

CITY COUNCIL AGENDA REGULAR MEETING CITY OF HALF MOON BAY

TUESDAY, OCTOBER 1, 2019

Adcock Community Senior Center, 535 Kelly Avenue, Half Moon Bay, California 94019 Harvey Rarback, Mayor Adam Eisen, Vice Mayor Robert Brownstone, Councilmember Deborah Penrose, Councilmember Debbie Ruddock, Councilmember

7:00 PM

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the Agenda, but within the jurisdiction of the City Council to resolve, may come forward to the podium during the Public Forum portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on a Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.

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

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

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

http://hmbcity.com/

MEETING WILL CONCLUDE BY 11:00 PM UNLESS OTHERWISE EXTENDED BY COUNCIL VOTE

ROLL CALL / PLEDGE OF ALLEGIANCE

PUBLIC FORUM

PROCLAMATIONS AND PRESENTATIONS LGBTQ HISTORY MONTH PROCLAMATION CENSUS 2020 PRESENTATION

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

CITY MANAGER UPDATES TO COUNCIL

- 1. CONSENT CALENDAR
 - 1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES
 - 1.B WARRANTS FOR THE MONTH OF AUGUST 2019

Staff Recommendation: Accept the warrants lists for the month of August 2019.

STAFF REPORT

ATTACHMENT 1

1.C FOURTH QUARTER FINANCIAL REPORT FOR FISCAL YEAR 2018-19

Staff Recommendation: Accept the Quarterly Financial Report for the Fourth Quarter of Fiscal Year 2018-19.

STAFF REPORT

ATTACHMENT 1

1.D ORDINANCE AMENDING CHAPTER 1.30 "CONTRIBUTIONS AND LOANS TO CITY CANDIDATE CAMPAIGNS" OF THE HALF MOON BAY MUNICIPAL CODE – SECOND READING

Staff Recommendation: Waive second reading and adopt an ordinance amending Chapter 1.30 of the Half Moon Bay Municipal Code – Contributions and Loans to City Candidate Campaigns revising campaign contribution limits to \$250 by an individual, \$500 by an organization, and limiting the outstanding balance a candidate may loan to their campaign to \$1,500.

STAFF REPORT

ORDINANCE

2. ORDINANCES AND PUBLIC HEARINGS

2.A APPEAL OF ACTING TAX ADMINISTRATOR NOTICE OF DETERMINATION OF PAST DUE TRANSIENT OCCUPANCY TAXES - 1430 CABRILLO HIGHWAY N, HALF MOON BAY, CA 94019 **Staff Recommendation:** By motion: 1) adopt a Resolution denying the appeal and upholding the Acting Tax Administrator's Notice of Determination of past due Transient Occupancy Taxes; and 2) direct staff to take all actions necessary to finalize the appeal, requiring the property owner to pay \$9,000 in transient occupancy taxes accrued from January 1, 2016 through April 8, 2019.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

ATTACHMENT 5

ATTACHMENT 6

ATTACHMENT 7

ATTACHMENT 8

ATTACHMENT 9

3. RESOLUTIONS AND STAFF REPORTS

3.A LETTERS OF INTENT RELATED TO TRAIL ACCESS ON THE JOHNSTON HOUSE PROPERTY

Staff Recommendation: Authorize the City Manager to execute two non-binding Letters of Intent related to trail access, agriculture access, and future park planning at the Johnston House property.

STAFF REPORT

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3

ATTACHMENT 4

ATTACHMENT 5

3.B CONSIDERATION OF SUPPORT FOR MEASURE I – CABRILLO UNIFIED SCHOOL DISTRICT PARCEL TAX MEASURE

Staff Recommendation: Consider adoption of a resolution supporting Measure I – the Cabrillo Unified School District Parcel Tax Measure on the November 5, 2019 ballot.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

3.C AWARD OF CONSTRUCTION CONTRACT FOR THE 2019 OCEAN VIEW PARK RESTROOM REPLACEMENT PROJECT (PROJECT 610)

Staff Recommendation: Adopt a resolution: 1) authorizing the City Manager to award and execute a construction contract for the 2019 Ocean View Park Restroom Replacement Project (Project 610) to the lowest responsive and responsible bidder, Andreini Brothers of Half Moon Bay, California in the total bid amount of \$506,686 and approve an additional contingency amount not exceeding 10 percent or \$50,686 of the contract amount; and 2) augmenting the FY 2019-20 Capital Improvement Budget by \$115,000 for the Ocean View Park-Permanent Restrooms and Park Improvements (Total \$600,000).

STAFF REPORT

RESOLUTION

3.D BUDGET AMENDMENT FOR THE CARTER PARK RENOVATION PROJECT AND AMENDMENT TO AGREEMENT WITH ELS ARCHITECTURE AND URBAN DESIGN, INC.

Staff Recommendation: Receive an update on the Carter Park Renovation Project (Phase II) and adopt a resolution: 1) approving an amendment to the FY 2019-20 Capital Improvement Plan Budget and augmentation of the Carter Park Improvement Project line item in the amount of an additional \$100,000, to be transferred from General Fund Reserves, for a total amount of \$400,000; and 2) authorizing the City Manager to execute an amendment to the agreement with ELS Architecture and Urban Design (ELS+), increasing the budget by \$269,000 to a total amount of \$450,000, for completion of construction documents and bid specifications for the Carter Park Renovation Project.

STAFF REPORT

RESOLUTION

ATTACHMENT 2

CITY COMMISSION / COMMITTEE UPDATES

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

CITY COUNCIL REPORTS

ADJOURNMENT

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting o	f: October 1, 2019
то:	Honorable Mayor and City Council
FROM:	Bob Nisbet, City Manager
TITLE:	WARRANTS FOR THE MONTH OF AUGUST 2019

RECOMMENDATION:

Accept the attached warrants list for the month of August 2019.

STRATEGIC ELEMENT:

This recommendation supports the Fiscal Sustainability and Inclusive Governance Element.

DISCUSSION:

During this month, we processed 4 check runs. The first was on August 9, 2019, totaling \$486,723.26, the second was on August 13, 2019, totaling \$150, the third was on August 26, 2019, totaling \$894,201.79, and the fourth was on August 28, 2019 totaling \$30.693.51. The grand total for all warrants for the month was \$1,411,768.56.

The City processed payments related to 18 capital improvement projects, in a total amount of \$441,167.39. These projects include: Infiltration & Inflow Reduction, Sewer Lift Upgrades, Street Resurfacing, HWY 1 Safety / Congestion, New Accounting System, Sewer Masterplan, Citywide Sidewalk Assessment, General Plan Update, Seymour Ditch Erosion, Poplar Pedbike Trail Rehabilitation, Parks Master Plan Implementation, Ocean View Park Permanent Restrooms, Carter Park Improvements, Coastal Bluff Preservation, Ted Adcock Remodeling, Street Light Upgrades, Main Street Bridge Rehabilitation, and Sewer Manhole Rehabilitation. Staff is also including a list of all payments above \$30,000 processed during this reporting period, as listed in the table below.

	Over \$30,000					
Check#	Vendor Number	Payee	Check Date	Check Amount	Description	
46335	4270	4LEAF, INC.	8/9/2019	48,440.00	JUN'19 ON-CALL PUBLIC WORKS SERVICES	
46342	1206	MARK THOMAS & CO. INC.	8/9/2019	60,546.71	JUN'19 HWY 1 SOUTH DESIGN	
46343	3085	SHUTE, MIHALY & WEINBERGER LLP	8/9/2019	35,004.88	JUN'19 LEGAL SERVICES	
46345	1760	STEPFORD	8/9/2019	59,333.12	JUN'19 WIRED CONNECTIONS	
46411	18	ANDREINI BROTHERS, INC.	8/26/2019	99,136.30	JUL'19 SEWER POINT REPAIR PROJECT	
46412	677	CCAG (INPUT REMIT TO ADDRESS EACH TIME)	8/26/2019	42,656.00	FY19-20 ANNUAL MEMBER ASSESSMENT	
46416	4398	ELS ARCHITECTURE & URBAN DESIGN	8/26/2019	34,446.75	JUL'19 CARTER PARK PHASE 2 DESIGN SERVICES	
46417	4212	GOLDEN BAY CONSTRUCTION	8/26/2019	53,914.34	JUL'19 2018 SIDEWALK REPLACEMENT & REPARI	
46419	2564	HALF MOON BAY GRADING & PAVING, INC.	8/26/2019	78,461.99	JUL'19 2018 STREET RECONSTRUCTION PROJECT	
46420	159	SEWER AUTHORITY MID-COASTSIDE (ON BEV CU	8/26/2019	344,324.94	AUG'19 FY19-20 SAM O&M	

E&110(10U(s0p16.67h8.5v0s0b0T&12E&160F&16CCity of Half Moon Bay Final Disbursement List. Check Date 08/09/19, Due Date 09/10/19, Discount Date 09/25/19. Computer Checks. Bank BA WELLSFARGO GENERAL CHECKING

MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
046247	4552	A-ABCO RENTS & SELLS, INC.	08/09/19	3.28	JUL' 19 CITY ANNIVERSARY CELEBRATION
046248	4483	ABLE SEPTIC TANK SERVICE	08/09/19	2,738.00	JUL' 19 HYDRO-FLUSH CLEANING
046249	4211	ABUNDANT GRACE COASTSIDE WORKER	08/09/19	5,024.97	MAR'19 COASTAL CLEAN-UP PROGRAM
046250	2022	HUC BO2INE22	08/09/19	776.44	JUN-JUL'19 INTERNET SERVICE
046251	1394	ACCOUNTEMPS FILE 73484	08/09/19	3,489.81	JUL'19 TEMP SERVICES
046252	4475	JOSEPH MCGUIRE AFROLICIOUS PRODUCTIONS	08/09/19	2,000.00	2019 SUMMER'S END MUSIC FESTIVAL AFROLIC
046253	3332	AMERICAN PORTABLES	08/09/19	7,832.90	AUG'19 FY19-20 PORTABLE RESTROOM FACILIT
046254	2407	ARAMARK	08/09/19	679.16	JUL'19 MAINTENANCE SERVICE
046255	4464	AVENU MUNISERVICES SHANTIKA BERNARD BIG BELLY SOLAR INC	08/09/19	639.14	SUTA Q1 2019 STARS SERVICE Q1 2019
046256	4544	SHANTIKA BERNARD	08/09/19	29.75	INSTRUCTOR PAYMENT RESTORATIVE YOGA 06/1
046257	4115	BIG BELLY SOLAR INC	08/09/19	981.45	JUL-AUG' 19 FY19-20 SMART TRASH RECEPTACL
046258	481	BIG CREEK	08/09/19	35.43	JUL'19 MAINTENANCE SUPPLIES
046259	3526	BIGGS CARDOSA ASSOCIATES, INC	08/09/19	9,997.77	JUN'19 MAIN ST. BRIDGE REHAB
046260	4298	JOE BUTCHER	08/09/19	667.48	JUL'19 CACEO TRAVEL REIMBURSEMENT
046261	220	CA DEPT OF CONSERVATION DIVISION/ADMIN S	08/09/19	483.93	SMIP Q4 FY18-19 REPORT FEES
046262	32	CALIFORNIA STATE DEPARTMENT OF TRANSPORT	08/09/19	3,056.73	APR-JUN'19 SIGNALS & LIGHTING
046263	3090	CALIFORNIA BUILDING STANDARDS COMMISSION	08/09/19	186.30	BSASRF Q4 FY18–19 REPORT FEES
046264	38	CALLANDER ASSOCIATES LANDSCAPE ARCHITECT	08/09/19	4,979.07	JUN' 19 OCEAN VIEW RESTROOM REPLACEMENT
046265	4300	CALNET3 AT&T	08/09/19	41.68	JUL'19 PHONE SERVICE
046266	3979	CARAHSOFT TECHNOLOGY CORPORATION	08/09/19	8,191.50	FY19-20 DOCUSIGN LICENSES
046267	2385	RON CARDOZA	08/09/19	3,480.00	JUN-JUL'19 MAINTENANCE SERVICE
046268	4039	PAUL J. CARMODY	08/09/19	1,522.50	INSTRUCTOR PAYMENT MARTIAL ARTS 07/01-31
046269	51	COASTSIDE COUNTY WATER DISTRICT	08/09/19	5,981.59	JUL'19 WATER CHARGES
046270	1048	CEB - UNIVERSITY OF CALIFORNIA CONTINUIN	08/09/19	457.56	JUL'19 LAW HANDBOOK
046271	1925	CITY OF BURLINGAME	08/09/19	4,601.49	MAY'19 SM CO BID JUN'19 SM CO BID
046272	977	CITY OF FOSTER CITY TREASURER	08/09/19	7,268.00	FY19-20 BAERS ANNUAL MEMBERSHIP FY19-20
046273	745	CITY OF PACIFICA	08/09/19	150.00	JUL'19 COUNCIL OF CITIES MEETING
046274	404	CITY OF SAN CARLOS CITY CLERK'S OFFICE	08/09/19	130.00	JUN'19 COUNCIL OF CITIES MEETING
046275	3355	CLEANING AND GARDENING ATTN: ASUNCION GI	08/09/19	1,275.00	APR'19 ON-CALL SERVICES MAINTENANCE SERV
046276	957	COASTSIDE.NET	08/09/19	135.32	JUL'19 DOMAIN HOSTING & INTERNET SERVICE
046277	2861	CODE PUBLISHING COMPANY	08/09/19	198.50	JUL'19 MUNICODE WEB SERVICES
046278	4553	OCCUPATIONAL HEALTH CENTERS OF CALIFORNI	08/09/19	252.00	JUL'19 MEDICAL SERVICES
046279	4304	CROWN ENERGY SERVICES, INC. DBA ABLE ENG	08/09/19	9,990.00	MAY'19 STATIONARY ENGINEERING SERVICES
046280	4323	DENNIