

None.

10. RESOLUTIONS AND STAFF REPORTS

None.

11. COMMISSION / COMMITTEE UPDATES

12. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

13. CITY COUNCIL REPORTS

14. ADJOURNMENT



MINUTES
CITY OF HALF MOON BAY CITY COUNCIL

SPECIAL MEETING

TUESDAY, NOVEMBER 4, 2025

1. CONVENE SPECIAL MEETING / ROLL CALL

Mayor Brownstone called the Special Meeting to order at 5:30 p.m. Roll call was taken.

ROLL CALL

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

2. OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS - None

4. CLOSED SESSION

The Council convened a Closed Session on the following items:

4.A CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (GOVT. CODE SECTION 54956.9(D)(2) &(E)(1))

Conference with legal counsel regarding significant exposure to litigation (1 potential case)

4.B PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code section 54957)

Annual performance evaluation of City Manager Matthew Chidester

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

Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al. Santa Clara Superior Court Civil No. 17CIV316927; Court of Appeal Case No. H049896

5. ADJOURN SPECIAL MEETING

Mayor Brownstone adjourned the Special Meeting at approximately 6:55 p.m.

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor



**MINUTES
CITY OF HALF MOON BAY CITY COUNCIL
TUESDAY, NOVEMBER 4, 2025
TED ADCOCK COMMUNITY CENTER, 535 KELLY AVENUE**

1. ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Brownstone called the regular meeting to order at 7:05 p.m. and led the Pledge of Allegiance.

Assistant City Clerk Rodriguez called the Roll Call:

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

2. APPROVAL OF AGENDA

MOTION

Mayor Brownstone moved and Councilmember Jonsson seconded a motion to approve the Agenda. The question was called and the motion carried unanimously.

3. PROCLAMATIONS AND PRESENTATIONS

None.

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

None

5. REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that the Council met in Closed Session on November 4, 2025 to discuss three items. No action was taken.

6. CITY MANAGER UPDATES TO COUNCIL

Administrative Analyst Acosta announced volunteer opportunities for local non-profits during the Federal government shut down.

City Manager Chidester announced that two important events would be held at Mac Dutra Plaza; the first-ever Diwali celebration on November 7, 2025 and a Veterans' Day Recognition Event on November 10, 2025.

7. PUBLIC FORUM

The following individuals addressed the Council during public forum:

- Deborah Penrose
- Jennifer Moore
- Sandy Vella
- Joaquin Jimenez
- Anita Reese

8. CONSENT CALENDAR

The Consent Calendar consisted of the following items:

- 8.A WAIVE READING OF RESOLUTIONS AND ORDINANCES**
- 8.B APPROVE THE MINUTES OF THE JANUARY 19, 2022 SPECIAL MEETING**
- 8.C APPROVE THE MINUTES FROM THE MARCH 1, 2022 REGULAR MEETING**
- 8.D APPROVE THE MINUTES OF THE FEBRUARY 15, 2022 SPECIAL MEETING**
- 8.E APPROVE THE MINUTES OF THE OCTOBER 16, 2025 SPECIAL MEETING**
- 8.F APPROVE THE MINUTES OF THE OCTOBER 21, 2025 SPECIAL MEETING**
- 8.G APPROVE THE MINUTES OF THE OCTOBER 21, 2025 REGULAR MEETING**
- 8.H ACCEPT TREASURER'S REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025**
- 8.I ADOPT RESOLUTION 2025-72, APPROVING SEA HORSE RANCH LICENSE AGREEMENT**

MOTION

Mayor Brownstone moved and Vice Mayor Ruddock seconded a motion to approve Consent Calendar items 8B - 8D. The question was called and the motion carried 3-0-2, with Councilmembers Jonsson and Nagengast abstaining.

Mayor Brownstone moved and Vice Mayor Ruddock seconded a motion to approve the remaining Consent Calendar items 8E - 8I. The question was called and the motion carried unanimously.

9. ORDINANCES AND PUBLIC HEARINGS

- 9.A INTRODUCTION OF AN ORDINANCE ADDING CHAPTER 7.65 "COMMERCIAL VITALITY ORDINANCE" TO THE HALF MOON BAY MUNICIPAL CODE**

Economic and Community Vitality Manager Decker presented her staff report to the Council. The Council asked clarifying questions of staff and discussed the item.

MOTION

Vice Mayor Ruddock moved and Mayor Brownstone seconded to continue the Public Hearing to a date certain of December 2, 2025 at the Regular City Council Meeting. The question was called and motion carried unanimously.

RECESS

Mayor Brownstone announced a recess at 8:30 p.m.

MEETING RECONVENED

Mayor Brownstone reconvened the meeting at 8:42 p.m. with all Councilmembers present.

9.B ADOPTION OF THE 2025 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE

Permit Technician Corrales and Chief Building Official Wiener presented a report to the Council on the 2025 edition of the Building Standards Codes. The Council discussed the item and directed staff to return to the November 18, 2025 Regular City Council Meeting for adoption of the Ordinance.

The following individuals addressed the Council:

- Mike Ferriera

MOTION

Mayor Brownstone moved and Vice Mayor Ruddock seconded a motion to 1) Introduce Ordinance 2025-01, Repealing Chapter 14.06 of the Half Moon Bay Municipal Code, "Electrification of Buildings," and repealing and replacing Chapter 14.04 of the Half Moon Bay Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code, with local amendments, and finding the amendments to be exempt from environmental review under the California Environmental Quality Act (CEQA); and 2) Direct staff to place the Ordinance and the attached Resolution establishing the "Need for Local Modifications to the California Building Standards Code" and ratifying the Coastside Fire Protection District's Ordinance No. 2025-01 on the Consent Calendar for adoption on November 18, 2025. The question was called and the motion carried unanimously.

9.C 2023-2031 (6TH CYCLE) HOUSING ELEMENT

Community Development Director Lacko presented her staff report to the Council. The Council opened the public hearing and discussed the item.

The following individuals addressed the Council:

- Joaquin Jimenez
- Jeremy Levine
- Mike Ferriera

RECESS

Mayor Brownstone called a recess at 9:56 p.m.

MEETING RECONVENED

Mayor Brownstone reconvened the meeting at 10:07 p.m. with all Councilmembers present.

MOTION

Mayor Brownstone moved and Vice Mayor Ruddock seconded a motion to adopt **Resolution 2025-73**, Adopt the Mitigated Negative Declaration for the 2023-2031 (Cycle 6) Housing Element and to Adopt the 2023-2031 (Cycle 6) Housing Element Dated October 2025 For Certification by the California Department of Housing and Community Development the Mitigated Negative Declaration for the 2023-2031 (6th Cycle) Housing Element and adopt the Housing Element dated October 2025 for review by the California Department of Housing and Community Development, as amended to Program 6-8:

- Remove the sentence: "Measure D, as currently enforced through Section 8 of the Measure, is only applicable to the extent that it is judicially determined to be in compliance with State law." and
- Remove all references to a ballot measure.

The question was called and the motion carried 4 - 1, with Councilmember Nagengast dissenting.

10. RESOLUTIONS AND STAFF REPORTS

10.A FINANCIAL REPORT FOR THE QUARTER ENDED ON SEPTEMBER 30, 2025

Finance Manager Stiles presented their staff report to the Council. The City Council discussed the item and asked questions of staff.

MOTION

Councilmember Penrose moved and Councilmember Nagengast seconded a motion to accept the Financial Report for the quarter ended September 30, 2025, and authorize the Administrative Services Director to make budgetary entries to: 1) Include a \$30,000 budget adjustment for the Community Development Department's Planning Collaborative; and 2) Incorporate previously approved carryforward funds related to capital improvement projects and other multi-year initiatives. The question was called and the motion carried unanimously.

10.B MINIMUM WAGE AGREEMENT WITH THE COUNTY OF SAN MATEO

Administrative Analyst Acosta presented their staff report on minimum wage. Council asked questions and discussed the item.

MOTION

Vice Mayor Ruddock moved and Mayor Brownstone seconded to authorize the City Manager to execute an agreement with the County of San Mateo for investigative services related to enforcement of the City's Minimum Wage Ordinance, through the County of San Mateo Office of Labor Standards and Enforcement (OLSE). The question was called and the motion carried unanimously.

12. COMMISSION / COMMITTEE UPDATES

City Manager Chidester announced that the Parks and Recreation Commission would be changing its meeting dates in November and December and hold just one meeting in mid-December 2025.

13. FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Mayor Brownstone stated a future discussion would be held on the possibility of providing health insurance for Councilmembers. Vice Mayor Ruddock requested a future City Manager update on fundraising for Carter Park.

14. CITY COUNCIL REPORTS

Councilmember Nagengast discussed a recent Caltrans project on the Coastside and its funding. Councilmember Jonsson encouraged Council attendance at future "Big Wave" events and discussed the rebuilding of the Half Moon Bay High School pool.

15. ADJOURNMENT

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

Respectfully Submitted:

Maggie Rodriguez, Assistant City Clerk

Approved:

Robert Brownstone, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **November 18, 2025**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

From: Lisa Rossi, Administrative Services Director

TITLE: **WARRANTS FOR THE MONTH OF OCTOBER 2025**

RECOMMENDATION:

Accept the warrants list for the month of October 2025.

STRATEGIC ELEMENT:

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

DISCUSSION:

During this month, the City processed 6 check runs. The table below outlines each check run and their individual totals:

Check Run Date	Amount
October 02	240,551
October 04	16,007
October 09	108,800
October 16	228,366
October 23	675,013
October 30	34,376
Total	1,303,114

The City processed payments related to 5 capital improvement projects, in total amount of \$186,623. Highway 1 Safety - North, Carter Park, LCP Implementation Project, Climate Action and Adaptation, Smith Field Site Assessment.

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

City of Half Moon Bay			
Vendor Payments Exceeding \$30,000			
By Vendor and Funding Source			
October 2025			
Payee	General Fund	Other Funds	Description
4LEAF INC.	62,481.86	-	AUG'25 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES
COLANTUONO HIGHSMITH WHATLEY PC	-	32,415.38	SEPT'25 LEGAL SERVICES - SAM
JOBTRAIN INC	-	64,053.86	AUG'25 JOB SEEKER WORKFORCE DEVELOPMENT PROGRAM SERVICES AT THE OCC
RENAISSANCE ENTREPRENEURSHIP CENTER	-	42,211.76	AUG'25 SMALL BUSINESS DEVELOPMENT & ENTREPRENEURSHIP SERVICES AT OCC
SEWER AUTHORITY MID-COASTSIDE	-	519,731.49	OCT'25 OPERATIONS & MAINTENANCE, SEPT PASS THROUGH INVOICE
SHUTE MIHALY & WEINBERGER LLP	118,988.47	3,439.80	AUG'25 LEGAL EXPENSES
WICKMAN DEVELOPMENT AND CONSTRUCTION		160,335	CARTER PARK IMPROVEMENTS PROJECT

ATTACHMENTS:

Attachment 1 - Check Disbursement List by Check Date

Report Criteria:

Report type: GL detail

4LEAF INC.

57041	4LEAF INC.	10/02/2025	AUG-FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	7,507.50
57041	4LEAF INC.	10/02/2025	AUG-FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	18,145.96
57041	4LEAF INC.	10/02/2025	AUG-FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	5,273.07
57118	4LEAF INC.	10/23/2025	SEPT FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	5,610.00
57118	4LEAF INC.	10/23/2025	SEPT FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	19,355.00
57118	4LEAF INC.	10/23/2025	SEPT FY 25/26 ON-CALL BUILDING INSPECTION, OFFICIAL & PLAN REVIEW SERVICES	6,590.33

Total 4LEAF INC.: 62,481.86

AAA FIRE PROTECTION SERVICES

57042	AAA FIRE PROTECTION SERVICES	10/02/2025	FIRE PROTECTION SVCS COMM CTR	1,307.97
-------	------------------------------	------------	-------------------------------	----------

Total AAA FIRE PROTECTION SERVICES: 1,307.97

ABAG POWER PURCHASING POOL

57069	ASSOCIATION OF BAY AREA GOVERNMENTS	10/09/2025	FY 26 LEVELIZED CHARGE-NAT GAS	630.00
57069	ASSOCIATION OF BAY AREA GOVERNMENTS	10/09/2025	WORKING CAPITAL DEPOSIT	22.78

Total ABAG POWER PURCHASING POOL: 652.78

ABUNDANT GRACE COASTSIDE WORKER

57119	ABUNDANT GRACE COASTSIDE WORKER	10/23/2025	SEPT 2025-PROVIDE HOMELESS COASTAL CLEAN-UP SERVICES	5,740.00
-------	---------------------------------	------------	--	----------

Total ABUNDANT GRACE COASTSIDE WORKER: 5,740.00

ADRIANA RIVAS

57155	ADRIANA RIVAS	10/30/2025	REFUND DEPOSIT-TRAIN DEPOT 10/12/25	500.00
-------	---------------	------------	-------------------------------------	--------

Total ADRIANA RIVAS: 500.00

ALONDRA JUAREZ-OROZCO

57156	ALONDRA JUAREZ-OROZCO	10/30/2025	REFUND DEPOSIT-GRAND OAK & KITCHEN 9/20/25	600.00
-------	-----------------------	------------	--	--------

Total ALONDRA JUAREZ-OROZCO: 600.00

AMERICAN DEBRIS BOX SERVICE INC.

57043	AMERICAN PORTABLES	10/02/2025	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	1,305.00
57043	AMERICAN PORTABLES	10/02/2025	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	958.00
57043	AMERICAN PORTABLES	10/02/2025	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	4,362.00

57120	AMERICAN PORTABLES	10/23/2025	FY 25/26 PORTABLE TOILET RENTAL AND SERVICES	200.00
Total AMERICAN DEBRIS BOX SERVICE INC.:				6,825.00
ANACELI SANCHEZ				
57068	ANACELI SANCHEZ	10/09/2025	DEPOSIT REFUND-TRAIN DEPOT 10/4/25	500.00
Total ANACELI SANCHEZ:				500.00
ANDREA FUENTES				
57044	ANDREA FUENTES	10/02/2025	REFUND- PICKLEBALL 09/29 EMERGING INT BOOTCAMP	125.00
Total ANDREA FUENTES:				125.00
ATLANTIC RADIO TELEPHONE INC				
56365	ATLANTIC RADIO TELEPHONE INC	10/16/2025	IRIDIUM ANNUAL SUBSCRIPTION	754.95-
Total ATLANTIC RADIO TELEPHONE INC:				754.95-
AUDIO PRODUCTION GROUP, INC				
57122	AUDIO PRODUCTION GROUP, INC	10/23/2025	SOUND SYSTEM-CARTER PARK EVENT 10/3/25	500.00
Total AUDIO PRODUCTION GROUP, INC:				500.00
AYUDANDO LATINOS A SONAR				
57101	AYUDANDO LATINOS A SONAR	10/16/2025	CSFA FUNDING AGREEMENT FOR ALAS FY 25/26	19,444.18
Total AYUDANDO LATINOS A SONAR:				19,444.18
BAIRD DRISKELL ABRAMS COMMUNITY PLANNIN				
57157	BAIRD DRISKELL ABRAMS COMMUNITY PLANNI	10/30/2025	DOCUMENT REVIEW, SUPPORT FOR COMMUNITY OUTREACH & ENGAGEMENT, & ONGOING PROJECT	1,824.17
Total BAIRD DRISKELL ABRAMS COMMUNITY PLANNIN:				1,824.17
BARKERBLUE DIGITAL IMAGING				
57072	BARKERBLUE DIGITAL IMAGING	10/09/2025	FY'25/26 PAVEMENT MANAGEMENT PROJECT	25.00
57072	BARKERBLUE DIGITAL IMAGING	10/09/2025	FY'25/26 PAVEMENT MANAGEMENT PROJECT (ADDENDUM 1)	15.00
Total BARKERBLUE DIGITAL IMAGING:				40.00
BECKER GRAPHICS				
57083	LAURA L. BECKER	10/09/2025	INSTRUCTOR PAYMENT- ZUMBA SEPT'25	530.00

Total BECKER GRAPHICS:				530.00
BIG CREEK LUMBER				
57045	BIG CREEK LUMBER	10/02/2025	MAINT SUPPLIES	105.77
57045	BIG CREEK LUMBER	10/02/2025	MAINT SUPPLIES	70.19
57045	BIG CREEK LUMBER	10/02/2025	MAINT SUPPLIES	97.00
Total BIG CREEK LUMBER:				272.96
CA DEPT OF CONSERVATION				
57123	CA DEPARTMENT OF CONSERVATION	10/23/2025	SMIP Q1 FY25/26 REPORT FEE	1,676.81
57123	CA DEPARTMENT OF CONSERVATION	10/23/2025	SMIP FEES WITHHELD FY25/26 QTR1	83.84-
Total CA DEPT OF CONSERVATION:				1,592.97
CA DEPT OF INDUSTRIAL RELATIONS				
57073	CA DEPT OF INDUSTRIAL RELATIONS	10/09/2025	CONVEYANCE INSPECTION #102236	225.00
57073	CA DEPT OF INDUSTRIAL RELATIONS	10/09/2025	CONVEYANCE INSPECTION #179638	225.00
Total CA DEPT OF INDUSTRIAL RELATIONS:				450.00
CALIFORNIA BUILDING STANDARDS COMM.				
57124	CALIFORNIA BUILDING STANDARDS COMM.	10/23/2025	BSASRF Q1 FY25/26 REPORT FEE	516.00
57124	CALIFORNIA BUILDING STANDARDS COMM.	10/23/2025	BSASRF Q1 FY25/26 RETAINER	51.60-
Total CALIFORNIA BUILDING STANDARDS COMM.:				464.40
CALIFORNIA MUNICIPAL STATISTICS INC				
57125	CALIFORNIA MUNICIPAL STATISTICS, INC.	10/23/2025	DIRECT AND OVERLAPPING DEBT STATEMENT 6/30/25	600.00
Total CALIFORNIA MUNICIPAL STATISTICS INC:				600.00
CALNET3				
57070	AT&T	10/09/2025	SEPT'25 PHONE SERVICE	62.13
57071	AT&T	10/09/2025	SEPT'25 PHONE SERVICE	1,042.47
57121	AT&T MOBILITY	10/23/2025	SEPT'25 PHONE SERVICE	425.18
Total CALNET3:				1,529.78
CAPITAL ONE TRADE CREDIT				
57074	CAPITAL ONE TRADE CREDIT	10/09/2025	MAINT SUPPLIES SEPT'25	2,683.91

Total CAPITAL ONE TRADE CREDIT:			2,683.91	
CASELLE INC.				
57102	CASELLE INC.	10/16/2025	FY 25/26 CASELLE ERP SOFTWARE - NOV	4,238.00
Total CASELLE INC.:			4,238.00	
CITY OF FOSTER CITY				
57126	CITY OF FOSTER CITY	10/23/2025	FY25/26 CALOPPS ANNUAL FEE	4,078.00
Total CITY OF FOSTER CITY:			4,078.00	
CIVIC PLUS				
57159	CIVICPLUS	10/30/2025	PLUG-INS FOR ADOBE ACROBAT AND WORD/POWER POINT	2,859.58
Total CIVIC PLUS:			2,859.58	
COAST RIDGE ECOLOGY				
57127	COAST RIDGE ECOLOGY	10/23/2025	BIO SERVICES WAVE AVE PDP-24-007	1,810.00
57127	COAST RIDGE ECOLOGY	10/23/2025	BIO SERVICES WAVE AVE PDP-24-007	1,810.00
57127	COAST RIDGE ECOLOGY	10/23/2025	BIO SERVICES WAVE AVE PDP-24-007	1,810.00-
Total COAST RIDGE ECOLOGY:			1,810.00	
COASTPRIDE, INC.				
57075	COASTPRIDE, INC.	10/09/2025	DEPOSIT REFUND-TRAIN DEPOT 10/5/25	100.00
Total COASTPRIDE, INC.:			100.00	
COASTSIDE COUNTY WATER DISTRICT				
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	501 MAIN ST	337.56
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	501 MAIN ST_DC	44.86
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	CITY OF HMB/COAST.COMM.SENIOR.CNTR.	44.86
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	503 JOHNSTON ST	73.56
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	MEDIAN STRIP/HWY ONE # IRRIGATION	38.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	1310 LORYN LN # IRRIGATION	196.76
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	723 MILL ST # IRRIGATION	38.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	461 OAK AVE	38.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	FERNANDES PARK/MAIN ST # IRRIGATION	108.76
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	555 KELLY AVE	38.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	LIFT STATI FAIRWAY DR	38.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	535 KELLY AVE	153.66

57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	537 KELLY AVE	141.32
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	201 WAVECREST RD	5,439.89
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	HIGGINS CYN RD	179.16
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	529 RUISSEAU FRANCAIS AVE # IRRIGATION	1,002.89
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	627 ALSACE LORAIN AVE	460.76
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	502 MAIN ST	249.56
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	MAIN & HWY 1 # IRRIGATION	126.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	HWY 92 MEDIAN # WEST IRRIG	38.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	HWY 92 MEDIAN # EAST IRRIG	38.36
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	620 CORREAS/LIBRARY	545.29
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	620 CORREAS/LIBRARY #DC	114.26
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	620 CORREAS/LIBRARY # IRRIGATION	118.46
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	10 STONE PINE RD # IRRIGATION	316.49
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	880 STONE PINE RD #COMM	318.29
57076	COASTSIDE COUNTY WATER DISTRICT	10/09/2025	HYDRANT METER	217.96
Total COASTSIDE COUNTY WATER DISTRICT:				10,459.23
COLANTUONO HIGHSMITH WHATLEY PC				
57128	COLANTUONO HIGHSMITH WHATLEY PC	10/23/2025	SEPT'25 LEGAL SERVICES -SAM	32,415.38
Total COLANTUONO HIGHSMITH WHATLEY PC:				32,415.38
CONCERN				
57046	CONCERN	10/02/2025	FY 25/26 FLAT ANNUAL RATE FOR EARP SERVICES	3,675.00
Total CONCERN:				3,675.00
CORODATA RECORDS MANAGEMENT INC				
57047	CORODATA RECORDS MANAGEMENT INC	10/02/2025	JUNE'25 RECORDS MANAGEMENT	426.02
57047	CORODATA RECORDS MANAGEMENT INC	10/02/2025	JULY'25 RECORDS MANAGEMENT	487.32
57047	CORODATA RECORDS MANAGEMENT INC	10/02/2025	AUG'25 RECORDS MANAGEMENT	601.59
57129	CORODATA RECORDS MANAGEMENT INC	10/23/2025	SEPT'25 RECORDS MANAGEMENT	520.58
Total CORODATA RECORDS MANAGEMENT INC:				2,035.51
COUNTY OF SAN MATEO				
57130	COUNTY OF SAN MATEO	10/23/2025	SEPT'25 MICROWAVE MUX DSO	82.25
Total COUNTY OF SAN MATEO:				82.25
CRUZIO INTERNET				
57131	CRUZIO INTERNET	10/23/2025	INTERNET SERVICE	14.95

Total CRUZIO INTERNET:				14.95
DAILY JOURNAL				
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-614 MYRTLE PDP-25-026	648.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-614 MYRTLE PDP-25-026	648.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-614 MYRTLE PDP-25-026	648.00-
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-FILBERT ST PDP-24-043	720.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-FILBERT ST PDP-24-043	720.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-FILBERT ST	720.00-
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-615 GROVE PDP-25-017	480.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-615 GROVE PDP-25-017	480.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-615 GROVE PDP-25-017	480.00-
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-CALTRANS	576.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-CALTRANS	576.00
57092	SAN MATEO DAILY JOURNAL	10/09/2025	ADVERTISING-CALTRANS	576.00-
57146	SAN MATEO DAILY JOURNAL	10/23/2025	ADVERTISING-HOUSING ELEMENT UPDATE	864.00
Total DAILY JOURNAL:				3,288.00
DEBBIE SILVERIA				
57048	DEBBIE SILVERIA	10/02/2025	REFUND-PICKLEBALL 09/29 BEG MINI BOOTCAMP	65.00
Total DEBBIE SILVERIA:				65.00
ED DORSANEO				
57163	MARIK ENTERPRISES, LLC	10/30/2025	PRE-EMPLOYMENT REPORT- MARIA LUNA	120.00
Total ED DORSANEO:				120.00
EMILIA L. CASSERLY				
57132	EMILIA L. CASSERLY	10/23/2025	SATURDAY WITH SANTA 12/13/25	1,140.00
Total EMILIA L. CASSERLY:				1,140.00
FLOWBIRD AMERICA INC.				
57077	FLOWBIRD AMERICA INC.	10/09/2025	AUG'25 MAINT SERVICE	162.75
57077	FLOWBIRD AMERICA INC.	10/09/2025	SEPT'25 MAINT SERVICE	124.00
57133	FLOWBIRD AMERICA INC.	10/23/2025	JUNE'25 MAINT SERVICE	114.45
Total FLOWBIRD AMERICA INC.:				401.20

FLYERS ENERGY LLC

57078	FLYERS ENERGY, LLC	10/09/2025	SEPT '25 FUEL	2,749.19
-------	--------------------	------------	---------------	----------

Total FLYERS ENERGY LLC:

2,749.19

FRANCINE MILLS

57049	FRANCINE MILLS	10/02/2025	REFUND-09/29 PICKLEBALL BEG MINI BOOTCAMP	65.00
-------	----------------	------------	---	-------

Total FRANCINE MILLS:

65.00

GOOD CITY COMPANY

57103	GOOD CITY COMPANY	10/16/2025	FY 25/26 ASSISTANT PLANNER SERVICES AS NEEDED	810.00
57103	GOOD CITY COMPANY	10/16/2025	ASSISTANT PLANNER SERVICES PDP-25-017	303.75
57103	GOOD CITY COMPANY	10/16/2025	ASSISTANT PLANNER SERVICES PDP-25-017	303.75
57103	GOOD CITY COMPANY	10/16/2025	ASSISTANT PLANNER SERVICES PDP-25-017	303.75-

Total GOOD CITY COMPANY:

1,113.75

GRANICUS LLC

57050	GRANICUS LLC	10/02/2025	SEPT'25, GRANICUS SERVICE	620.53
57079	GRANICUS LLC	10/09/2025	OCT'25, GRANICUS SERVICE	620.54

Total GRANICUS LLC:

1,241.07

GRANITE ROCK CO

57051	GRANITE ROCK CO	10/02/2025	ROAD MATERIALS	326.55
-------	-----------------	------------	----------------	--------

Total GRANITE ROCK CO:

326.55

HALF MOON BAY BUILDING & GARDEN

57104	HALF MOON BAY BUILDING & GARDEN	10/16/2025	50LBS FAST SET CONCRETE	48.08
-------	---------------------------------	------------	-------------------------	-------

Total HALF MOON BAY BUILDING & GARDEN:

48.08

HALF MOON BAY GRADING & PAVING INC.

57105	HALF MOON BAY GRADING & PAVING INC.	10/16/2025	SERVICE FOR JOHN DEERE 310 FL BACKHOE	5,812.84
-------	-------------------------------------	------------	---------------------------------------	----------

Total HALF MOON BAY GRADING & PAVING INC.:

5,812.84

HDL SOFTWARE LLC

57052	HDL COREN & CONE	10/02/2025	2024-25 ACFR STATISTICAL PACKAGE	795.00
57053	HDL SOFTWARE LLC	10/02/2025	FY 25/26 HDL TOT AND BL ADMINISTRATION	4,521.31
57053	HDL SOFTWARE LLC	10/02/2025	FY 25/26 HDL TOT AND BL ADMINISTRATION	4,488.93

Total HDL SOFTWARE LLC:			9,805.24	
HMB COASTSIDE CHAMBER OF COMMERCE				
57160	HMB COASTSIDE CHAMBER	10/30/2025	AUG'25-OCC UTILITIES	792.57
57160	HMB COASTSIDE CHAMBER	10/30/2025	SEPT'25-OCC UTILITIES	782.27
Total HMB COASTSIDE CHAMBER OF COMMERCE:			1,574.84	
HUE & CRY SECURITY SYSTEMS INC.				
57106	HUE & CRY SECURITY SYSTEMS INC.	10/16/2025	NOV'25 SECURITY SERVICE	197.77
57106	HUE & CRY SECURITY SYSTEMS INC.	10/16/2025	NOV'25 SECURITY SERVICE	80.00
57106	HUE & CRY SECURITY SYSTEMS INC.	10/16/2025	NOV'25 SECURITY SERVICE	24.00
Total HUE & CRY SECURITY SYSTEMS INC.:			301.77	
INFINITY TECHNOLOGIES				
57134	INFINITY TECHNOLOGIES	10/23/2025	SEPT FY 25/26 IT HELPDESK	13,960.00
57134	INFINITY TECHNOLOGIES	10/23/2025	SEPT FY 25/26 IT HELPDESK	171.00
Total INFINITY TECHNOLOGIES:			14,131.00	
INTEGRAL CONSULTING INC.				
57080	INTEGRAL CONSULTING INC.	10/09/2025	AUG'25-PREPARATION OF THE CLIMATE ADAPTION PLAN(CIP 1002)	1,967.63
Total INTEGRAL CONSULTING INC.:			1,967.63	
INTERSTATE TRAFFIC CNTL PROD (BURL)				
57081	INTERSTATE TRAFFIC CONTROL PRODUCTS	10/09/2025	MAINT SUPPLIES	1,717.73
Total INTERSTATE TRAFFIC CNTL PROD (BURL):			1,717.73	
JAMES J HENDERSON				
57087	NEIGHBORHOOD RADIO	10/09/2025	ADVERTISING SERVICE : RECYCLING DAY EVENT	65.00
57087	NEIGHBORHOOD RADIO	10/09/2025	ADVERTISING SERVICE : END OF SUMMER EVENT	125.00
Total JAMES J HENDERSON:			190.00	
JEANETTE HYER				
57082	JEANETTE HYER	10/09/2025	REFUND DEPOSIT-COMMUNITY ROOM B 9/27/25	100.00
57082	JEANETTE HYER	10/09/2025	EXTRA HOUR NEEDED FOR SETUP	20.00

Total JEANETTE HYER:				80.00
JOBTRAIN INC				
57054	JOBTRAIN INC	10/02/2025	AUG-TO PROVIDE JOB SEEKER WORKFORCE DEVELOPMENT PROGRAM SERVICES FOR THE COASTSIDE	34,440.72
57135	JOBTRAIN INC	10/23/2025	SEPT 2025-TO PROVIDE JOB SEEKER WORKFORCE DEVELOPMENT PROGRAM SERVICES FOR THE COAS	29,613.14
Total JOBTRAIN INC:				64,053.86
KARLAS JANITORIAL & SUPPLIERS, LLC				
57055	KARLAS JANITORIAL & SUPPLIERS, LLC	10/02/2025	SEPT-FY 25/26 JANITORIAL SERVICES	16,533.50
57055	KARLAS JANITORIAL & SUPPLIERS, LLC	10/02/2025	SEPT-PROVIDE CUSTODIAL SERVICES FOR THE OCC	785.00
Total KARLAS JANITORIAL & SUPPLIERS, LLC:				17,318.50
KATHY OLER				
57136	KATHY OLER	10/23/2025	OCT FY 25/26 MILL STREET PARKING LOT	2,362.28
Total KATHY OLER:				2,362.28
KONICA MINOLTA BUSINESS SOLUTIONS				
57107	KONICA MINOLTA BUSINESS SOLUTIONS	10/16/2025	7/1/25-9/30/25 MAINTENANCE - PRINTER AT YARD	99.53
Total KONICA MINOLTA BUSINESS SOLUTIONS:				99.53
LARRY D. FISHER				
57161	LARRY D. FISHER	10/30/2025	SOFTBALL UMPIRE 9/16/25-10/22/25	1,740.00
Total LARRY D. FISHER:				1,740.00
LAURA CAMODECA				
57162	LAURA CAMODECA	10/30/2025	INSTRUCTOR-NOSE WORK PRIVATE LESSON & MOCK ODOR REC. TEST 10/21	196.00
Total LAURA CAMODECA:				196.00
LISA ROSSI				
57137	LISA ROSSI	10/23/2025	REIMBURSEMENT-MMANC CONFERENCE HOTEL	650.10
57137	LISA ROSSI	10/23/2025	REIMBURSEMENT-MMAMNC CONFERENCE PARKING	41.82
Total LISA ROSSI:				691.92
LORAL LANDSCAPING INC.				
57138	LORAL LANDSCAPING INC.	10/23/2025	OCT FY 25/26 MEDIAN MAINTENANCE	4,297.00

Total LORAL LANDSCAPING INC.:			4,297.00
MALCOLM C SMITH			
57084	MALCOLM C SMITH	10/09/2025	SEPT'25-COMMUNICATIONS CONSULTANT SERVICE 440.00
Total MALCOLM C SMITH:			440.00
MARGARET GEIGER			
57139	MARGARET GEIGER	10/23/2025	REIMBURSEMENT-CSMFO MEETING-TOLL 8.00
57139	MARGARET GEIGER	10/23/2025	REIMBURSEMENT-CSMFO MEETING-MILEAGE 47.32
Total MARGARET GEIGER:			55.32
MARK HOFMANN			
57085	MARK HOFMANN	10/09/2025	INSTRUCTOR-PICKLEBALL - EMERGING INT BOOTCAMP 10/06 195.00
57085	MARK HOFMANN	10/09/2025	INSTRUCTOR-PICKLEBALL GROUP LESSON 9/21 150.00
Total MARK HOFMANN:			345.00
MARK THOMAS & CO. INC.			
57108	MARK THOMAS & CO, INC	10/16/2025	HWY 1 SAFETY & OPERATIONAL IMPROVEMENTS PROJECT (CIP 0538). ADDITIONAL DESIGN SERVICES 12,662.25
Total MARK THOMAS & CO. INC.:			12,662.25
MATTHEW CHIDESTER			
57056	MATTHEW CHIDESTER	10/02/2025	REIMBURSEMENT-ICMA CONFERENCE 990.00
57056	MATTHEW CHIDESTER	10/02/2025	REIMBURSEMENT-ICMA CONFERENCE AIRFARE 356.38
Total MATTHEW CHIDESTER:			1,346.38
MAUREEN LENNON			
57086	MAUREEN LENNON	10/09/2025	REFUND-REGISTRATION SHOULD HAVE BEEN SENIOR RATE 25.00
Total MAUREEN LENNON:			25.00
METROPOLITAN PLANNING GROUP			
57109	M-GROUP	10/16/2025	FY 25/26 STAFFING PLANNING, AND GIS MAPPING SERVICES 11,410.00
Total METROPOLITAN PLANNING GROUP:			11,410.00
NAPA AUTO PARTS			
57110	NAPA AUTO PARTS	10/16/2025	VEHICLE PARTS 78.68

Total NAPA AUTO PARTS:			78.68	
NETFILE INC.				
57140	NETFILE	10/23/2025	ANNUAL SUBSCRIPTION	5,000.00
Total NETFILE INC.:			5,000.00	
NICOLAS LASZKIEWICZ				
57111	NICHOLAS TRANSLATIONS & INTERPRETATIONS	10/16/2025	AUG'25 TRANSLATION SERVICE	400.00
57111	NICHOLAS TRANSLATIONS & INTERPRETATIONS	10/16/2025	SEPT'25 TRANSLATION SERVICE	665.00
Total NICOLAS LASZKIEWICZ:			1,065.00	
PACIFIC GAS & ELECTRIC				
57112	PACIFIC GAS & ELECTRIC	10/16/2025	KEHOE PARK	1.85
57112	PACIFIC GAS & ELECTRIC	10/16/2025	FRENCHMAN'S CREEK	1.88
57112	PACIFIC GAS & ELECTRIC	10/16/2025	STREETLIGHT PROJECT	530.62
57112	PACIFIC GAS & ELECTRIC	10/16/2025	401 SEYMOUR ST	52.74
57112	PACIFIC GAS & ELECTRIC	10/16/2025	401 SEYMOUR ST	123.06
57112	PACIFIC GAS & ELECTRIC	10/16/2025	CITY OF HMB / STREET LIGHTS	4,280.52
57112	PACIFIC GAS & ELECTRIC	10/16/2025	CITY OF HMB 501 MAIN ST A	8.11
57112	PACIFIC GAS & ELECTRIC	10/16/2025	SHERIFF SUB-STATION	2,706.40
57112	PACIFIC GAS & ELECTRIC	10/16/2025	LIBRARY ELECTRICITY ONLY	24.64
57112	PACIFIC GAS & ELECTRIC	10/16/2025	10 STONE PINE RD - CARTER PARK	318.63
57112	PACIFIC GAS & ELECTRIC	10/16/2025	SMITH FIELD	449.22
57112	PACIFIC GAS & ELECTRIC	10/16/2025	SMITH FIELD SNACK BAR	399.98
57112	PACIFIC GAS & ELECTRIC	10/16/2025	CORREAS EV CHARGERS	1,582.53
57112	PACIFIC GAS & ELECTRIC	10/16/2025	MAINTENANCE YARD OFFICE - ELECTRIC	103.15
57112	PACIFIC GAS & ELECTRIC	10/16/2025	NW HWY 1 & MAIN ST	142.77
57112	PACIFIC GAS & ELECTRIC	10/16/2025	HWY 1 & MIRAMONTES LIGHTING	24.36
57112	PACIFIC GAS & ELECTRIC	10/16/2025	HWY 1 & MIRAMONTES LIGHTING	56.85
57112	PACIFIC GAS & ELECTRIC	10/16/2025	PELICAN POINT LIFT STATION	190.58
57112	PACIFIC GAS & ELECTRIC	10/16/2025	HWY 1 & MIRAMONTES TRAFFIC SIGNAL	27.68
57112	PACIFIC GAS & ELECTRIC	10/16/2025	OCEAN COLONY PARTNERS/OCP LIFT STATION	1,248.37
57112	PACIFIC GAS & ELECTRIC	10/16/2025	DOWNTOWN ST TREE LIGHTS SOUTH HOOK-UP @ 650 MIRAMONTES	1,029.85
57112	PACIFIC GAS & ELECTRIC	10/16/2025	CITY HALL BUILDING	3,284.22
57112	PACIFIC GAS & ELECTRIC	10/16/2025	DOWNTOWN ST TREE LIGHTS NORTH HOOK-UP @ 700 MILL ST	1,485.74
57112	PACIFIC GAS & ELECTRIC	10/16/2025	DUTRA PARK	63.67
57112	PACIFIC GAS & ELECTRIC	10/16/2025	PILARCITOS CREEK BRIDGE	57.46
57112	PACIFIC GAS & ELECTRIC	10/16/2025	MOON SCULPTURE SPOTLIGHTS	.40
57112	PACIFIC GAS & ELECTRIC	10/16/2025	MOON SCULPTURE SPOTLIGHTS	.92
57112	PACIFIC GAS & ELECTRIC	10/16/2025	TRAIN DEPOT RSTMS	97.97

57112	PACIFIC GAS & ELECTRIC	10/16/2025	COMMUNITY CENTER	2,159.65
57112	PACIFIC GAS & ELECTRIC	10/16/2025	HWY 1 & FAIRWAY LIGHTING	25.49
57112	PACIFIC GAS & ELECTRIC	10/16/2025	HWY 1 & FAIRWAY LIGHTING	59.49
Total PACIFIC GAS & ELECTRIC:				20,538.80
PHILS TIRE & AUTO CARE INC				
57057	PHILS TIRE & AUTO CARE INC	10/02/2025	VEHICLE SERVICE	127.07
57057	PHILS TIRE & AUTO CARE INC	10/02/2025	VEHICLE SERVICE	124.00
Total PHILS TIRE & AUTO CARE INC:				251.07
PUBLIC PARKING ASSOCIATES INC				
57141	PUBLIC PARKING ASSOCIATES INC	10/23/2025	MAINTENANCE SERVICE	615.00
Total PUBLIC PARKING ASSOCIATES INC:				615.00
QUADIENT FINANCE USA, INC				
57058	QUADIENT LEASING USA, INC.	10/02/2025	FY 25/26 QUADIENT LEASE & POSTAGE	504.49
57113	QUADIENT LEASING USA, INC.	10/16/2025	FY 25/26 QUADIENT LEASE & POSTAGE	495.23
Total QUADIENT FINANCE USA, INC:				999.72
RENAISSANCE ENTREPRENEURSHIP CENTER				
57089	RENAISSANCE ENTREPRENEURSHIP CENTER	10/09/2025	AUG'25-PROVIDE SMALL BUSINESS DEVELOPEMENT & ENTREPRENEURSHIP SERVICES VIA THE OCC	39,017.23
57142	RENAISSANCE ENTREPRENEURSHIP CENTER	10/23/2025	SEPT 2025-PROVIDE SMALL BUSINESS DEVELOPEMENT & ENTREPRENEURSHIP SERVICES VIA THE OCC	3,194.53
Total RENAISSANCE ENTREPRENEURSHIP CENTER:				42,211.76
RENTOKIL NORTH AMERICA INC				
57153	WESTERN EXTERMINATOR COMPANY	10/23/2025	SEPT FY 25/26 EXTERMINATOR SERVICES	1,851.97
Total RENTOKIL NORTH AMERICA INC:				1,851.97
REPUBLIC SERVICES INC				
57158	BFI OF CALIFORNIA	10/30/2025	GREEN WASTE MULCH	480.00
57158	BFI OF CALIFORNIA	10/30/2025	GREEN WASTE MULCH	328.94
Total REPUBLIC SERVICES INC:				808.94
RICE TRUCKING-SOIL FARM LLC				
57143	RICE TRUCKING-SOIL FARM INC.	10/23/2025	MAINTENANCE SUPPLIES	417.53

Total RICE TRUCKING-SOIL FARM LLC:			417.53	
RINCON CONSULTANTS INC.				
57114	RINCON CONSULTANTS INC.	10/16/2025	6TH CYCLE HOUSING ELEMENT UPDATE	728.75
Total RINCON CONSULTANTS INC.:			728.75	
RINGCENTRAL INC				
57059	RINGCENTRAL INC.	10/02/2025	PHONE SERVICES	2,338.44
57164	RINGCENTRAL INC.	10/30/2025	PHONE SERVICES	2,343.82
Total RINGCENTRAL INC:			4,682.26	
ROBERT HALF				
57060	ROBERT HALF	10/02/2025	COLLETT, DIANNA 9/19/25	649.92
57060	ROBERT HALF	10/02/2025	COLLETT, DIANNA 9/19/25	649.92
57144	ROBERT HALF	10/23/2025	COLLETT, DIANNA 10/10/25	257.26
57144	ROBERT HALF	10/23/2025	COLLETT, DIANNA 10/10/25	257.26
57165	ROBERT HALF	10/30/2025	COLLETT, DIANNA 10/17/25	649.92
57165	ROBERT HALF	10/30/2025	COLLETT, DIANNA 10/17/25	649.92
Total ROBERT HALF:			3,114.20	
SABRINA NAVA CATALAN				
57145	SABRINA NAVA CATALAN	10/23/2025	REFUND DEPOSIT - OAK ROOM 10/11/25	300.00
Total SABRINA NAVA CATALAN:			300.00	
SAN MATEO COUNTY CITY MANAGERS ASSOC				
57090	SAN MATEO COUNTY CITY MANAGERS ASSOC.	10/09/2025	2025 SMCCMA MEMBERSHIP DUES	500.00
Total SAN MATEO COUNTY CITY MANAGERS ASSOC:			500.00	
SAN MATEO COUNTY DEM				
57091	SAN MATEO COUNTY DEM	10/09/2025	FY 2025-26 JPA DEM CONTRIBUTION	27,153.00
Total SAN MATEO COUNTY DEM:			27,153.00	
SCOTT D. PHILLIPS				
57166	SCOTT D. PHILLIPS	10/30/2025	MEETING EXPENSE - COASTAL COMMISSION	36.00

Total SCOTT D. PHILLIPS:			36.00	
SERVICE PRESS INC				
57061	SERVICE PRESS INC	10/02/2025	CITY COUNCIL BUSINESS CARDS	176.25
57167	SERVICE PRESS INC	10/30/2025	BUSINESS CARDS	80.02
Total SERVICE PRESS INC:			256.27	
SEWER AUTHORITY MID-COASTSIDE				
57148	SEWER AUTHORITY MID-COASTSIDE	10/23/2025	SEPT 2025 PASS THROUGH INVOICE	1,159.41
57148	SEWER AUTHORITY MID-COASTSIDE	10/23/2025	OCT '25-GENERAL OPERATIONS AND MAINTENANCE BUDGET FOR FY 25/26 (\$5,989,200), PLUS AN AD	499,100.00
57148	SEWER AUTHORITY MID-COASTSIDE	10/23/2025	OCT'25-SEWER COLLECTION SYSTEM CLEANING, MAINTENANCE, AND RELATED SERVICES FY 25/26	19,472.08
Total SEWER AUTHORITY MID-COASTSIDE:			519,731.49	
SHARP ELECTRONICS CORPORATION				
57149	SHARP ELECTRONICS CORPORATION	10/23/2025	PRINTER LEASE- 48 MONTHS	791.73
Total SHARP ELECTRONICS CORPORATION:			791.73	
SHUTE MIHALY & WEINBERGER LLP				
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	290.55
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	123.20
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	3,571.61
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	542.40
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	14,999.98
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	21,351.74
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	73,892.24
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	3,149.25
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	3,756.50
57062	SHUTE MIHALY & WEINBERGER LLP	10/02/2025	LEGAL EXPENSES	750.80
Total SHUTE MIHALY & WEINBERGER LLP:			122,428.27	
SM COUNTY TAX COLLECTOR				
57147	SANDIE ARNOTT	10/23/2025	FY25/26 SAN MATEO COUNTY PROPERTY TAX	26.02
57147	SANDIE ARNOTT	10/23/2025	FY25/26 SAN MATEO COUNTY PROPERTY TAX	26.02
57147	SANDIE ARNOTT	10/23/2025	FY25/26 SAN MATEO COUNTY PROPERTY TAX	26.02
57147	SANDIE ARNOTT	10/23/2025	FY25/26 SAN MATEO COUNTY PROPERTY TAX	13.02
57147	SANDIE ARNOTT	10/23/2025	FY25/26 SAN MATEO COUNTY PROPERTY TAX	26.02
57147	SANDIE ARNOTT	10/23/2025	FY25/26 SAN MATEO COUNTY PROPERTY TAX	26.02
57147	SANDIE ARNOTT	10/23/2025	FY25/26 SAN MATEO COUNTY PROPERTY TAX	26.02

29

Total STEFANIE KEYSER:			187.50	
STERICYCLE SPECIALTY WASTE SOLUTIONS INC				
57095	STERICYCLE, INC.	10/09/2025	PAPER SHREDDING	237.64
Total STERICYCLE SPECIALTY WASTE SOLUTIONS INC:			237.64	
SUSTAINABLE SAN MATEO COUNTY				
57064	SUSTAINABLE SAN MATEO COUNTY	10/02/2025	FY 25/26 SUSTAINABLE SAN MATEO COUNTY CONTRIBUTION	2,000.00
Total SUSTAINABLE SAN MATEO COUNTY:			2,000.00	
SWCA INCORPORATED				
57150	SWCA INCORPORATED	10/23/2025	2025 GOAT GRAZING PROJECT (VEGETATION MANAGEMENT)	641.25
57168	SWCA INCORPORATED	10/30/2025	ENVIRONMENTAL SERVICES NEEDED FOR A CONSOLIDATED COASTAL DEVELOPMENT PERMIT FOR BOT	1,500.75
Total SWCA INCORPORATED:			2,142.00	
TIMOTHY CONLON				
57151	TIMOTHY CONLON	10/23/2025	GATE SERVICE	550.00
Total TIMOTHY CONLON:			550.00	
T-MOBILE USA INC.				
57065	T-MOBILE	10/02/2025	ACCT 997385192 SEPT '25	394.80
Total T-MOBILE USA INC.:			394.80	
TRISTAN KELLER				
57096	TRISTAN KELLER	10/09/2025	SKATEBOARD LESSONS-2 INTRO AND 2 GROUP	154.00
Total TRISTAN KELLER:			154.00	
TURBO DATA SYSTEMS INC				
57097	TURBO DATA SYSTEMS	10/09/2025	CITATION PROCESSING	730.69
Total TURBO DATA SYSTEMS INC:			730.69	
UNITED RENTALS HIGHWAY TECHNOLOGIES INC				
57098	UNITED RENTALS (NORTH AMERICA) INC.	10/09/2025	ARTICULA 40'-50' BOOM	545.73

Total UNITED RENTALS HIGHWAY TECHNOLOGIES INC:			545.73	
V. W. HOUSEN & ASSOCIATES INC.				
57115	V. W. HOUSEN & ASSOCIATES INC.	10/16/2025	MAR-SEPT 15 '25 WASTEWATER COLLECTION	8,820.50
Total V. W. HOUSEN & ASSOCIATES INC.:			8,820.50	
VANESSA MOSQUEDA VELEZ				
57169	VANESSA MOSQUEDA VELEZ	10/30/2025	INSTRUCTOR-MIXTISO DANCE & DRUMS CLASS	168.00
Total VANESSA MOSQUEDA VELEZ:			168.00	
VESTIS GROUP INC				
57066	VESTIS	10/02/2025	MATS - CITY HALL	198.99
57066	VESTIS	10/02/2025	MATS - PUBLIC LIBRARY	127.53
57099	VESTIS	10/09/2025	MATS - CITY HALL	198.99
57099	VESTIS	10/09/2025	MATS - PUBLIC LIBRARY	127.53
57116	VESTIS	10/16/2025	MATS - CITY HALL	198.99
57116	VESTIS	10/16/2025	MATS - PUBLIC LIBRARY	127.53
57116	VESTIS	10/16/2025	MATS - CITY HALL	198.99
57116	VESTIS	10/16/2025	MATS - PUBLIC LIBRARY	127.53
57152	VESTIS	10/23/2025	MATS - CITY HALL	198.99
57152	VESTIS	10/23/2025	MATS - PUBLIC LIBRARY	127.53
Total VESTIS GROUP INC:			1,632.60	
VICTOR HERNANDEZ				
57088	ON POINT LANGUAGE SOLUTIONS LLC	10/09/2025	SEPT'25 TRANSLATION SERVICES	2,613.75
Total VICTOR HERNANDEZ:			2,613.75	
WELLS FARGO				
57171	WELLS FARGO	10/04/2025	AMAZON MEMBERSHIP	152.73
57171	WELLS FARGO	10/04/2025	CITY HALL INTERNET	356.82
57171	WELLS FARGO	10/04/2025	EOC INTERNET	52.00
57171	WELLS FARGO	10/04/2025	CORP YARD INTERNET	293.27
57171	WELLS FARGO	10/04/2025	TACC INTERNET	226.23
57171	WELLS FARGO	10/04/2025	RECONCLING ITEMS FROM PRIOR PERIOD	117.14
57171	WELLS FARGO	10/04/2025	RECONCILING ITEMS CASH BACK	1,346.85-
57171	WELLS FARGO	10/04/2025	RECONCILING ITEMS CREDITS FROM NEXT STATEMENT	132.62-
57171	WELLS FARGO	10/04/2025	LYFT AT CONFERENCE	20.99
57171	WELLS FARGO	10/04/2025	APWA CONFERENCE-EASTMAN	600.00

57171	WELLS FARGO	10/04/2025	TRAINING MATERIALS	258.54
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	65.54
57171	WELLS FARGO	10/04/2025	HM MEMBERSHIP	224.00
57171	WELLS FARGO	10/04/2025	CORP YARD COFFEE	61.30
57171	WELLS FARGO	10/04/2025	LICENSE RENEWAL - D. LEDA	180.00
57171	WELLS FARGO	10/04/2025	BINDERS FOR THE CORP YARD	20.59
57171	WELLS FARGO	10/04/2025	TABLET MOUNT FOR GIS	62.62
57171	WELLS FARGO	10/04/2025	COUNCIL SNACKS	134.95
57171	WELLS FARGO	10/04/2025	ZOOM SUBSCRIPTION	343.92
57171	WELLS FARGO	10/04/2025	WELLNESS FAIR SUPPLIES	72.20
57171	WELLS FARGO	10/04/2025	MMANCE MEMBERSHIP-RODRIGUEZ	95.00
57171	WELLS FARGO	10/04/2025	WELLNESS FAIR SUPPLIES	256.31
57171	WELLS FARGO	10/04/2025	EEC DEPARTURE GIFTS	87.50
57171	WELLS FARGO	10/04/2025	EQUIPMENT FLASH DRIVES	43.93
57171	WELLS FARGO	10/04/2025	TONER WASTE BOX FOR CORP YARD PRINTER	39.87
57171	WELLS FARGO	10/04/2025	SHIPPING CONTAINER WHEELS	351.58
57171	WELLS FARGO	10/04/2025	LANDSCAPING SUPPLIES CITY HALL PARKING LOT	561.25
57171	WELLS FARGO	10/04/2025	MAINT HOODIES	598.98
57171	WELLS FARGO	10/04/2025	MAINT JACKETS	681.79
57171	WELLS FARGO	10/04/2025	ELECTRIC MOWER AND STRING TRIMMER	411.47
57171	WELLS FARGO	10/04/2025	REFUND-STRING TRIMMER	117.14-
57171	WELLS FARGO	10/04/2025	STRING TRIMMER	117.68
57171	WELLS FARGO	10/04/2025	POOL CAR WIPER BLADES	31.62
57171	WELLS FARGO	10/04/2025	APPLE PENCIL-EMERGENCY PREP IPAD	75.81
57171	WELLS FARGO	10/04/2025	IPAD CASE	18.67
57171	WELLS FARGO	10/04/2025	BACKFLOW CERTIFICATION REFRESHER	386.25
57171	WELLS FARGO	10/04/2025	JANITORIAL SUPPLIES	2,610.79
57171	WELLS FARGO	10/04/2025	CORP YARD SIGN	487.45
57171	WELLS FARGO	10/04/2025	APPLE PENCIL FOR BUILDING IPAD	75.81
57171	WELLS FARGO	10/04/2025	TRIPOD FOR CARTER PARK ALD	239.20
57171	WELLS FARGO	10/04/2025	ENGINEERING HARD HATS	324.19
57171	WELLS FARGO	10/04/2025	IRRIGATION SERVICE	436.50
57171	WELLS FARGO	10/04/2025	FORD LIGHTNING FAST CHARGER T&E	46.14
57171	WELLS FARGO	10/04/2025	CERTIFIED MAIL	41.33
57171	WELLS FARGO	10/04/2025	ZOOM SUBSCRIPTION	95.97
57171	WELLS FARGO	10/04/2025	PERMIT TECH TRAINING	1,150.00
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLIES	29.66
57171	WELLS FARGO	10/04/2025	CERTIFIED MAIL	125.76
57171	WELLS FARGO	10/04/2025	APA MEMBERSHIP	109.22
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	54.93
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	13.13
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	7.52
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	125.22

57171	WELLS FARGO	10/04/2025	CLOSED SESSION DINNER	169.34
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	17.54
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	50.85
57171	WELLS FARGO	10/04/2025	OCC SUPPLY WATER	33.92
57171	WELLS FARGO	10/04/2025	CONSTANT CONTACT SUBSCRIPTION	175.00
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	31.99
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	56.98
57171	WELLS FARGO	10/04/2025	OCC SUPPLY	186.23
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	37.34
57171	WELLS FARGO	10/04/2025	OCC SUPPLY WATER	90.23
57171	WELLS FARGO	10/04/2025	CLOSED SESSION DINNER	84.91
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	21.96
57171	WELLS FARGO	10/04/2025	OFFICE SUPPLY	58.79
57171	WELLS FARGO	10/04/2025	REFUND-OCC WATER	90.23-
57171	WELLS FARGO	10/04/2025	OCC SUPPLY	72.47
57171	WELLS FARGO	10/04/2025	OCC WATER	90.23
57171	WELLS FARGO	10/04/2025	CHARGED BY MISTAKE - WILL REIMBURSE	13.50
57171	WELLS FARGO	10/04/2025	CCMF MEMBERSHIP	400.00
57171	WELLS FARGO	10/04/2025	AMAZON MEMBERSHIP	16.47
57171	WELLS FARGO	10/04/2025	SUPPLIES	131.83
57171	WELLS FARGO	10/04/2025	SUPPLIES	97.08
57171	WELLS FARGO	10/04/2025	RAYPASS MEMBERSHIP	19.00
57171	WELLS FARGO	10/04/2025	SUMMER'S END	19.97
57171	WELLS FARGO	10/04/2025	SUMMER'S END	35.14
57171	WELLS FARGO	10/04/2025	SUMMER'S END	5.04
57171	WELLS FARGO	10/04/2025	SUMMER'S END	99.93
57171	WELLS FARGO	10/04/2025	SUMMER'S END	23.04
57171	WELLS FARGO	10/04/2025	SUMMER'S END	2,064.54
57171	WELLS FARGO	10/04/2025	SPOTIFY MEMBERSHIP	11.99
57171	WELLS FARGO	10/04/2025	EZ FACILITY MEMBERSHIP	513.00
57171	WELLS FARGO	10/04/2025	SUMMER'S END	42.00
57171	WELLS FARGO	10/04/2025	SUMMER'S END	50.11
Total WELLS FARGO:				16,006.95
WEST COAST ARBORISTS INC				
57100	WEST COAST ARBORISTS INC	10/09/2025	FY 25/26 TREE MAINTENANCE AND URBAN FOREST MANAGEMENT	9,448.00
Total WEST COAST ARBORISTS INC:				9,448.00
WICKMAN DEVELOPMENT AND CONSTRUCTION				
57117	WICKMAN DEVELOPMENT AND CONSTRUCTIO	10/16/2025	CARTER PARK IMPROVEMENTS PROJECT	149,063.49
57117	WICKMAN DEVELOPMENT AND CONSTRUCTIO	10/16/2025	CATER PARK RETENTION	7,453.17-

57170	WICKMAN DEVELOPMENT AND CONSTRUCTIO	10/30/2025	CARTER PARK IMPROVEMENTS PROJECT	19,710.00
57170	WICKMAN DEVELOPMENT AND CONSTRUCTIO	10/30/2025	CATER PARK RETENTION	985.50-
Total WICKMAN DEVELOPMENT AND CONSTRUCTION:				160,334.82
ZONES IT SOLUTIONS INC.				
57154	ZONES, LLC	10/23/2025	FY 25/26 ZONES MICROSOFT 365 LICENSING	1,592.28
Total ZONES IT SOLUTIONS INC.:				1,592.28
Grand Totals:				1,303,114.07

Report Criteria:

Report type: GL detail

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **November 18, 2025**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Julissa Acosta, Management Analyst

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

RECOMMENDATION:

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

FISCAL IMPACT:

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

STRATEGIC ELEMENT:

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

BACKGROUND:

On February 7, 2023, City Council authorized staff to accept a \$2,500,000 American Rescue Plan Act (ARPA) grant from San Mateo County Board of Supervisors to open and operate an economic advancement center to address economic impacts from the COVID-19 pandemic, which was ultimately called the Opportunity Center of the Coastsides (OCC).

The OCC was established as a key initiative of the Coastsides Recovery Initiative (CRI) to provide economic development and workforce resources to individuals and business owners seeking to improve their economic wellness. On September 5, 2023, City Council authorized a two-year lease at 637 Main Street for the OCC and approved a sublease agreement with the Half Moon Bay Chamber of Commerce and Visitors Bureau for a portion of the site, and a separate contract to manage the daily operations and facilities at the OCC. Service partners Job Train, Renaissance Entrepreneur Center, and American Energy Society were engaged to deliver quality services for job seekers, small business owners and entrepreneurs, and startups, respectively.

Between February 2024 and September 2025, staff procured equipment, furniture, and technology necessary to support OCC operations, using the ARPA funding. In addition, the Chamber contributed its own furnishings, equipment and other materials to help meet the OCC's operational needs and continue offering chamber and visitor services.

As the OCC concludes its initial operations and program partners transition to new locations in Half Moon Bay (the Chamber is exploring a new location; Renaissance and Job Train are in discussions with Coastside Hope about collocating), service providers have requested to retain specific items to continue providing community and economic development services aligned with the original intent of the ARPA funding. During this transition, the Chamber will retain possession of all items it originally provided.

DISCUSSION:

In preparation of the OCC sunset of operations, City and Chamber staff conducted a comprehensive inventory of all assets acquired with ARPA funds, including office furnishings, technology, and program materials. Items were reviewed for potential community benefit in accordance with the City's Asset Disposition Policy and federal grant requirements.

The Asset Disposition Policy provides that City property may be disposed of only when it no longer serves as a benefit to the City, is obsolete or defective, or when storage and maintenance costs exceed its value or usefulness. The policy allows three principal disposition methods: retention, sale, and donation, and requires that all transactions maximize public benefit, ensure transparency, and prevent any personal financial gain.

To ensure consistency with City's policy and ARPA compliance requirements, staff evaluated each item and assigned it to one of the following disposition categories:

1. Retention: Items that remain necessary for ongoing City operations or future economic development initiatives will continue under City ownership. Retained property will remain a City's asset and continue to be used until the end of its useful life.
2. Donation: Certain assets that retain programmatic value and support community economic goals such as program materials, furniture, computers, or materials directly supporting programs may be donated to qualifying nonprofit or partner organizations. Such donations are permissible under the policy provided:
 - No City employee or contractor receives personal benefit;
 - The receiving organization continues to use the items for the same or similar public purpose; and
 - The donation supports continued community benefit consistent with the original ARPA funding objectives.

To ensure compliance, City and County staff have confirmed that the proposed disposition plan (Attachment 2) aligns with ARPA asset management and reporting requirements. Both agencies

concluded that implementing the City's established Asset Disposition Policy meets compliance standards and ensures continued transparency and accountability.

The City will retain items not requested by service providers. If additional items remain, City staff will present an updated recommendation to Council in early 2026. Remaining items may be offered to core and safety net service providers to ensure continued community use and benefit.

ATTACHMENT:

1. Resolution
2. OCC Asset Disposition Recommendation list

RESOLUTION NO. C-2025-_____

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

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

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

WHEREAS, between February 2024 and September 2025, the City procured furniture, equipment, and technology necessary to support OCC operations using ARPA funds, while the Half Moon Bay Chamber of Commerce and Visitors Bureau contributed its own furnishings, equipment, and materials to support shared operations; and

WHEREAS, as the OCC concludes its initial operations and service providers transition to a new location in downtown Half Moon Bay; and

WHEREAS, service providers have requested to retain specific items to continue offering community and economic development services consistent with the original intent of ARPA funding; and

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

WHEREAS, the City's Asset Disposition Policy allows the City to retain, sell, or donate assets that no longer serve a municipal purpose, provided such actions maximize public benefit, ensure transparency, and prevent personal financial gain; and

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

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

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

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 18th day of November 2025, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor

OCC Asset Disposition Recommendation

Quantity	Description	Recommendation
5	Acoustic panels	City
24	Acoustic wall panels (tech)	City
1	AED Supplies	City
1	Amplifier mixer	Library
1	Apple computer	Library
20	Armless chairs	Chamber, JobTrain, Renaissance, City
1	Bissell Carpet Cleaner	City
1	Bistro Set	City
2	Camera tripod	Library
7	Coffee pod holder/drawer	JobTrain, Renaissance, City
3	Coffee stations	JobTrain, Renaissance
3	Computers (HP)	JobTrain
2	Conference table	City
3	Counter ht. table sets	City
4	Cube Storage Oranizers	JobTrain, Renaissance
4	Soundproff curtain & rods	City
1	Décor items (throw pillows, runners, tablecloths, grapevines, art sets, etc.)	City
1	Design ATEM Swithcer	Library
5	Desk Fans / Heaters	JobTrain, Renaissance
1	Dinnerware	JobTrain, Renaissance (Coastside Hope)
3	Door Stopper	City
1	Drinkware (Mugs, glasses)	JobTrain, Renaissance
1	Dry-erase whiteboard	City
1	End table	City
Multi	Everblock dividers	City
4	Filing Cabinets	City
3	Fire Extinguisher Mounts	City
2	First Aid Kits	City
8	Green Recycle & Trash Bins	JobTrain, Renaissance
1	Green screen	Library
1	Hexagon shelf	City
3	HP USB C-Docks	JobTrain
6	HP Monitors	JobTrain
3	HP Mouse & Keyboard	JobTrain
2	HP Smart Tank Printer	City
1	HP Laser Printer	JobTrain

4	Keurig coffee maker	JobTrain, City
1	Kitchen & Restroom (paper holders, dispensers, sanitizers, plunger etc)	JobTrain, Renaissance (Coastside Hope)
1	Lighting kit	Library
1	Logitech Zoom setup	JobTrain/Renaissance (Coastside Hope)
3	L-Shape Desks	JobTrain, Renaissance
4	Magnetic Wall Board	JobTrain, Renaissance
2	Metal storage shelf	City
4	Mic stands	City, Library
4	Microphones	City, Library
1	Mixer	City, Library
6	Mobile Tables- Grey	JobTrain
1	Plant & pot	City
5	Plastic containers	City
4	Podcast Tilt	Library
1	Podium	City
5	Power Strips	JobTrain, Renaissance
3	Pro-Books 450	JobTrain
4	Roller shades	City
1	Round rug	City
1	Samsung 65in TV	Coastside Hope
1	Shelf storage cabinet	City
1	Silverware & Holder	JobTrain
4	Slatwall panels	City
6	Soundproof panels	City
4	Space Heaters	JobTrain, Renaissance
1	Speaker system	City
2	Step stool	City
1	Stir Sticks SS	JobTrain, Renaissance, City
4	Sugar/Teabag Organizer	City
5	Tech chairs	Library
1	Tech desk	Library
5	Techni-Swivel Chairs	Chamber, JobTrain, Renaissance
9	TP & paper towel holder	City
1	TV Stand/Mount	JobTrain, Renaissance (Coastside Hope)
6	Upholstered armchair	City
2	Video cameras	Library
1	Video production system	City, Library
1	Wall Glass Mag. board	JobTrain
1	Wall sign holder	City

3	Waltman desks	City
1	Water rack	JobTrain, Renaissance (Coastside Hope)

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

For meeting of: **NOVEMBER 18, 2025**

TO: Honorable Mayor and Council Members
VIA: Matthew Chidester, City Manager
FROM: Leslie Lacko, Community Development Director
TITLE: **MITIGATION MONITORING REPORTING PROGRAM FOR 6TH CYCLE HOUSING ELEMENT MITIGATED NEGATIVE DECLARATION**

RECOMMENDATION:

Approve a resolution (Attachment 1) adopting the Mitigation Monitoring and Reporting Program (MMRP) for the 6th Cycle Housing Element Mitigated Negative Declaration adopted by City Council on November 4, 2025.

FISCAL IMPACT:

Adoption of the MMRP has no fiscal impact.

STRATEGIC ELEMENTS:

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

BACKGROUND:

On November 4, 2025, the City Council adopted the 2023 – 2031 (6th Cycle) Housing Element and the Mitigated Negative Declaration. The mitigation measure included in the Negative Declaration is as follows:

BIO-1 Nesting Bird Protection:

If construction of residential development envisioned in the 2023-2031 Housing Element Update requires vegetation trimming or tree removal during the nesting bird season (February 1 to August 31), pre-construction surveys shall be conducted by a qualified biologist not more than one week before construction to determine the presence or absence of nesting birds on the project site.

Even with only one mitigation measure, adoption of a Mitigation Monitoring and Reporting Program is still required by state law.

DISCUSSION

The California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The MMRP for adoption by City Council is included as Attachment 2.

ATTACHMENTS:

1. Resolution
2. MMRP
3. Mitigated Negative Declaration <https://ceqanet.lci.ca.gov/2025090230>

RESOLUTION NO. C-2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE 6TH CYCLE HOUSING ELEMENT MITIGATED NEGATIVE DECLARATION ADOPTED BY CITY COUNCIL ON NOVEMBER 4, 2025.

WHEREAS, the adoption of Mitigation Monitoring and Reporting Programs for Mitigated Negative Declarations are required pursuant to Public Resources Code 21081.6; and

WHEREAS, the Mitigated Negative Declaration for the 6th Cycle Housing Element adopted by City Council on November 4, 2025, includes one mitigation measure; and

WHEREAS, the City and its consultant, Rincon, concluded that the preparation of an Initial Study a Mitigated Negative Declaration (MND) was appropriate for the 6th Cycle Housing Element; and

WHEREAS, the MND was circulated September 9, 2025, and the public comment period ended October 9, 2025; and

WHEREAS, on October 28, 2025, the Planning Commission held a duly noticed public hearing and recommended adoption of the MND finding that there is no substantial evidence that the project will have a significant environmental effect; and

WHEREAS, on November 4, 2025, the City Council held a duly noticed public hearing and recommended adoption of the MND finding that there is no substantial evidence that the project will have a significant environmental effect; and

WHEREAS, a Mitigation Monitoring and Reporting Program was prepared to address the one mitigation measure required by the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby adopts the Mitigation Monitoring and Reporting Program for the 6th Cycle Housing Element and Mitigated Negative Declaration adopted by City Council on November 4, 2025.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 18th day of November 2025, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor

Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program (MMRP) is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Initial Study – Mitigated Negative Declaration (Final IS-MND), specifications herein identify the action required, the monitoring that must occur, its timing/frequency, and the agency or department responsible for oversight.

City of Half Moon Bay
2023-2031 Housing Element Update

Mitigation Measure/ Implementation Program	Action Required	Timing	Monitoring Frequency	Responsible Agency	Compliance Verification Initial	Compliance Verification Date	Compliance Verification Comments
Biological Resources							
BIO-1: Nesting Bird Protection							
If vegetation trimming or tree removal occurs during nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction nesting bird survey within 7 days prior to construction. If construction is paused for more than two weeks, the survey must be repeated. If active nests are found, species-appropriate buffers (no smaller than 50 feet for passerines and 200 feet for raptors) shall be established and marked. No work shall occur within buffers unless approved by the biologist with adequate restrictions. Buffers remain until young fledge or nest is abandoned.	The City shall verify that the project applicant retains a qualified biologist to conduct a nesting bird survey within 7 days prior to vegetation removal or tree trimming. The City shall confirm that appropriate buffers are established and maintained if active nests are found, and that no work occurs within the buffer unless approved by the biologist.	Prior to construction, and during construction if within nesting season	Once prior to construction; repeat if work stops for more than two weeks; ongoing if active nests are present.	City of Half Moon Bay Community Development Department			

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **NOVEMBER 18, 2025**

TO: Honorable Mayor and Council Members

VIA: Matthew Chidester, City Manager

FROM: Leslie Lacko, Community Development Director
Keith Weiner, Chief Building Official
Benjamin Corrales, Permit Technician

TITLE: **ADOPTION OF THE 2025 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE – SECOND READING**

RECOMMENDATION:

1. Waive the second reading and adopt an ordinance repealing Chapter 14.06 of the Half Moon Bay Municipal Code, “Electrification of Buildings,” and repealing and replacing Chapter 14.04 of the Half Moon Bay Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code, with local amendments, and finding the amendments to be exempt from environmental review under the California Environmental Quality Act (CEQA); and
2. Adopt a resolution establishing the “Need for Local Modifications to the California Building Standards Code” and ratifying the Coastside Fire Protection District’s Ordinance No. 2025-01.

FISCAL IMPACT:

Adoption of these ordinances has no fiscal impact.

STRATEGIC ELEMENTS:

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

DISCUSSION:

On November 4, 2025, the City Council introduced the ordinance following the conduct of a duly-noticed public hearing. As required by law, the ordinance appears for second reading and adoption at a regular meeting more than five days past introduction.

ATTACHMENTS:

1. Resolution determining the “Need for Local Modifications to the California Building Standards Code” and ratifying the Coastside Fire Protection District’s Ordinance No. 2025-05
Exhibit A – Matrix of Reasons
Exhibit B – Coastside Fire Protection District Ordinance No. 2025-05

2. Ordinance repealing Chapter 14.06 and repealing and replacing Chapter 14.04 of the Half Moon Bay Municipal Code
Attachment A – Modifications to California Building Standards Code

RESOLUTION NO. C-2025-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY DETERMINING THE
NEED FOR LOCAL MODIFICATIONS TO THE CALIFORNIA BUILDING STANDARDS CODE AND
RATIFYING THE COASTSIDE FIRE PROTECTION DISTRICT'S ORDINANCE NO. 2025-05**

WHEREAS, The State of California has adopted the 2025 edition of Title 24 of the California Code of Regulations, also known as the California Building Standards Code (CBSC), containing construction standards applicable to local jurisdictions throughout the State including the City of Half Moon Bay ("City"); and

WHEREAS, on November 4, 2025, the City Council of Half Moon Bay introduced an ordinance amending Chapter 14.04 of the Half Moon Bay Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code; and

WHEREAS, notice was published prior to the November 4, 2025, public hearing pursuant to California Government Code Section 36933; and

WHEREAS, the City is adopting the 2025 triennial CBSC code update to become effective on January 1, 2026; and

WHEREAS, when reasonably necessary due to local climatic, geological, or topographical conditions, Health and Safety Code Sections 17958.5 and 18941.5 authorize local jurisdictions to establish more restrictive building standards than those set forth in the CBSC; and

WHEREAS, before making local modifications to the CBSC, Health and Safety Code Sections 17958.5 and 18941.5 require the local jurisdiction to make express findings that such changes are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, the City Council has determined that there is a need to establish building standards that are more restrictive than those adopted by the State of California in the **2025** CBSC to address the problems, concerns and future direction by which the City can establish and maintain an environment which will afford an appropriate level of fire and life safety to all who live and work within its boundary; and

WHEREAS, in making this determination, the City Council finds that modifications to the CBSC are reasonably necessary due to local climatic, geological, and topographical conditions as set forth below, and as summarized in the chart attached hereto as Exhibit A:

Climatic: The City is located on a coastal plain and as such is affected greatly by ocean changes. High winds are a factor in design considerations with expected three second gusts in excess of 90 miles per hour. Conditions are such as to require additional structural provisions for wind loading as well as provisions for electrical utility undergrounding. The

City has an average annual rainfall of 27 inches and all storm water flows to the ocean. It is therefore necessary that the City provide special provisions to protect the environment and comply with the regional storm water permit.

The City is situated along the Pacific Coastline and the potential impacts of sea level rise are anticipated to increase the City's exposure to shoreline hazards. Human activities releasing greenhouse gas into the atmosphere cause increases in rising sea levels are likely to affect the amount of area in the City at risk of coastal flooding, the rate of erosion along the shoreline and bluffs, the area of the City's tsunami inundation zone, and potential seawater intrusion into riparian systems and groundwater supplies. Loss of shoreline due to rising waters may also threaten the stability of coastal habitats, recreation areas, public access, and infrastructure.

Vehicular traffic through Half Moon Bay is significant and continues to increase as Half Moon Bay is a tourism destination as well as the location of residential projects. The observed increase in plug-in electric vehicle adoption reduces the climate impact of vehicular greenhouse gas emissions.

Topographical: The City has many areas that are in the Tsunami Inundation Area, and it is also bordered by wildland areas. These conditions require the City to take the necessary precautions to protect the public from likely events of floods or wildland urban interface fires. In addition, the area has a highly expansive clay type soil that requires modifications to foundation and drainage design. Some areas of the City have a high-water table and necessitate special drainage considerations to protect facilities from flooding and to provide for storm water runoff to the ocean.

Geological: The City is located in seismic zone D. The San Andreas Fault, as well as faults that are not fully charted, affect the seismicity risks of the City. In the event of a major earthquake, the City would in all likelihood be cut off from the rest of the Peninsula Cities. It is deemed reasonable that provisions be made to assure that the most conservative measures are designed into structures to protect the facilities, both residential and commercial, to provide time for emergency personnel and equipment to reach the coast and provide assistance.

AND WHEREAS, Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130 allow local jurisdictions to make changes to state building standards affecting residential units so long as those changes meet one or more conditions; and

WHEREAS, the City Council has determined that the changes it is making to the state building standards affecting residential units meet one or more AB 130 condition ("AB 130 conditions") as set forth below, and as summarized in the chart attached hereto as Exhibit A:

AB 130 CONDITION 1: The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council of the City of Half Moon Bay and were in effect as of September 30, 2025.

AB 130 CONDITION 2: The California Building Standards Commission deems those changes or modifications necessary as emergency standards to protect health and safety.

AB 130 CONDITION 3: The changes or modifications relate to home hardening.

AB 130 CONDITION 4: The building standards relate to home hardening and are proposed for adoption by a fire protection district pursuant to Section 13869.7.

AB 130 CONDITION 5: The changes or modifications are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy.

AB 130 CONDITION 6: The changes or modifications are related to administrative practices, are proposed for adoption during the intervening period pursuant to Section 18942, and exclusively result in any of the following:

- (A) Reductions in time for a local agency to issue a post-entitlement permit.
- (B) Alterations to a local agency's post-entitlement fee schedule.
- (C) Modernization of, or adoption of, new permitting platforms and software utilized by the local agency.
- (D) Reductions in cost of internal operation for a local agency.
- (E) Establishment, alteration, or removal of local programs related to enforcement of building code violations or complaints alleging building code violations.

AND WHEREAS, the City lies within the geographical boundaries of the Coastside Fire Protection District; and

WHEREAS, the Coastside Fire Protection District has responsibility for fire protection within said geographical boundaries; and

WHEREAS, on October 22, 2025, the Coastside Fire Protection District adopted Ordinance No. **2025-05**, adopting the **2025** California Fire Code with certain amendments to reflect local conditions; and

WHEREAS, pursuant to Section 13869.7(c) of the California Health & Safety Code, such ordinances containing such modifications are not effective within the jurisdictional boundaries of the City until ratified by the City Council; and

WHEREAS, the City Council finds that the changes to the provisions in the California Fire Code set forth in the Coastside Fire Protection District's Ordinance No. **2025-05**, attached hereto as Exhibit B, are reasonably necessary because of the following local climatic, geological, or topographical conditions, consistent with findings made by the Coastside Fire Protection District on October 22, 2025 when the District adopted local modifications to the **2025** CBSC:

Climatic: The Coastside Fire Protection District is located within a coastal region. The District is subject to extensive periods of dense coastal fog as well as an average rainfall of twenty-five (25) inches per year. These adverse weather conditions create severe hazardous road conditions as well as mud and rockslides along the main access roads within as well as into the District from the surrounding area. Due to the periods of heavy fog and rainfall, along with repeated flooding conditions and road closures, the ability of the Fire Protection District to provide immediate emergency response is often delayed. These same adverse climatic conditions often result in a large number of vehicular accidents that place extreme restraints on the availability of emergency response to perform emergency rescue, first aid, hazardous materials control and firefighting. The climatic conditions often result in a substantial or total lack of ability of the Fire Protection District to respond immediately to the other types of emergency situations that occur. Examples of these emergency conditions may be a structure fire, brush fire, hazardous material incident or medical call. The mutual aid agreements established with adjoining fire protection agencies, might not be possible due to adverse climatic conditions having restricted or totally blocked access into the District.

Geological: The Coastside Fire Protection District is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event. Most of the structures within the hilly terrain have water pumping systems used for fire suppression water delivery as well as water storage tanks. Most of the pumping systems are dependent on electrical power for operation. Such electrical power may not be available during a seismic event. Water storage in the Point Montara zone of the District is deficient in volume. Water storage tanks used for the storage of required fire suppression water may also collapse in such an event forcing the additional needs to transport water via additional pieces of fire apparatus which will place a significant restraint on the ability of the District to provide the required emergency services.

Topographical: The District is composed of areas that are considered by the State Fire Hazard Severity Zone mapping system to be of High and Very High fire hazard. Much of

the District is hilly terrain covered with highly combustible natural vegetation including the presence of many groves of eucalyptus trees. The structures within the areas of hilly terrain have very limited fire access due to narrow roadways with steep grades and poor road surface conditions such as gravel. The presence of many existing structures within the high and very high fire hazard and wildland areas provides for a severe potential of a structure fire spreading into a wildland fire condition.

AND WHEREAS, once adopted the City is required to file its local amendments and findings with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay is adopting the 2025 CBSC to take effect on January 1, 2026, with local amendments; and

BE IT FURTHER RESOLVED that the City Council has directed that a copy of this Resolution and the Ordinance amending Chapter 14.04 of the Half Moon Bay Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code be filed with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7; and

BE IT FURTHER RESOLVED that the City Council does hereby ratify the Coastside Fire Protection District Ordinance No. 2025-05 to be effective in the City of Half Moon Bay; and

BE IT FURTHER RESOLVED that the City Council does hereby adopt Coastside Fire Protection Districts Findings of Fact supporting the modifications to the Fire Code in Coastside Fire Protection District Ordinance 2025-05 as reasonably necessary because of local climatic, geological, or topographical conditions; and

BE IT FURTHER RESOLVED that a copy of this Resolution, including Coastside Fire Protection District Ordinance 2025-05 and the Coastside Fire Protection District Findings of Fact, shall be filed with the California Building Standards Commission in accordance with Health & Safety Code Section 17958.7(a) and with the California Department of Housing and Community Development in accordance with Health & Safety Code Section 13869.7(c); and

BE IT FURTHER RESOLVED that this Resolution is not a project under the requirements of the California Environmental Quality Act, together with related State CEQA Guidelines (collectively, "CEQA") because it has no potential for resulting in physical change in the environment. In the event that this Resolution is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility that the action approved may have a significant effect on the environment. CEQA applies only to actions which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this circumstance, the proposed action would have no or only a de minimis effect on the environment. The Resolution is also exempt from CEQA under CEQA Guidelines

section 15308, because it is a regulatory action for the protection of the environment. The foregoing determination is made by the City Council in its independent judgment.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 18th day of November 2025, by the City Council of Half Moon Bay by the following vote:

- AYES, Councilmembers:
- NOES, Councilmembers:
- ABSENT, Councilmembers:
- ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Maggie Rodriquez, Assistant City Clerk

Robert Brownstone, Mayor

EXHIBIT A

Matrix of Justifications for Local Amendments to 2025 California Building Code (Title 24, Part 2)						
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see below)
14.04.020	Appendix J Grading, Section J103.1	Permits Required			x	ii, iii, AB 130 Condition 1
14.04.020	Appendix J Grading, Section J103.1.2	Engineered Grading Requirements	x			ii, iii, AB 130 Condition 1
14.04.020	Appendix J Grading, Section J104.1	Submittal Requirements			x	ii, iii, AB 130 Condition 1
14.04.020	Appendix J Grading, Section J107.6	Grading and Filling of Flood Plain Areas	x			ii, iii, AB 130 Condition 1

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Matrix of Justifications for Local Amendments to 2025 California Electrical Code (Title 24, Part 3)						
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see below)
14.04.070	Article 100	Definitions			x	ii, iii, AB 130 Condition 1

Matrix of Justifications for Local Amendments to 2025 California Fire Code (Title 24, Part 9)						
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see below)

Formatted Table

14.04.110		A. Establishment of the Bureau of Fire Prevention	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110		B. Definitions	x			iv, v, vi AB 130 Conditions 1, 3, 4
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see below)
14.04.110		C. Establishment of Limits within the Coastsides Fire Protection District in Which Storage and Use of Explosives and Blasting Agents is to Be Prohibited.	x			iv, v, vi AB 130 Conditions 1, 3, 4
14.04.110		D. Establishment of Limits within the Coastsides Fire Protection District in Which Storage of Flammable/ Combustible Liquids in Outside Above-Ground Tanks is to Be Prohibited.	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110		E. Establishment of Limits within the Coastsides Fire Protection District in which Storage of Liquefied Petroleum Gases is to Be Prohibited.	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110		F. Establishment of Limits within the Coastsides Fire Protection District in Which the Storage of Compressed Natural Gas Is to Be Prohibited.	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110		G. Establishment of minimum roofing classification for all new buildings constructed or re-roofed	x			iv, v, vi,

		within the Coastside Fire Protection District.				AB 130 Conditions 1, 3, 4
14.04.110	101.1	Title			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	101.2.1	Appendix Chapters			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	104.1.1	Fire Department Personnel and Peace Officer	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	105.5.60	Special Events	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	109.1	Authority to Inspect			x	iv, v, vi, AB 130 Conditions 1, 3, 4
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see below)
14.04.110	112.1	Board of Appeals Established	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	112.2	Limitations on Authority			x	iv, v, vi,

						AB 130 Conditions 1, 3, 4
14.04.110	112.3	Qualifications			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	112.4	Violation Penalties			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	114.4	Failure to Comply			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	202	General Definitions			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	303.10	Fuel Cylinders for Asphalt Roofing Kettles	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	304.1.3.1	Clearance of Brush, Vegetative Growth and Combustible Material from Lots.	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	304.1.3.2	Clearance of Brush, Vegetative Growth from Structure Area.	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	304.1.3.3	Fire Breaks	x			iv, v, vi,

						AB 130 Conditions 1, 3, 4
14.04.110	304.1.3.4	Weed Abatement	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	503.1.2.1	Fire Department Access	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	503.2.3.1	All Weather Surface	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	503.2.4.1	Turning Radius	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	503.2.6	Bridges and elevated surfaces			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	503.3.1	Fire Access Lane Markings	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	503.4.1	Traffic Calming Devices			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	503.4.2	Prohibited Parking	x			iv, v, vi,

						AB 130 Conditions 1, 3, 4
14.04.110	503.4.3	Roadway Spikes	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	505.1.1	Premises Identification	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	505.1.2	Multiple Tenant Structures	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	505.1.3	Commercial/Industrial Size and Stroke of Numbers	x			iv, v, vi
14.04.110	505.1.4	Rear Addressing	x			iv, v, vi, AB 130 Conditions 1, 3, 4
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see below)
14.04.110	505.1.5	Suite/Unit Identification	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	505.1.6	Directories	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	505.2.1	Construction Site	x			iv, v, vi,

						AB 130 Conditions 1, 3, 4
14.04.110	506.1.3	Key Box	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	507.1.1	Fire Department Water Supply	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	507.2.2.1	Storage of Suburban and Urban Rural Water Supplies	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	903.2	Where required			x	iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	903.2.8.1.1	<i>Automatic sprinkler systems installed in Group R-3 occupancies</i>	x			iv, v, vi, AB 130 Conditions 3, 4
14.04.110	903.6	Existing buildings or structures			x	iv, v, vi, AB 130 Conditions 3, 4
14.04.110	903.6.1	Where required	x			iv, v, vi, AB 130 Conditions 3, 4
14.04.110	903.6.2	One- and Two-Family Dwellings	x			iv, v, vi, AB 130 Conditions 3, 4
14.04.110	905.5.3	Class II System 1 1/2-inch hose			x	iv, v, vi,

						AB 130 Conditions 1, 3, 4
14.04.110	907.2.11.2.5.1	Smoke Detections for Existing Group R-3 Occupancies	x			iv, v, vi AB 130 Conditions 3, 4
14.04.110	907.8.4.1	Alarm Panel Clearance	x			iv, v, vi AB 130 Conditions 3, 4
14.04.110	907.8.5.	Making False Report	x			iv, v, vi AB 130 Conditions 1, 3, 4
14.04.110	907.8.5.1	Fire Department Response to False Alarms	x			iv, v, vi AB 130 Conditions 3, 4
Half Moon Bay Municipal Code Section(s)	State Code Section(s)	Title	Add	Deleted	Amended	Justification (see below)
14.04.110	912.5	Signs			x	
14.04.110	912.5.2	Identification			x	iv, v, vi. AB 130 Conditions 1, 3, 4
14.04.110	1003.4.1	Seismic Restraint for Storage Shelving	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	5601.1.6	Fireworks	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	6101.3	Construction Documents			x	iv, v, vi,

						AB 130 Conditions 1, 3, 4
14.04.110	D103.4.1	N/A	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	D103.6.4	Maintenance and Installation of Fire Access Sigs	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	D103.7	Traffic Signal Control Devices	x			iv, v, vi, AB 130 Conditions 1, 3, 4
14.04.110	Appendix P	Temporary and/or permanent Haunted Houses, Ghost Walks and similar amusement uses.			x	iv, v, vi, AB 130 Conditions 1, 3, 4

Half Moon Bay Local Conditions:

i. *Climatic:* The City is located on a coastal plain and as such is affected greatly by ocean changes. High winds are a factor in design considerations with expected three second gusts in excess of 90 miles per hour. Conditions are such as to require additional structural provisions for wind loading as well as provisions for electrical utility undergrounding. The City has an average annual rainfall of 27 inches and all storm water flows to the ocean. It is therefore necessary that the City provide special provisions to protect the environment and comply with the regional storm water permit.

The City is situated along the Pacific Coastline and the potential impacts of sea level rise are anticipated to increase the City's exposure to shoreline hazards. Human activities releasing greenhouse gas into the atmosphere cause increases in rising sea levels are likely to affect the amount of area in the City at risk of coastal flooding, the rate of erosion along the shoreline and bluffs, the area of the City's tsunami inundation zone, and potential seawater intrusion into riparian systems and groundwater supplies. Loss of shoreline due to rising waters may also threaten the stability of coastal habitats, recreation areas, public access, and infrastructure.

Vehicular traffic through Half Moon Bay is significant and continues to increase as Half Moon Bay is a tourism destination as well as the location of residential projects. The observed increase in plug-in electric vehicle adoption reduces the climate impact of vehicular greenhouse gas emissions.

ii. *Topographical:* The City has many areas that are in the Tsunami Inundation Area, and it is also bordered by wildland areas. These conditions require the City to take the necessary precautions to protect the public from likely events of floods or wildland urban interface fires. In addition, the area has a highly expansive clay type soil that requires modifications to foundation and drainage design. Some areas of the City have a high-water table and necessitate special drainage considerations to protect facilities from flooding and to provide for storm water runoff to the ocean.

iii. *Geological:* The City is located in seismic zone D. The San Andreas Fault, as well as faults that are not fully charted, affect the seismicity risks of the City. In the event of a major earthquake, the City would in all likelihood be cut off from the rest of the Peninsula

Cities. It is deemed reasonable that provisions be made to assure that the most conservative measures are designed into structures to protect the facilities, both residential and commercial, to provide time for emergency personnel and equipment to reach the coast and provide assistance.

Coastside Fire Protection District Local Conditions:

iv. *Climatic:* The Coastside Fire Protection District is located within a coastal region. The District is subject to extensive periods of dense coastal fog as well as an average rainfall of twenty-five (25) inches per year. These adverse weather conditions create severe hazardous road conditions as well as mud and rockslides along the main access roads within as well as into the District from the surrounding area. Due to the periods of heavy fog and rainfall, along with repeated flooding conditions and road closures, the ability of the Fire Protection District to provide immediate emergency response is often delayed. These same adverse climatic conditions often result in a large number of vehicular accidents that place extreme restraints on the availability of emergency response to perform emergency rescue, first aid, hazardous materials control and firefighting. The climatic conditions often result in a substantial or total lack of ability of the Fire Protection District to respond immediately to the other types of emergency situations that occur. Examples of these emergency conditions may be a structure fire, brush fire, hazardous material incident or medical call. The mutual aid agreements established with adjoining fire protection agencies, might not be possible due to adverse climatic conditions having restricted or totally blocked access into the District.

v. *Geological:* The Coastside Fire Protection District is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event. Most of the structures within the hilly terrain have water pumping systems used for fire suppression water delivery as well as water storage tanks. Most of the pumping systems are dependent on electrical power for operation. Such electrical power may not be available during a seismic event. Water storage in the Point Montara zone of the District is deficient in volume. Water storage tanks used for the storage of required fire suppression water may also collapse in such an event forcing the additional needs to transport water via additional pieces of fire apparatus which will place a significant restraint on the ability of the District to provide the required emergency services.

vi. *Topographical:* The District is composed of areas that are considered by the State Fire Hazard Severity Zone mapping system to be of High and Very High fire hazard. Much of the District is hilly terrain covered with highly combustible natural vegetation including the presence of many groves of eucalyptus trees. The structures within the areas of hilly terrain have very limited fire access due to narrow roadways with steep grades and poor road surface conditions such as gravel. The presence of many existing structures within

the high and very high fire hazard and wildland areas provides for a severe potential of a structure fire spreading into a wildland fire condition.

AB 130 Condition:

AB 130 CONDITION 1: The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the City Council of the City of Half Moon Bay and were in effect as of September 30, 2025.

Formatted: Font: (Default) Calibri

AB 130 CONDITION 2: The California Building Standards Commission deems those changes or modifications necessary as emergency standards to protect health and safety.

AB 130 CONDITION 3: The changes or modifications relate to home hardening.

AB 130 CONDITION 4: The building standards relate to home hardening and are proposed for adoption by a fire protection district pursuant to Section 13869.7.

AB 130 CONDITION 5: The changes or modifications are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy.

AB 130 CONDITION 6: The changes or modifications are related to administrative practices, are proposed for adoption during the intervening period pursuant to Section 18942, and exclusively result in any of the following:

Formatted: Font: (Default) Calibri

(A) Reductions in time for a local agency to issue a post-entitlement permit.

Formatted: Font: (Default) Calibri

(B) Alterations to a local agency's post-entitlement fee schedule.

Formatted: Font: (Default) Calibri

(C) Modernization of, or adoption of, new permitting platforms and software utilized by the local agency.

Formatted: Font: (Default) Calibri

(D) Reductions in cost of internal operation for a local agency.

Formatted: Font: (Default) Calibri

(E) Establishment, alteration, or removal of local programs related to enforcement of building code violations or complaints alleging building code violations.

Formatted: Font: (Default) Calibri

Formatted: Underline

1984808.2



Coastside Fire Protection District

STAFF REPORT

TO: Honorable Board of Directors

FROM: Jean Savaree, District Counsel

DATE: October 22, 2025

SUBJECT: **INTRODUCTION OF AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE 2025 EDITION AND PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE, PROPERTY AND THE ENVIRONMENT FROM FIRE, PANIC, EXPLOSION, HAZARDOUS MATERIALS AND HAZARDOUS USES AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR**

Staff Recommendation

It is recommended that the Board of Directors introduce the proposed ordinance updating the District's ordinance adopting the 2025 California Fire Code and local amendments thereto.

Background and Discussion

Every 3 years, the California Building Standards Commission updates and adopts the newest California Building Standards Code. This code automatically becomes effective on January 1 following the update. As part of that State level adoption, State law automatically rescinds local amendments, so local jurisdictions need to adopt new modifications to their codes.

The Coastside Fire Board of Directors adopted the 2022 California Fire Codes with local amendments by passing Ordinance 2023-01 on January 25, 2023. The local amendments incorporated into that ordinance carried forward the existing amendments that the District had incorporated into its adoption of the previous edition of the California Fire Codes (2019 edition). In 2024, the District made additional local amendments to the 2022 Fire Code under Ordinance 2024-02 to make the District's treatment of automatic sprinklers consistent with the local amendments adopted by the County and enforced in surrounding unincorporated areas.

The proposed Ordinance attached hereto as Attachment 1 would rescind the existing Ordinance adopting the 2022 Fire Code and adopt the 2025 Edition of the Fire Code with local amendments that carry forward those local amendments that were

previously adopted by the District. For ease of review, Attachment 2 shows in redline edits how the proposed ordinance differs from the existing ordinance (2024-02).

Fiscal Impact

None.

Conclusion

It is recommended that the Board of Directors introduce the proposed Ordinance updating the District's ordinance adopting the California Fire Code and local amendments thereto. Staff requests that the Board introduce and hold a hearing on the proposed Ordinance and by vote schedule it for second reading and adoption at the Board's next regular meeting on January 28, 2026. If adopted at that meeting, the Ordinance would take effect 30 days thereafter.

Attachments

1. Proposed Ordinance
2. Redline draft showing proposed changes from the District's existing ordinance

ATTACHMENT 1 – PROPOSED ORDINANCE

ORDINANCE NO. 2025-05

COASTSIDE FIRE PROTECTION DISTRICT
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE 2025 EDITION AND PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE, PROPERTY AND THE ENVIRONMENT FROM FIRE, PANIC, EXPLOSION, HAZARDOUS MATERIALS AND HAZARDOUS USES AND ESTABLISHING A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR

The Board of Directors of the Coastside Fire Protection District does hereby ordain as follows:

Section I. Findings of Fact.

- A. **General.** After due consideration, the Board of Directors of the Coastside Fire Protection District, hereby finds that the unique local climate, geological and topographical conditions existing within the boundaries of the District make it reasonably necessary for the District to impose more stringent requirements than set forth in the California Fire Code and pursuant to California Health and Safety Code sections 13869.7 and 17958.7, the District desires to make express findings to that effect and to adopt the modifications and changes contained in this adoptive Ordinance of the 2025 California Fire Code. Such changes are deemed to be reasonably necessary to provide adequate and effective protection of life, property, and the environment.

The District is within the air path approach to the San Francisco and San Jose International airports. The commercial air traffic as well as the presence of a large amount of private small aircraft presents a high potential for rescue and firefighting demands on the District.

The District has numerous festival events that occur yearly as well as a significant amount of tourism due to the presence of several miles of Pacific coastline and beaches. Such events and tourism can present significant increases of vehicular traffic and population within the District. The District covers areas of the "Devils Slide" portion of Hwy #1, the Pillar Point Harbor and many miles of isolated coastline. These increased conditions result in a high demand for providing emergency services.

The Coastside Fire Protection District provides the fire protection services for the City of Half Moon Bay and the Communities of Montara, Moss Beach, Princeton, El Granada and Miramar in addition to the surrounding unincorporated areas with a total District size of 50 square miles. The District has established three fire stations to provide the emergency services. Fire Station 40 is located within the downtown area of the City of Half Moon Bay and Fire Station 41 is located within the unincorporated area of El Granada. El Granada is located four miles to the north of the City of Half Moon Bay. Fire Station 44 is located within

the Moss Beach Area of the District. The District has thirty-eight paid fire personnel and twenty volunteer fire fighter positions, and two administrative support positions.

- B. **Climatic.** The Coastsides Fire Protection District is located within a coastal region. The District is subject to extensive periods of dense coastal fog as well as an average rainfall of twenty-five (25) inches per year. These adverse weather conditions create severe hazardous road conditions as well as mud and rockslides along the main access roads within as well as into the District from the surrounding area. Due to the periods of heavy fog and rainfall, along with repeated flooding conditions and road closures, the ability of the Fire Protection District to provide immediate emergency response is often delayed. These same adverse climatic conditions often result in a large number of vehicular accidents that place extreme restraints on the availability of emergency response to perform emergency rescue, first aid, hazardous materials control and firefighting. The climatic conditions often result in a substantial or total lack of ability of the Fire Protection District to respond immediately to the other types of emergency situations that occur. Examples of these emergency conditions may be a structure fire, brush fire, hazardous material incident or medical call. The mutual aid agreements established with adjoining fire protection agencies might not be possible due to adverse climatic conditions having restricted or totally blocked access into the District.
- C. **Geological.** The Coastsides Fire Protection District is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, and large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event. Most of the structures within the hilly terrain have water pumping systems used for fire suppression water delivery as well as water storage tanks. Most of the pumping systems are dependent on electrical power for operation. Such electrical power may not be available during a seismic event. Water storage in the Point Montara zone of the District is deficient in volume. Water storage tanks used for the storage of required fire suppression water may also collapse in such an event forcing the additional needs to transport water via additional pieces of fire apparatus which will place a significant restraint on the ability of the District to provide the required emergency services.
- D. **Topographical.** The District is composed of areas that are considered by the State Fire Hazard Severity Zone mapping system to be of High and Very High fire hazard. Much of the District is hilly terrain covered with highly combustible natural vegetation including the presence of many groves of eucalyptus trees. The structures within the areas of hilly terrain have very limited fire access due to narrow roadways with steep grades and poor road surface conditions such as gravel. The presence of many existing structures within the high and very high fire hazard and wildland areas provides for a severe potential of a structure fire spreading into a wildland fire condition.

Section II. Adoption of California Fire Code.

Ordinance Number **2024-02** related to providing a Fire Prevention Code for the Coastsides Fire Protection District is hereby repealed. Furthermore, there is hereby adopted by the Board of Directors of the Coastsides Fire Protection District, for the purpose of prescribing regulations

governing conditions hazardous to life, property and the environment from fire, or explosion, hazardous materials, and hazardous uses, that certain code known as the 2025 California Fire Code, California Code of Regulations, Title 24 Part 9. The 2025 California Fire Code utilizes the **2024** International Fire Code, published by International Code Council, as the base document. State Fire Marshal amendments that are considered Building Standards are included to form the California Fire Code.

Section III. Establishment of the Bureau of Fire Prevention.

The Bureau of Fire Prevention is hereby established and shall operate under the supervision of the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

Section IV.

Establishment of Limits within the Coastside Fire Protection District in Which Storage and Use of Explosives and Blasting Agents is to Be Prohibited. The storage and use of explosives and blasting agents are prohibited within the boundaries of the Coastside Fire Protection District.

Exception: The Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District, may issue a permit to store or use explosives and blasting agents after due consideration has been given to the potential hazards to life, and property and compliance to the requirements established by the California State Fire Marshal for the Storage and Use of Explosives.

Section V.

Establishment of Limits within the Coastside Fire Protection District in Which Storage of Flammable/Combustible Liquids in Outside Above-Ground Tanks is to Be Prohibited. The Chief shall have the authority to permit or deny each site-specific design and/or installation of above ground flammable/combustible liquids tanks within the established boundaries of the Coastside Fire Protection District.

Section VI.

Establishment of Limits within the Coastside Fire Protection District in which Storage of Liquefied Petroleum Gases is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Liquefied Petroleum Gases within the established boundaries of the Coastside Fire Protection District.

Section VII.

Establishment of Limits within the Coastside Fire Protection District in Which the Storage of Compressed Natural Gas Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Compressed Natural Gas within the established boundaries of the Coastsides Fire Protection District.

Section VIII.

Establishment of minimum roofing classification for all new buildings constructed or re-roofed within the Coastsides Fire Protection District.

All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, **but in no case shall be listed as less than a minimum of a Class B roofing assembly.**

The Chief shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.

Section IX.

Amendments and Deletions to the 2025 California Fire Code as Published by and Printed by the International Code Council. The 2025 California Fire Code is amended and changed as follows:

Section 101 [adopted in its entirety with the following amendments]

Section 101.1 Title [amended] These regulations shall be known as the Fire Code of the Coastsides Fire Protection District, hereafter referred to as “this code.”

Section 101.2.1 Appendix Chapters. [amended] Appendix chapters, which are not specifically adopted, may be used in whole or in part by the Coastsides Fire Protection District as guides toward enforcement of the provisions of this ordinance.

Section 104.1 [adopted in its entirety with the following addition]

Section 104.1.1 Fire Department Personnel and Peace Officer. [added] Chief and members of the fire prevention bureau and other designated representatives as designated by the Chief shall have the powers of a public officer in performing their duties under this code and shall have the power to issue notices of violation or citations for violation of this code and any other ordinances of the Coastsides Fire Protection District. Individuals designated as “peace officers” shall assume those duties upon successful completion of a PC 832 course of instruction.

Section 104.2.4 Modifications [adopted in its entirety]

Section 104.4 [adopted in its entirety]

Section 104.4.1 [adopted in its entirety]

Section 104.10 [adopted in its entirety]

Section 104.11 [adopted in its entirety]

Section 105.5.60 Special Event. [added] An operational permit is required to conduct a special event either inside or outside of a structure. Special events include but are not limited to the following types of activity: crafts faire, festivals, historical celebrations, etc.

Section 109.1 Inspection Authority. [amended] The Chief or other designated representatives shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

Section 112.1 Board of Appeals Established. [amended] In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals.

Any person who is aggrieved within the meaning of this paragraph by an action of an authorized representative of the District may appeal the action to the Fire District's Board of Directors. The appeal must be in writing, must fully describe the action sought to be appealed and must be filed with the Clerk of the District Board within 30 days of the date of the action appealed. The Board of Directors shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The decision rendered by the Board of Directors of the Coastside Fire District is final.

Section 112.2 Limitations on Authority. [amended] A person shall be deemed to be aggrieved within the meaning of this Section if the person is the applicant or the permittee or is otherwise directly affected by the action in question. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The action in question may also involve the approval or disapproval of a permit application submitted to the District, the grant or denial of a permit, or a decision concerning the interpretation, construction, operation, or enforcement of the District's Fire Prevention Code. The Board shall have no authority to waive requirements of this code.

Section 112.3 Qualifications. [amended] The Board of Appeals shall consist of the Fire District Board of Directors. The Fire Chief shall be an ex officio member of said Board but shall have no vote on any matter before the Board.

Section 113.4 Violation Penalties. [adopted in its entirety with the following amendments] Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of this code, shall be guilty of a

misdemeanor, punishable by a fine of not less than \$250 dollars or more than \$2,500 or imprisonment for not less than 180 days or both in accordance with Section 19 of the California Penal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Notwithstanding any other provision of this code, whenever violation of any section contained in this code is punishable as a misdemeanor, the prosecuting attorney having jurisdiction to prosecute said misdemeanor, may specify that the offense is an infraction and proceed with prosecution as an infraction, unless the defendant, at the time of his arraignment or plea, objects to the offense being made an infraction, in which event the complaint shall be amended to charge a misdemeanor and the case shall proceed on a misdemeanor complaint.

The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

- (1) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.
- (2) Due to the potential danger of the hazardous materials regulated under the International/California Fire Code, any person, firm, or corporation who violates any of the provisions of the International/California Fire Code, shall be liable for civil penalties not exceeding \$250 dollars per day for the first ten days; and \$2,500 dollars per day for the next 20 days; and \$5,000 dollars for each day after twenty. This shall apply to each violation.
- (3) In addition to the penalties set out in this Code, any condition caused or permitted to exist in violation of any of the provisions of this Code shall be deemed a public nuisance and may be summarily abated as such, and each day such condition continues shall be regarded as a new separate offense. The Coastside Fire Protection District shall also be permitted the right of recovering those funds, used to mitigate continuous, unabated hazards, which present a clear and present danger. The cost recovery fee shall be the based on the actual hourly rate for the Coastside Fire Protection District staff and the cost of using a private contractor and equipment, used in gaining compliance for those in violation.
- (4) Fines and cost recovery fees will be accessed to the property owners tax rolls after thirty (30) days of the violations notice, or after completion of the appeal process.

Section 114.4 Failure to Comply. [amended] Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250 dollars or more than \$2,500.

Section 202 General Definitions. [amended to include the following definitions]

ADMINISTRATOR means the Board of Directors of the Coastside Fire Protection District.

AIR REACTIVE is any liquid, solid or gas, which, when combined with air, a reaction occurs that forms a hazardous condition. (See also, “pyrophoric”)

AUTHORITY HAVING JURISIDCTION OR JURISDICTION is the Coastside Fire Protection District.

AUTHORIZED REPRESENTATIVES shall be those persons determined by the Chief of the Coastside Fire Protection District to act as the Chiefs’ agent.

BUILDING CODE is the California Building Code, **2025** edition.

CHIEF OR CHIEF OF THE BEUREAU OF FIRE PREVENTION is the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

DISTRICT COUNSEL is the Attorney for the Coastside Fire Protection District.

ELECTRICAL CODE is California Electrical Code, **2025** edition.

EXECUTIVE BODY is the Board of Directors for the Coastside Fire Protection District.

FIRE DEPARTMENT is the Coastside Fire Protection District.

JURISDICTION is the Coastside Fire Protection District.

JURISDICTIONAL AREA is the boundaries established for the Coastside Fire Protection District including the City of Half Moon Bay and unincorporated areas of San Mateo County including Miramar, El Granada, Princeton, Moss Beach and Montara.

LIQUID TIGHT is the ability of a material to retain a liquid being contained and prevent the passage of such liquid.

MECHANICAL CODE is the California Mechanical Code, **2025** edition.

PLUMBING CODE is the California Plumbing Code, **2025** edition.

STREET is any thoroughfare or public way not less than 20 feet in width which has been dedicated or deeded to the public for public use and required as a means of fire department access.

SUBSTANTIAL ALTERATION is the renovation of any structure and/or when combined with any additions to the structure, affects a gross floor area which exceeds fifty percent (50%) of the existing floor area of the structure. For the purpose of this Section, when

determining the affected gross floor area of an existing structure, whenever more than 50% of the wall or ceiling coverings (e.g., wallboard, plaster, etc.) have been removed from within a room or space bounded by three or more walls within the structure, the entire gross floor area of the room or space shall be counted towards the total affected gross floor area of the existing structure.

TRAFFIC CALMING DEVICES are design elements of fire apparatus access roads such as street alignment, installation of barriers, and other physical measures intended to reduce traffic and cut-through volumes, and slow vehicle speeds.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids.

Section 303 [adopted in its entirety]

Section 303.10 Fuel Cylinders for Asphalt Roofing Kettles. [added] All fuel cylinders, used in conjunction with asphalt roofing kettles or related equipment, shall be adequately secured to prevent overturning.

Section 304.1.3.1 Clearance of Brush, Vegetative Growth and Combustible Material from Lots. [added] All lots shall be cleared of hazardous brush, vegetative growth and combustible material upon written notification by the Coastside Fire Protection District.

Section 304.1.3.2 Clearance of Brush, Vegetative Growth from Structure Area. [added]

Any person owning, leasing, controlling, operating or maintaining any building or structure in, upon or adjoining any hazardous fire area or any such area within the jurisdictional boundary of the Coastside Fire Protection District, shall upon written notification remove and clear such brush, vegetative growth from the area of the building or structure, as prescribed within the written notice.

Section 304.1.3.3 Fire Breaks. [added] The Coastside Fire Protection District may require the installation of “fire breaks” around or within parcels of property where combustible weeds, crops, brush, or other combustible materials are present. The specific width and length of the “fire breaks” will be determined by the Coastside Fire Protection District. The following conditions will be included as part of the determining factors regarding the width and length of the “fire breaks”:

1. Height and width of combustible material present
2. Prevailing weather conditions
3. Topography of site
4. Available fire apparatus access
5. Fire protection systems available on-site
6. Relationship of structures within the given parcel to the combustible material or adjacent parcels where structures would become exposed to the presence of the combustible material

Section 304.1.3.4 Weed Abatement. [added] Due to heavy growth of fuels, unmaintained lots are a hazard to the surrounding properties. Coastside Fire Protection District staff shall carry out weed abatement program activities throughout the Coastside Fire Protection District.

Section 304.1.3.5 Fire Hazard Severity Zones. [added] Where a parcel is identified as multiple fire hazard severity zones by the State Fire Marshal, the entire parcel shall be treated as the highest fire hazard severity zone on that parcel.

Section 305 [adopted in its entirety]

Section 307 [adopted in its entirety]

Section 308 [adopted in its entirety]

Section 311 [adopted in its entirety]

Section 503 [adopted in its entirety]

Section 503.1.2.1. Fire Department Access. [added]

1. Fire Department Access shall be required when the gross floor area of a proposed alteration, addition, or combination of alterations and additions within a two-year period meets the definition of a “substantial alteration.”

Exceptions:

1. Any exemption otherwise allowable under the Fire Code as determined by the Fire Code Official
2. Exterior improvements and work not requiring permits as provided in the Building Code
3. Detached Group U occupancies or detached carports less than 1000 square feet.
4. Work requiring only a mechanical, electrical, plumbing, and/or demolition permit.

Section 503.2.3.1 All Weather Surface. [added] Where required by the fire code official, all weather surface shall be a minimum of 6 inches of compacted Class II base rock and 2 inches of asphalt or concrete for grades up to 15%. If the grade is between 15% to 20% an engineered surface such as a rough grooved concrete is required. In no circumstances shall the grade exceed 20%.

Section 503.2.4.1 Turning Radius. [added] Inside and outside turning radius for fire access roads will be based upon the capability of the fire apparatus used by the Coastside Fire Protection District. Turning radius design approval must be obtained from the Coastside Fire Protection District.

Section 503.2.6 Bridges and elevated surfaces. [amended] Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed

and maintained in accordance with AASHTO **HS-20**. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained.

Section 503.3.1 Fire Access Lane Markings. [added] The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".

Section 503.4.1 Traffic Calming Devices. [amended] Traffic calming devices are prohibited unless approved by the fire code official. Traffic calming devices shall not be installed on designated fire apparatus response routes. When approved, traffic calming devices shall be installed in accordance with the Coastside Fire District's "Traffic Calming Devices" Standard Detail and Specification.

Section 503.4.2 Prohibited Parking. [added] If in the judgment of the Coastside Fire Protection District it is necessary to prohibit vehicular parking, or other materials or articles, along private fire access lanes in order to prevent obstruction of the required width of the fire access lane, signs shall be posted, as appropriate or as indicated in Section D103.6 with the addition of the following lettering near the bottom of the sign: (C.V.C.22500.1)

Section 503.4.3 Roadway Spikes. [added] The installation of roadway traffic control spikes is prohibited within fire access lanes unless prior approval is given by the Coastside Fire Protection District.

Section 505.1.1 Premises Identification for group R-3. [added] New R-3 buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.

Section 505.1.2 Multiple Tenant Structures. [added] Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastside Fire Protection District.

Section 505.1.3 Commercial/Industrial Size and Stroke of Number. [added] Building address numbers shall be either internally or externally illuminated and

contrasting with the background so as to be seen from the public way fronting the building. Building address number heights shall be sized in accordance with the table noted below. The number stroke shall be 1/2-inch or larger.

<u>Distance from Road</u>	<u>Address No. Size</u>
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch
with a corresponding increase in stroke width.	

Section 505.1.4 Rear Addressing. [added] When required by the Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of the property. Number stroke and size will comply with Section 505.1.1 for residential buildings and 505.1.3 for commercial buildings.

Section 505.1.5 Suite/Unit Identification. [added] Buildings containing separate suite and/or unit identification shall have the suite or unit identification clearly posted with assigned letters or numbers having a minimum height of four inches and a minimum stroke of 1/2 inch. Assigned letters or numbers shall be of contrasting color to the background and located between 5 feet and 6 feet off the finished floor. Directional address numbers or letters shall be provided.

Section 505.1.6 Directories. [added] Complexes with multiple buildings may be required by the Coastside Fire Protection District to provide one or more of the following: a directory, a premise map or directional signage. Location, size and color of such elements will be determined by the Coastside Fire Protection District on a site-specific basis.

Section 505.2.1 Construction Site. [added] Approved street or road signs and address numbers of the construction site shall be installed prior to combustible construction materials being placed on the site.

Section 506 [adopted in its entirety]

Section 506.1.3 Key Box. [added] When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

Section 507.1.1 Fire Department Water Supply. [added] Fire Department Water Supply shall be required when the gross floor area of a proposed alteration, addition, or combination of alterations and additions within a two-year period meets the definition of a “substantial alteration.”

Exceptions:

1. Any exemption otherwise allowable under the Fire Code as determined by the Fire Code Official
2. Exterior improvements and work not requiring permits as provided in the Building Code
3. Detached Group U occupancies or detached carports less than 1000 square feet.
4. Work requiring only a mechanical, electrical, plumbing, and/or demolition permit.

Section 507.2.2.1 Storage of Suburban and Rural Water Supplies [added] In calculating the water supply available to meet the minimum fire flow required in Section 507.1, swimming pools, ponds and underground cisterns shall not be considered as a primary water source.

Section 903.2 Where Required. [amended] Approved automatic sprinkler systems shall be provided in new buildings and structures.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
2. Agricultural Buildings. For the purposes of this Section, an "Agricultural building" is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. "Agricultural building" includes a place of employment where agricultural products are processed, treated, or packaged. Office uses within "agricultural buildings" shall not exceed ten percent (10%) of the total floor area of the building unless such buildings are provided with an automatic fire sprinkler system throughout. "Agricultural buildings" shall include greenhouses.
3. Non-Residential Structures less than 1,000 square feet in area.
4. Mausoleums of Type 1 construction, as defined by the California Building Code, which do not contain offices, chapels, or other places where the public assembles on a regular basis
5. Car wash structures where no offices or waiting rooms are attached.

Section 903.2.8.1.1 Automatic sprinkler systems installed in Group R-3, occupancies [added] shall conform to the following standards in addition to NFPA Standard 13D, currently adopted edition:

1. Automatic sprinkler system coverage shall be provided throughout the residence to include attached garages and any interior rooms used for storage.
2. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.
3. An interior horn shall be mounted in a central location audible from the master bedroom upon activation of the required flow switch.
4. A sprinkler head shall be mounted on a metal sprig above any attic access openings and where required by the AHJ.
5. An inspector's test valve shall be mounted to flow from the most remote area of the system in an accessible location in structures larger than 3,600 square feet.
6. All group R-3 occupancies shall require an automatic sprinkler system regardless of square footage.
7. Accessory Dwelling Units shall conform to the most recent California State Fire Marshal's Information Bulletin.

Section 903.6 Existing buildings or structures. [amended] An Automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 of the California Fire Code or when improvements are conducted in accordance with this section.

Section 903.6.1 Where required. [added] All existing buildings and structures, except for Group R-3 One and Two-Family Dwellings, shall be provided with an automatic fire sprinkler system when any of the following conditions occur:

(A) When the scope of work qualifies as a "**substantial alteration.**"

Exception:

1. When in the opinion of the Chief, the change of occupancy classification did not result in a significant increase in the level of life safety or fire safety of the occupancy, the Chief may waive the requirement for automatic fire sprinkler system installation.

(B) When a change in occupancy classification, as defined within the Building Code, results in an increased fire hazard or risk due to business operation and/or number of occupants permitted in the building.

Section 903.6.2 One- and Two-Family Dwellings [added] All existing one- and two-family dwellings, buildings and/or structures shall be provided with an automatic fire sprinkler system when any of the following conditions occur.

1. Automatic sprinklers shall be installed in any one and two-family garage, carport or breezeway attached to any structure for which an automatic sprinkler system is required. A detached one and two-family garage, not containing any habitable space, 1,000 square feet or more shall require the installation of an NFPA-13D automatic fire sprinkler system.

2. All automatic fire sprinkler systems shall comply with the currently enforced edition of NFPA-13, NFPA-13D, NFPA-13R and any additional County specifications, or modifications imposed by supplemental rules and regulations adopted by the County of San Mateo or the City of Half Moon Bay.
3. Where the gross floor area of a proposed alteration, addition, or combination of alterations and additions and the gross floor area of any alterations, additions, or combination of alterations and additions meets the definition of a “**substantial alteration**”.
4. Where required by the local Fire District.

Section 905.5.3 Class II System 1 1/2-inch hose. [amended] A minimum *1 ½ inch (37.5 mm)* hose shall be allowed to be used for hose stations in light-hazard occupancies where investigated and listed for this service and where approved by the fire code official.

Section 907.2.11.2.5.1 Smoke Detection for Existing Group R-3 Occupancies.

[added] All existing Group R-3 Occupancies shall be provided with an approved smoke detection system meeting the requirements of 907.2.11.2 throughout the structure when any of the following occurs:

1. When property is occupied by other than the property owner and rental or lease income is derived.
2. When existing property is sold an inspection of the installed smoke detection system for compliance with the Fire Code shall be completed by the Coastside Fire Protection District prior to close of escrow.

Section 907.8.4.1 Alarm Panel Clearance. [added] A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of fire protection equipment including, but not limited to: fire sprinkler control valves, fire department connections, hose connections, risers, hood system manual pull stations, fire alarm control panels, fire pumps and specialized fire protection storage tanks (dry chemical, foam, CO₂, clean agent). Where the fire protection equipment is wider than 30 inches, (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. Direct access to the working space shall be provided from aisles or access roadways. Modifications to working space dimensions shall be approved by the fire code official.

Section 907.8.5 Making False Report. [added] It shall be unlawful for a person to give, signal, or transmit a false alarm. A false report may include signals from a fire alarm system, including signals caused during fire alarm maintenance without prior Fire District notification. Making a false report shall be liable to a fine as set forth in the Fire District Fee Schedule.

Section 907.8.5.1 Fire Department Response to False Alarms. [added] Any building owner or owner’s agent who fails to properly maintain and service any smoke detector, fire alarm system, water flow detection alarm or fire sprinkler tamper alarm, after being notified that service or maintenance is required, will be subject to the payment of costs related to any false alarm response by the fire department.

Section 912.5 Signs. [adopted in its entirety with the following amendments]

Section 915.5.2 Serving buildings. [amended] Fire department connections to sprinkler systems and/or standpipe systems shall clearly identify the building(s) served as required by the Coastside Fire Protection District.

Section 1003.3.4.1 Seismic Restraint for Storage Shelving. [added] All storage shelving shall be provided with adequate seismic restraint as required by Chapter 16 of the California Building Code. Storage shelving not required to have seismic restraint by the Building Code may be required to be secured to prevent obstruction of the means of egress as determined by the Coastside Fire Protection District.

Section 5601.1.6 Fireworks. [added] All fireworks, including but not limited to, those listed by the California State Fire Marshal as “Safe and Sane”, are prohibited within the jurisdictional boundaries of the San Mateo County Fire Department on a year around basis. An exception is allowed for professional fireworks displays and theatrical use as permitted by the Fire Code Official.

Section 6101.3 Construction Documents. [amended] Where a single LP-gas container is 500 gallons (1893 L) or more in water capacity or the aggregate water capacity of LP-gas containers are more than 2,000 gallons (7570 L), the installer shall submit construction documents for such installation.

Appendix D [adopted and amended as follows]

Section D103.4.1 [added] The fire department reserves the right to use all or portions of City/County right of way for access and or turnarounds.

Section D103.6.4 Maintenance and Installation of Fire Access Signs. [added] It shall be unlawful for the owner, lessee, or person in charge of private property to fail to install and maintain required fire access lane signs and/or markings after having been given notice by the Coastside Fire Protection District.

Section D103.7 Traffic Signal Control Devices. [added] When a government agency requires an Encroachment Permit at any intersection and new or existing traffic signals are involved, the traffic signals shall be provided with a traffic signal control device that is operated from the fire apparatus.

Appendix I [adopted in its entirety]

Appendix N [adopted in its entirety]

Appendix P [adopted and amended as follows] Temporary and/or permanent Haunted Houses, Ghost Walks and similar amusement uses.

Coastside Fire Protection District Fire Prevention Bureau Standards are adopted as listed below:

Number / Title

CFR-01 Residential Fire Sprinkler Requirements
CFR-02 Commercial Fire Sprinkler Requirements
CFR-03 Rural Water Supply and Hydrants
CFR-04 Street Signs Addressing
CFR-05 Traffic Calming Devices
CFR-06 Roads and Turnarounds
CFR-07 Fire Watch Requirements
CFR-08 Bollard Guard Post

Section X. Severability:

If any Section, subsection, provision or other portion of this ordinance, or its application to any person or circumstance, is held invalid or unenforceable, all other parts of this ordinance shall remain in full force and effect, and the Board declares that it would have adopted each section, subsection and provision independently, and that each provision is severable.

Section XI. Effective Date

This ordinance shall be in full force and effect after it is ratified by the City of Half Moon Bay and The County of San Mateo, but in any event no sooner than thirty (30) days after its adoption by the District. Within fifteen (15) days after the ordinance is adopted, a summary of this ordinance and a tally of how each Board member voted shall be published once in a newspaper of general circulation and posted at the District office.

INTRODUCED at a regular meeting of the Board of Directors of the Coastside Fire Protection District on October 22, 2025 and ADOPTED at the regular meeting of the Board of Directors of the Coastside Fire Protection District on January 28, 2026 by the following vote:

AYES:

NOES:

ABSENT:

President, Board of Directors
Coastside Fire Protection District

ATTEST:

Secretary of the District

ATTACHMENT 2 – Redline draft showing proposed changes from the District's existing ordinance

ORDINANCE NO. ~~2024-02~~ 2025-05

COASTSIDE FIRE PROTECTION DISTRICT
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

AN ORDINANCE ADOPTING THE CALIFORNIA FIRE CODE 2025
EDITION AND PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS
TO LIFE, PROPERTY AND THE ENVIRONMENT FROM FIRE, PANIC, EXPLOSION,
HAZARDOUS MATERIALS AND HAZARDOUS USES AND ESTABLISHING A BUREAU OF
FIRE PREVENTION AND PROVIDING OFFICERS THEREFOR

The Board of Directors of the Coastside Fire Protection District does hereby ordain as follows:

Section I. Findings of Fact.

- A. **General.** After due consideration, the Board of Directors of the Coastside Fire Protection District, hereby finds that the unique local climate, geological and topographical conditions existing within the boundaries of the District make it reasonably necessary for the District to impose more stringent requirements than set forth in the California Fire Code and pursuant to California Health and Safety Code sections 13869.7 and 17958.7, the District desires to make express findings to that effect and to adopt the modifications and changes contained in this adoptive Ordinance of the ~~2022~~ 2025 California Fire Code. Such changes are deemed to be reasonably necessary to provide adequate and effective protection of life, property, and the environment.

The District is within the air path approach to the San Francisco and San Jose International airports. The commercial air traffic as well as the presence of a large amount of private small aircraft presents a high potential for rescue and firefighting demands on the District.

The District has numerous festival events that occur yearly as well as a significant amount of tourism due to the presence of several miles of Pacific coastline and beaches. Such events and tourism can present significant increases of vehicular traffic and population within the District. The District covers areas of the "Devils Slide" portion of Hwy #1, the Pillar Point Harbor and many miles of isolated coastline. These increased conditions result in a high demand for providing emergency services.

The Coastside Fire Protection District provides the fire protection services for the City of Half Moon Bay and the Communities of Montara, Moss Beach, Princeton, El Granada and Miramar in addition to the surrounding unincorporated areas with a total District size of 50 square miles. The District has established three fire stations to provide the emergency services. Fire Station 40 is located within the downtown area of the City of Half Moon Bay and Fire Station 41 is located within the unincorporated area of El Granada. El Granada is located four miles to the north of the City of Half Moon Bay. Fire Station 44 is located within the Moss Beach Area of the District. The District has ~~thirty-five~~ thirty-eight paid fire personnel

and twenty volunteer fire fighter positions, ~~along with four management and two administrative support positions.~~

- B. **Climatic.** The Coastsides Fire Protection District is located within a coastal region. The District is subject to extensive periods of dense coastal fog as well as an average rainfall of twenty-five (25) inches per year. These adverse weather conditions create severe hazardous road conditions as well as mud and rockslides along the main access roads within as well as into the District from the surrounding area. Due to the periods of heavy fog and rainfall, along with repeated flooding conditions and road closures, the ability of the Fire Protection District to provide immediate emergency response is often delayed. These same adverse climatic conditions often result in a large number of vehicular accidents that place extreme restraints on the availability of emergency response to perform emergency rescue, first aid, hazardous materials control and firefighting. The climatic conditions often result in a substantial or total lack of ability of the Fire Protection District to respond immediately to the other types of emergency situations that occur. Examples of these emergency conditions may be a structure fire, brush fire, hazardous material incident or medical call. The mutual aid agreements established with adjoining fire protection agencies, might not be possible due to adverse climatic conditions having restricted or totally blocked access into the District.
- C. **Geological.** The Coastsides Fire Protection District is located within a high activity seismic Zone 4. The San Andreas Fault, as well as faults that are not fully charted, are within immediate boundaries of the District. The seismic geological conditions present a very severe potential for multiple fires, major breakage of water mains, major breakage of natural gas mains, multiple electrical power failures, multiple collapsed structures, large number of calls for emergency medical aid, all of which may occur simultaneously during a seismic event. Most of the structures within the hilly terrain have water pumping systems used for fire suppression water delivery as well as water storage tanks. Most of the pumping systems are dependent on electrical power for operation. Such electrical power may not be available during a seismic event. Water storage in the Point Montara zone of the District is deficient in volume. Water storage tanks used for the storage of required fire suppression water may also collapse in such an event forcing the additional needs to transport water via additional pieces of fire apparatus which will place a significant restraint on the ability of the District to provide the required emergency services.
- D. **Topographical.** The District is composed of areas that are considered by the State Fire Hazard Severity Zone mapping system to be of High and Very High fire hazard. Much of the District is hilly terrain covered with highly combustible natural vegetation including the presence of many groves of eucalyptus trees. The structures within the areas of hilly terrain have very limited fire access due to narrow roadways with steep grades and poor road surface conditions such as gravel. The presence of many existing structures within the high and very high fire hazard and wildland areas provides for a severe potential of a structure fire spreading into a wildland fire condition.

Section II. Adoption of California Fire Code.

Ordinance Number ~~2023-04~~ **2024-02** related to providing a Fire Prevention Code for the Coastsides Fire Protection District is hereby repealed. Furthermore there is hereby adopted by the Board of Directors of the Coastsides Fire Protection District, for the purpose of prescribing

regulations governing conditions hazardous to life, property and the environment from fire, or explosion, hazardous materials, and hazardous uses, that certain code known as the ~~2022~~ **2025** California Fire Code, California Code of Regulations, Title 24 Part 9, including ~~Appendix Chapter 4, Appendix B, Appendix C, Appendix D, Appendix I, Appendix N, and Appendix O~~ which has been adopted in part by the California Building Standards Commission with necessary amendments. The ~~2022~~ **2025** California Fire Code utilizes the ~~2021~~ **2024** International Fire Code, published by International Code Council, as the base document. State Fire Marshal amendments that are considered Building Standards are included to form the California Fire Code. ~~The California Fire Code is published and printed by the International Code Council, being particularly the 2022 edition thereof, and whole thereof, save and except such portions as are hereinafter deleted, modified or amended by Section IX of this ordinance, of which three (3) copies have been and now are filed in the Office of the Clerk of the Coastside Fire Protection District, and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect the provisions thereof shall be controlling within the limits of the Coastside Fire Protection District.~~

Section III. Establishment of the Bureau of Fire Prevention.

The Bureau of Fire Prevention is hereby established and shall operate under the supervision of the Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District.

Section IV.

Establishment of Limits within the Coastside Fire Protection District in Which Storage and Use of Explosives and Blasting Agents is to Be Prohibited. The storage and use of explosives and blasting agents are prohibited within the boundaries of the Coastside Fire Protection District.

Exception: The Chief of the Coastside Fire Protection District or the person or persons authorized by the Chief of the Coastside Fire Protection District, may issue a permit to store or use explosives and blasting agents after due consideration has been given to the potential hazards to life, and property and compliance to the requirements established by the California State Fire Marshal for the Storage and Use of Explosives.

Section V.

Establishment of Limits within the Coastside Fire Protection District in Which Storage of Flammable/Combustible Liquids in Outside Above-Ground Tanks is to Be Prohibited. The Chief shall have the authority to permit or deny each site-specific design and/or installation of above ground flammable/combustible liquids tanks within the established boundaries of the Coastside Fire Protection District.

Section VI.

Establishment of Limits within the Coastside Fire Protection District in which Storage of Liquefied Petroleum Gases is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Liquefied Petroleum Gases within the established boundaries of the Coastside Fire Protection District.

Section VII.

Establishment of Limits within the Coastside Fire Protection District in Which the Storage of Compressed Natural Gas Is to Be Prohibited.

The Chief shall have the authority to permit or deny each site-specific design and/or installation for the storage of Compressed Natural Gas within the established boundaries of the Coastside Fire Protection District.

Section VIII.

Establishment of minimum roofing classification for all new buildings constructed or re-roofed within the Coastside Fire Protection District.

All roof installations regulated by California Building Code Chapter 15 and Appendix Chapter 15 shall comply with CBC Section 1505, **but in no case shall be listed as less than a minimum of a Class B roofing assembly.**

The Chief shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.

Section IX.

Amendments and Deletions to the 2022 **2025** California Fire Code as Published by and Printed by the International Code Council. The 2022 **2025** California Fire Code is amended and changed as follows:

Section 101 [adopted in its entirety with the following amendments]

Section 101.1 Title [amended] These regulations shall be known as the Fire Code of the Coastside Fire Protection District, hereafter referred to as “this code.”

Section 101.2.1 Appendix Chapters. [amended] Appendix chapters, which are not specifically adopted, may be used in whole or in part by the Coastside Fire Protection District as guides toward enforcement of the provisions of this ordinance.

Section 104.1 [adopted in its entirety with the following ~~amendments~~-addition]

104.1.1 Fire Department Personnel and Peace Officer. [added] Chief and members of the fire prevention bureau and other designated representatives as designated by the Chief shall have the powers of a public officer in performing their duties under this code and shall have the power to issue notices of violation or citations for violation of this code and any other ordinances of the Coastside Fire Protection District. Individuals

designated as “peace officers” shall assume those duties upon successful completion of a PC 832 course of instruction.

Section 104.2.4 Modifications [adopted in its entirety]

Division II, Section ~~104.3~~ 104.4 [adopted in its entirety]

Division II, Section ~~104.3.1~~ 104.4.1 [adopted in its entirety]

Division II, Section ~~104.5~~ [adopted in its entirety]

Division II, Section ~~104.9~~ [adopted in its entirety]

Division II, Section ~~104.10.1~~ 104.10 [adopted in its entirety]

Division II, Section ~~104.10.2~~ [adopted in its entirety]

Division II, Section ~~104.10.11~~ [adopted in its entirety]

Division II, Section ~~104.11.1~~ 104.11 [adopted in its entirety]

Division II, Section ~~104.12~~ [adopted in its entirety]

Division II, Section ~~104.12.1~~ [adopted in its entirety]

Division II, Section ~~104.12.2~~ [adopted in its entirety]

Division II, Section ~~104.12.3~~ [adopted in its entirety]

Section ~~105.6.25~~ 105.5.60 Special Event. [added] An operational permit is required to conduct a special event either inside or outside of a structure. Special events include but are not limited to the following types of activity: crafts faire, festivals, historical celebrations, etc.

Section ~~108.4~~ 109.1 Inspection Authority. [amended] The Chief or other designated representatives shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.

Section ~~111.4~~ 112.1 Board of Appeals Established. [amended] In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals.

Any person who is aggrieved within the meaning of this paragraph by an action of an authorized representative of the District may appeal the action to the Fire District’s

Board of Directors. The appeal must be in writing, must fully describe the action sought to be appealed and must be filed with the Clerk of the District Board within 30 days of the date of the action appealed. The Board of Directors shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The decision rendered by the Board of Directors of the Coastsides Fire District is final.

Section 112.2 Limitations on Authority. [amended] A person shall be deemed to be aggrieved within the meaning of this Section if the person is the applicant or the permittee or is otherwise directly affected by the action in question. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The action in question may also involve the approval or disapproval of a permit application submitted to the District, the grant or denial of a permit, or a decision concerning the interpretation, construction, operation, or enforcement of the District's Fire Prevention Code. The Board shall have no authority to waive requirements of this code.

Section 112.3 Qualifications. [amended] The Board of Appeals shall consist of the Fire District Board of Directors. The Fire Chief shall be an ex officio member of said Board but shall have no vote on any matter before the Board.

Section 113.4 Violation Penalties. [adopted in its entirety with the following amendments] Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not less than \$250 dollars or more than \$2,500 or imprisonment for not less than 180 days or both in accordance with Section 19 of the California Penal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Notwithstanding any other provision of this code, whenever violation of any section contained in this code is punishable as a misdemeanor, the prosecuting attorney having jurisdiction to prosecute said misdemeanor, may specify that the offense is an infraction and proceed with prosecution as an infraction, unless the defendant, at the time of his arraignment or plea, objects to the offense being made an infraction, in which event the complaint shall be amended to charge a misdemeanor and the case shall proceed on a misdemeanor complaint.

The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

- (5) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.
- (6) Due to the potential danger of the hazardous materials regulated under the International/California Fire Code, any person, firm, or corporation who

violates any of the provisions of the International/California Fire Code, shall be liable for civil penalties not exceeding \$250 dollars per day for the first ten days; and \$2,500 dollars per day for the next 20 days; and \$5,000 dollars for each day after twenty. This shall apply to each violation.

- (7) In addition to the penalties set out in this Code, any condition caused or permitted to exist in violation of any of the provisions of this Code shall be deemed a public nuisance and may be summarily abated as such, and each day such condition continues shall be regarded as a new separate offense. The Coastsides Fire Protection District shall also be permitted the right of recovering those funds, used to mitigate continuous, unabated hazards, which present a clear and present danger. The cost recovery fee shall be based on the actual hourly rate for the Coastsides Fire Protection District staff and the cost of using a private contractor and equipment, used in gaining compliance for those in violation.
- (8) Fines and cost recovery fees will be assessed to the property owners tax rolls after thirty (30) days of the violations notice, or after completion of the appeal process.

Section 114.4 Failure to Comply. [amended] Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250 dollars or more than \$2,500.

Section 202 General Definitions. [amended to include the following definitions]

ADMINISTRATOR means the Board of Directors of the Coastsides Fire Protection District.

AIR REACTIVE is any liquid, solid or gas, which, when combined with air, a reaction occurs that forms a hazardous condition. (See also, "pyrophoric")

AUTHORITY HAVING JURISDICTION OR JURISDICTION is the Coastsides Fire Protection District.

AUTHORIZED REPRESENTATIVES shall be those persons determined by the Chief of the Coastsides Fire Protection District to act as the Chiefs' agent.

BUILDING CODE is the California Building Code, **2022 2025** edition.

CHIEF OR CHIEF OF THE BEUREAU OF FIRE PREVENTION is the Chief of the Coastsides Fire Protection District or the person or persons authorized by the Chief of the Coastsides Fire Protection District.

DISTRICT COUNSEL is the Attorney for the Coastsides Fire Protection District.

ELECTRICAL CODE is California Electrical Code, **2022 2025** edition.

EXECUTIVE BODY is the Board of Directors for the Coastside Fire Protection District.

FIRE DEPARTMENT is the Coastside Fire Protection District.

JURISDICTION is the Coastside Fire Protection District.

JURISDICTIONAL AREA is the boundaries established for the Coastside Fire Protection District including the City of Half Moon Bay and unincorporated areas of San Mateo County including Miramar, El Granada, Princeton, Moss Beach and Montara.

LIQUID TIGHT is the ability of a material to retain a liquid being contained and prevent the passage of such liquid.

MECHANICAL CODE is the California Mechanical Code, **2022 2025** edition.

PLUMBING CODE is the California Plumbing Code, **2022 2025** edition.

STREET is any thoroughfare or public way not less than 20 feet in width which has been dedicated or deeded to the public for public use and required as a means of fire department access.

SUBSTANTIAL ALTERATION is the renovation of any structure and/or when combined with any additions to the structure, affects a gross floor area which exceeds fifty percent (50%) of the existing floor area of the structure. For the purpose of this Section, when determining the affected gross floor area of an existing structure, whenever more than 50% of the wall or ceiling coverings (e.g., wallboard, plaster, etc.) have been removed from within a room or space bounded by three or more walls within the structure, the entire gross floor area of the room or space shall be counted towards the total affected gross floor area of the existing structure.

TRAFFIC CALMING DEVICES are design elements of fire apparatus access roads such as street alignment, installation of barriers, and other physical measures intended to reduce traffic and cut-through volumes, and slow vehicle speeds.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids.

Section 303 [adopted in its entirety]

Section 303.10 Fuel Cylinders for Asphalt Roofing Kettles. [added] All fuel cylinders, used in conjunction with asphalt roofing kettles or related equipment, shall be adequately secured to prevent overturning.

Section ~~304.1.2.1~~ 304.1.3.1 Clearance of Brush, Vegetative Growth and Combustible Material from Lots. [added] All lots shall be cleared of **hazardous** brush,

vegetative growth and combustible material upon written notification by the Coastside Fire Protection District.

Section ~~304.1.2.2~~ 304.1.3.2 Clearance of Brush, Vegetative Growth from Structure Area. [added]

Any person owning, leasing, controlling, operating or maintaining any building or structure in, upon or adjoining any hazardous fire area or any such area within the jurisdictional boundary of the Coastside Fire Protection District, shall upon written notification remove and clear such brush, vegetative growth from the area of the building or structure, as prescribed within the written notice.

Section ~~304.1.2.3~~ 304.1.3.3 Fire Breaks. [added] The Coastside Fire Protection District may require the installation of “fire breaks” around or within parcels of property where combustible weeds, crops, brush, or other combustible materials are present. The specific width and length of the “fire breaks” will be determined by the Coastside Fire Protection District. The following conditions will be included as part of the determining factors regarding the width and length of the “fire breaks”:

1. Height and width of combustible material present
2. Prevailing weather conditions
3. Topography of site
4. Available fire apparatus access
5. Fire protection systems available on-site
6. Relationship of structures within the given parcel to the combustible material or adjacent parcels where structures would become exposed to the presence of the combustible material

~~Specifications and guidelines for compliance with applicable sections of the ordinance shall be found in the Coastside Fire District “Fire Prevention Bureau Standards” titled “Weed and Rubbish Abatement Program”.~~

Section ~~304.1.2.4~~ 304.1.3.4 Weed Abatement. [added] Due to heavy growth of fuels, unmaintained lots are a hazard to the surrounding properties. Coastside Fire Protection District staff shall carry out weed abatement program activities throughout the Coastside Fire Protection District.

Section 304.1.3.5 Fire Hazard Severity Zones. [added] Where a parcel is identified as multiple fire hazard severity zones by the State Fire Marshal, the entire parcel shall be treated as the highest fire hazard severity zone on that parcel.

Section ~~304.1.2.5~~ Declaration of Hazardous Fire Areas. [added] ~~The State of California through the California Department of Forestry and Fire Protection has identified and released for action VERY HIGH FIRE HAZARD SEVERITY ZONES in Local Response Areas. The Board of Directors of the Coastside Fire Protection District hereby declares these zones as HAZARDOUS FIRE AREAS which shall require compliance with Section 4291 of the California Public Resources Code as updated by Section 4251 of the California Public Resources Code and Sections 304.1.2.1,~~

~~304.1.2.2, 304.1.2.3 and 304.1.2.4 of the Coastside Fire Protection District Ordinance No. 2022-03.~~

Chapter 3, Section 305 [adopted in its entirety]

Chapter 3, Section 307 [adopted in its entirety]

Chapter 3, Section 308 [is-adopted in its entirety]

Chapter 3, Section 310 [is-adopted in its entirety]

Chapter 3, Section 311 [is-adopted in its entirety]

Chapter 5, Section 503 [is-adopted in its entirety]

Section 503.1.2.1. Fire Department Access. [added]

2. Fire Department Access shall be required when the gross floor area of a proposed alteration, addition, or combination of alterations and additions within a two-year period meets the definition of a “substantial alteration.”

Exceptions:

5. Any exemption otherwise allowable under the Fire Code as determined by the Fire Code Official
6. Exterior improvements and work not requiring permits as provided in the Building Code
7. Detached Group U occupancies or detached carports less than 1000 square feet.
8. Work requiring only a mechanical, electrical, plumbing, and/or demolition permit.

Section 503.2.3.1 All Weather Surface. [added] Where required by the fire code official, all weather surface shall be a minimum of 6 inches of compacted Class II base rock and 2 inches of asphalt or concrete for grades up to 15%. If the grade is between From 15% to 20% an engineered surface such as a rough grooved concrete is required. In no circumstances shall the grade exceed 20%.

Section 503.2.4.1 Turning Radius. [added] Inside and outside turning radius for fire access roads will be based upon the capability of the fire apparatus used by the Coastside Fire Protection District. Turning radius design approval must be obtained from the Coastside Fire Protection District.

Section 503.2.6 Bridges and elevated surfaces. [amended] Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HS-20. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not

designed for such use, approved barriers, approved signs or both shall be installed and maintained.

Section 503.3.1 Fire Access Lane Markings. [added] The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".

Section 503.4.1 Traffic Calming Devices. [amended] Traffic calming devices are prohibited unless approved by the fire code official. Traffic calming devices shall not be installed on designated fire apparatus response routes. When approved, traffic calming devices shall be installed in accordance with the Coastside Fire District's "Traffic Calming Devices" Standard Detail and Specification.

Section 503.4.2 Prohibited Parking. [added] If in the judgment of the Coastside Fire Protection District it is necessary to prohibit vehicular parking, or other materials or articles, along private fire access lanes in order to prevent obstruction of the required width of the fire access lane, signs shall be posted, as appropriate or as indicated in Section D103.6 with the addition of the following lettering near the bottom of the sign: (C.V.C.22500.1)

Section 503.4.3 Roadway Spikes. [added] The installation of roadway traffic control spikes is prohibited within fire access lanes unless prior approval is given by the Coastside Fire Protection District.

Section 505.1.1 Premises Identification for group R-3. [added] New residential R-3 buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the Coastside Fire Protection District. This remote signage shall consist of a 6 inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.

Section 505.1.2 Multiple Tenant Structures. [added] Multiple tenant buildings, using the same street address numbers, shall have suite or unit identification posted as required by the Coastside Fire Protection District.

Section 505.1.3 Commercial/Industrial Size and Stroke of Number. [added] Building address numbers shall be either internally or externally illuminated and contrasting with the background so as to be seen from the public way fronting the building. Building address number heights shall be sized in accordance with the table noted below. The number stroke shall be 1/2-inch or larger.

<u>Distance from Road</u>	<u>Address No. Size</u>
0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch

with a corresponding increase in stroke width.

Section 505.1.4 Rear Addressing. [added] When required by the Chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of the property. Number stroke and size will comply with Section 505.1.1 for residential buildings and 505.1.3 for commercial buildings.

Section 505.1.5 Suite/Unit Identification. [added] Buildings containing separate suite and/or unit identification shall have the suite or unit identification clearly posted with assigned letters or numbers having a minimum height of four inches and a minimum stroke of 1/2 inch. Assigned letters or numbers shall be of contrasting color to the background and located between 5 feet and 6 feet off the finished floor. Directional address numbers or letters shall be provided.

Section 505.1.6 Directories. [added] Complexes with multiple buildings may be required by the Coastside Fire Protection District to provide one or more of the following: a directory, a premise map or directional signage. Location, size and color of such elements will be determined by the Coastside Fire Protection District on a site-specific basis.

Section 505.2.1 Construction Site. [added] Approved street or road signs and address numbers of the construction site shall be installed prior to combustible construction materials being placed on the site.

Section 506 [adopted in its entirety]

Section 506.1.3 Key Box. [added] When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.

Section 507.1.1 Fire Department Water Supply. [added]

1. Fire Department Water Supply shall be required when the gross floor area of a proposed alteration, addition, or combination of alterations and additions within a two-year period meets the definition of a “substantial alteration.”

Exceptions:

5. Any exemption otherwise allowable under the Fire Code as determined by the Fire Code Official

6. Exterior improvements and work not requiring permits as provided in the Building Code
7. Detached Group U occupancies or detached carports less than 1000 square feet.
8. Work requiring only a mechanical, electrical, plumbing, and/or demolition permit.

~~**Section 507.2.2.1 Suburban and Rural Water Supplies. [added]**~~ In areas where public and/or private fire mains are not available for the provision of the required fire flow, the Chief may develop a standard which requires a water supply for firefighting be provided. In developing this standard, the Chief may be guided by NFPA Standards and Appendix B and C – California Fire Code **2022** edition.

Section 507.2.2.2 507.2.2.1 Storage of Suburban and Rural Water Supplies [added] In calculating the water supply available to meet the minimum fire flow required in Section 507.1, swimming pools, ponds and underground cisterns shall not be considered as a primary water source.

Section 903.2 Where Required. [amended] Approved automatic sprinkler systems shall be provided in new buildings and structures.

Exceptions:

6. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
7. Agricultural Buildings. For the purposes of this Section, an “Agricultural building” is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. “Agricultural building” includes a place of employment where agricultural products are processed, treated, or packaged. Office uses within “agricultural buildings” shall not exceed ten percent (10%) of the total floor area of the building unless such buildings are provided with an automatic fire sprinkler system throughout. “Agricultural buildings” shall include greenhouses.
8. Non-Residential Structures less than 1,000 square feet in area.
9. Mausoleums of Type 1 construction, as defined by the California Building Code, which do not contain offices, chapels, or other places where the public assembles on a regular basis
10. Car wash structures where no offices or waiting rooms are attached.

Section 903.1.2 All Occupancies and Facilities. [added] The following requirements shall apply to all new buildings or structures which require a building permit issued by the City of Half Moon Bay or the County of San Mateo:

1. Except as otherwise provided by this Section, or as provided under Section 903.3 of the latest adopted edition of the California Fire Code, automatic fire sprinkler systems shall be installed and maintained in every new building or structure of any type, use, occupancy or size which requires a building permit issued by the City of Half Moon Bay or the County of San Mateo within Coastside Fire Protection District jurisdiction.
2. The term “automatic fire sprinkler system” as used in this Section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by the National Fire Protection Association based upon the occupancy classification or other standards approved by the California State Fire Marshals’ office and approved by the Chief on a case-by-case basis.

The following structures are exempt from the requirements of this Section:

1. Agricultural Buildings. For the purposes of this Section, an “Agricultural building” is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. “Agricultural building” includes a place of employment where agricultural products are processed, treated, or packaged. Office uses within “agricultural buildings” shall not exceed ten percent (10%) of the total floor area of the building unless such buildings are provided with an automatic fire sprinkler system throughout. “Agricultural buildings” shall include greenhouses.
2. Non-Residential Structures not exceeding 1,000 square feet in area.
3. Mausoleums of Type 1 construction, as defined by the California Building Code, which do not contain offices, chapels, or other places where the public assembles on a regular basis
4. Car wash structures where no offices or waiting rooms are attached.

The requirements of this Section are intended to represent minimum standards for new construction. Further, any requirements of the California Building Code, the California Fire Code or the State Building Standards Code, which is more restrictive, specifies higher standards or mandates specific locations within a structure for automatic sprinkler systems shall be applicable.

The following sections are amended by changing California Fire Code requirements to 1,000 square feet for fire sprinkler installation, as follows:

903.2.1.1 Group A-1. Change 12,000 square feet to 1,000 square feet.

~~903.2.1.2~~ Group A-2. Change 5,000 square feet to 1,000 square feet.

~~903.2.1.3~~ Group A-3. Change 12,000 square feet to 1,000 square feet.

~~903.2.1.4~~ Group A-4. Change 12,000 square feet to 1,000 square feet.

~~903.2.3~~ Group E. Change 12,000 square feet to 1,000 square feet.

~~903.2.4~~ Group F. Change all Group F-1 occupancies to 1,000 square feet.

~~903.2.7~~ Group M. Change all Group M occupancies to 1,000 square feet.

~~903.2.9~~ Group S-1. Change all Group S-1 occupancies to 1,000 square feet.

~~903.2.10~~ Change all Group S-2 occupancies to 1,000 square feet.

Section 903.2.8.1.1 Automatic sprinkler systems installed in Group R-3, occupancies [added] shall conform to the following standards in addition to NFPA Standard 13D, currently adopted edition:

8. Automatic sprinkler system coverage shall be provided throughout the residence to include all bathrooms, attached garages, and any interior rooms used for storage.
9. ~~An exterior bell or horn strobe shall be mounted in a location to be audible from the street upon activation of the required flow switch.~~ **An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.**
10. An interior horn shall be mounted in a central location audible from the master bedroom upon activation of the required flow switch.
11. A sprinkler head shall be mounted on a metal sprig above any attic access openings and where required by the AHJ.
12. An inspector's test valve shall be mounted to flow from the most remote area of the system in an accessible location **in structures larger than 3,600 square feet.**
13. ~~All group R, Division 3~~ **R-3** occupancies shall require an automatic sprinkler system regardless of square footage.
14. Accessory Dwelling Units shall conform to the most recent California State Fire Marshal's Information Bulletin.

~~**Section 903.3.8 Limited area sprinkler systems. [amended]** Limited area sprinkler systems shall be in accordance with the standards listed in Section 903.3.1 except as provided in section 903.3.8.1 through 903.3.8.6.~~

~~**Section 903.3.3.8.6 Partial Systems. [added]** Unless approved in writing by the fire code official, automatic fire sprinkler systems that only protect a portion of the building shall not be allowed.~~

Section 903.6 Existing buildings or structures. [amended] An Automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 of the California Fire Code or when improvements are conducted in accordance with this section.

Section 903.6.1 Where required. [added] All existing buildings and structures, except for Group R-3 One and Two-Family Dwellings, shall be provided with an automatic fire sprinkler system when any of the following conditions occur:

~~(C) The renovation of any structure and/or when combined with any additions to the structure, affects a gross floor area which exceeds fifty percent (50%) of the existing floor area of the structure. For the purpose of this Section, when determining the affected gross floor area of an existing structure, whenever more than 50% of the wall or ceiling coverings (e.g., wallboard, plaster, etc.) have been removed from within a room or space bounded by three or more walls within the structure, the entire gross floor area of the room or space shall be counted towards the total affected gross floor area of the existing structure.~~ When the scope of work qualifies as a **“substantial alteration.”**

Exception:

2. When in the opinion of the Chief, the change of occupancy classification did not result in a significant increase in the level of life safety or fire safety of the occupancy, the Chief may waive the requirement for automatic fire sprinkler system installation.

(D) When a change in occupancy classification, as defined within the Building Code, results in an increased fire hazard or risk due to business operation and/or number of occupants permitted in the building.

Section 903.6.2 One- and Two-Family Dwellings [added] All existing one- and two-family dwellings, buildings and/or structures shall be provided with an automatic fire sprinkler system when any of the following conditions occur.

5. Automatic sprinklers shall be installed in any one and two-family garage, carport or breezeway attached to any structure for which an automatic sprinkler system is required. A detached one and two-family garage, not containing any habitable space, 1,000 square feet or more shall require the installation of an NFPA-13D automatic fire sprinkler system.
6. ~~Additions, alterations, or modifications to any existing structure containing automatic fire sprinklers shall require the extension or modification of the fire sprinkler system throughout the added, altered, or modified, areas. Plans for the installation, extension or modification of an automatic fire sprinkler system shall be submitted to the Planning and Building Department of San Mateo County or the City of Half Moon Bay for review and approval by the appropriate fire agency. Additions, alterations, and/or remodels to an existing dwelling previously equipped with automatic fire sprinklers shall be submitted to the planning and building department of San Mateo County or the City of Half Moon Bay. All Components of the existing system shall be Submitted for review in order to determine compliance with the applicable standards.~~

7. All automatic fire sprinkler systems shall comply with the currently enforced edition of NFPA-13, NFPA-13D, NFPA-13R and any additional County specifications, or modifications imposed by supplemental rules and regulations adopted by the County of San Mateo or the City of Half Moon Bay.
8. ~~The installation of an automatic fire sprinkler system may be required by the Building Official when an alteration, addition or change in use or occupancy of a building or portion of a building thereof increases the hazard of fire or threat to life and safety.~~
9. Where the gross floor area of a proposed alteration, addition, or combination of alterations and additions and the gross floor area of any alterations, additions, or combination of alterations and additions meets the definition of a “**substantial alteration**”.
10. Where required by the local Fire District.

Section 905.5.3 Class II System 1 1/2-inch hose. [amended] A minimum 1 ½ inch (37.5 mm) hose shall be allowed to be used for hose stations in light-hazard occupancies where investigated and listed for this service and where approved by the fire code official.

Section ~~907.2.11.2.4-5~~ 907.2.11.2.5.1 Smoke Detection for Existing Group R-3 Occupancies. [added] All existing Group R-Division-3 R-3 Occupancies shall be provided with an approved smoke detection system meeting the requirements of 907.2.11.2 throughout the structure when any of the following occurs:

3. When property is occupied by other than the property owner and rental or lease income is derived.
4. When existing property is sold an inspection of the installed smoke detection system for compliance with the Fire Code shall be completed by the Coastside Fire Protection District prior to close of escrow.

Section 907.8.4.1 Alarm Panel Clearance. [added] A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of fire protection equipment including, but not limited to: fire sprinkler control valves, fire department connections, hose connections, risers, hood system manual pull stations, fire alarm control panels, fire pumps and specialized fire protection storage tanks (dry chemical, foam, CO₂, clean agent). Where the fire protection equipment is wider than 30 inches, (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. Direct access to the working space shall be provided from aisles or access roadways. Modifications to working space dimensions shall be approved by the fire code official.

Section 907.8.5 Making False Report. [added] It shall be unlawful for a person to give, signal, or transmit a false alarm. A false report may include signals from a fire alarm system, including signals caused during fire alarm maintenance without prior Fire District notification. Making a false report shall be liable to a fine as set forth in the Fire District Fee Schedule.

Section 907.8.5.1 Fire Department Response to False Alarms. [added] Any building owner or owner’s agent who fails to properly maintain and service any smoke detector,

or fire alarm system, water flow detection alarm or fire sprinkler tamper alarm, after being notified that service or maintenance is required, will be subject to the payment of costs related to any false alarm response by the fire department.

~~Section 912.2.1.1 Painting of Fire Protection Equipment and Hydrants. [added]~~

~~When required by the Chief, fire protection equipment and fire hydrants shall be painted a color specified by the Coastside Fire Protection District.~~

Section 912.5 Signs. [adopted in its entirety with the following amendments]

~~Section 912.5.1 Identification~~ 915.5.2 Serving buildings. [added/amended]

Fire department connections to sprinkler systems and/or standpipe systems shall clearly identify the building(s) served as required by the Coastside Fire Protection District.

Section 1003.3.4.1 Seismic Restraint for Storage Shelving. [added] All storage shelving shall be provided with adequate seismic restraint as required by Chapter 16 of the California Building Code. Storage shelving not required to have seismic restraint by the Building Code may be required to be secured to prevent obstruction of the means of egress as determined by the Coastside Fire Protection District.

Section 5601.1.6 Fireworks. [added] All fireworks, including but not limited to, those listed by the California State Fire Marshal as “Safe and Sane”, are prohibited within the jurisdictional boundaries of the San Mateo County Fire Department on a year around basis. An exception is allowed for professional fireworks displays and theatrical use as permitted by the Fire Code Official.

~~Section 5608.1.2 Permits. [added]~~ ~~Permits shall be required as set forth in the California Fire Code.~~

Section 6101.3 Construction Documents. [amended] Where a single LP-gas container is 500 gallons (1893 L) or more in water capacity or the aggregate water capacity of LP-gas containers are more than 2,000 gallons (7570 L), the installer shall submit construction documents for such installation.

Appendix D [adopted and amended as follows]

~~Section D102.2 Fire Apparatus Roads. [added]~~

~~Fire Apparatus Roads shall comply with Sections D102.2.1 through D102.2.2.~~

~~_____ **D102.2.1 Parking**~~

~~_____ Roads 32 feet or greater in width shall allow parking on both sides.~~

~~_____ **D102.2.2 Turnouts**~~

~~_____ Roads exceeding 800 feet in length shall provide turnouts no more than 400 feet apart.~~

Section D103.4.1 [added] The fire department reserves the right to use all or portions of City/County right of way for access and or turnarounds.

Section D103.6.4 Maintenance and Installation of Fire Access Signs. [added] It shall be unlawful for the owner, lessee, or person in charge of private property to fail to install and maintain required fire access lane signs and/or markings after having been given notice by the Coastside Fire Protection District.

Section D103.7 Traffic Signal Control Devices. [added] When a government agency requires an Encroachment Permit at any intersection and new or existing traffic signals are involved, the traffic signals shall be provided with a traffic signal control device that is operated from the fire apparatus.

Appendix I [adopted in its entirety]

Appendix N [adopted in its entirety]

Appendix O P [adopted and amended as follows] Temporary and/or permanent Haunted Houses, Ghost Walks and similar amusement uses.

Coastside Fire Protection District Fire Prevention Bureau Standards are adopted as listed below:

Number / Title

~~CFR-01 Traffic Calming Devices~~

~~CFR-02 Street Signs Addressing~~

~~CFR-03 Bollard Guard Post~~

~~CFR-04 Fire Watch Requirements~~

~~CFR-05 False Alarm Response Policy~~

~~CFR-06 Residential Fire Sprinkler Requirements~~

~~CFR-07 Roads and Turnarounds~~

~~CFR-08 Rural Water Supply and Hydrants~~

CFR-01 Residential Fire Sprinkler Requirements

CFR-02 Commercial Fire Sprinkler Requirements

CFR-03 Rural Water Supply and Hydrants

CFR-04 Street Signs Addressing

CFR-05 Traffic Calming Devices

CFR-06 Roads and Turnarounds

CFR-07 Fire Watch Requirements

CFR-08 Bollard Guard Post

Section X. Severability:

If any Section, subsection, provision or other portion of this ordinance, or its application to any person or circumstance, is held invalid or unenforceable, all other parts of this ordinance shall remain in full force and effect, and the Board declares that it would have adopted each section, subsection and provision independently, and that each provision is severable.

Section XI. Effective Date

This ordinance shall be in full force and effect after it is ratified by the City of Half Moon Bay and The County of San Mateo, but in any event no sooner than thirty (30) days after its adoption by the District. Within fifteen (15) days after the ordinance is adopted, a summary of this ordinance and a tally of how each Board member voted shall be published once in a newspaper of general circulation and posted at the District office.

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF HALF MOON BAY REPEALING CHAPTER 14.06, ELECTRIFICATION OF BUILDINGS, AND REPEALING AND REPLACING THE EXISTING CHAPTER 14.04, BUILDING STANDARDS, OF THE HALF MOON BAY MUNICIPAL CODE, TO ADOPT BY REFERENCE: 2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, TITLE 24 PART 2; 2025 CALIFORNIA RESIDENTIAL CODE, TITLE 24 PART 2.5; 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 PART 11; 2025 CALIFORNIA FIRE CODE TITLE 24 PART 9; 2025 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5; 2025 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4; 2025 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3; 2025 CALIFORNIA ENERGY CODE, TITLE 24 PART 6; 2025 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1; 2025 CALIFORNIA REFERENCED STANDARDS CODE TITLE 24 PART 12; 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, TITLE 24 PART 7; AND THE 1997 UNIFORM ABATEMENT OF DANGEROUS BUILDINGS CODE, WITH MODIFICATIONS FOR LOCAL CONDITIONS.

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 finds and declares as follows:

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

(b) The Half Moon Bay City Council expressly declares that these proposed amendments to the Building Codes are reasonably necessary because of local climatic, topographical, and geological conditions pursuant to Health and Safety Code Sections 18941.5 and 17958.5, and the City Council hereby adopts the findings of reasonable necessity as set forth in the Resolution accompanying this ordinance.

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

(d) Health and Safety Code Sections 17958, 17958.5 and 17958.7, as modified by AB 130, allow local jurisdictions to make changes to state building standards affecting residential units so long as those changes meet one or more conditions.

(e) The Half Moon Bay City Council expressly declares that the City’s modifications to the Building Codes that affect residential units satisfy one or more of the conditions set out in Health and Safety Code Sections 17958, 17958.5 and 17958.7, as modified by AB 130 (the

“AB 130 conditions”), and the City Council hereby adopts the findings related to the AB 130 conditions as set forth in the Resolution accompanying this ordinance.

Section 2: Municipal Code Amendments.

- a. Chapter 14.04, Building Standards, of the Half Moon Bay Municipal Code is hereby repealed and replaced with a new Chapter 14.04 entitled “Building Standards,” as shown in Attachment A.
- b. Chapter 14.06, Electrification of Buildings, of the Half Moon Bay Municipal Code is hereby repealed.

Section 3: Severability. If any words, phrases, provisions or sections of this Chapter are either determined by a Court of competent jurisdiction to be void, invalid, unenforceable, or preempted by state or federal law, then such words, phrases, provisions, or sections shall be severed from this Chapter, and all the remaining words, phrases, provisions, and sections of this Chapter shall remain in full force and effect; provided however, that the severing of such words, phrases, provisions, and sections does not frustrate the purposes of any of the remaining sections of the chapter.

Section 4: California Environmental Quality Act. The City Council finds that this Ordinance is not a project under the requirements of the California Environmental Quality Act, together with related State CEQA Guidelines (collectively, “CEQA”) because it has no potential for resulting in physical change in the environment. In the event that this Ordinance is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility that the action approved may have a significant effect on the environment. CEQA applies only to actions which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this circumstance, the proposed action would have no or only a de minimis effect on the environment. The Ordinance is also exempt from CEQA under CEQA Guidelines section 15308, because it is a regulatory action for the protection of the environment. The foregoing determination is made by the City Council in its independent judgment

Section 5: Effective Date. Pursuant to Section 36937 of the Government Code of the State of California, this ordinance shall take effect and be in force on the thirtieth (30th) day from and after its final passage.

Section 6: Publication. The City Clerk shall cause this ordinance to be published and posted in accordance with the requirements of Section 36933 of the Government Code of the State of California.

ADOPTED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the 18th day of November 2025, by the following vote:

AYES,
NOES,
ABSENT,
ABSTAIN,

ATTEST:

APPROVED:

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor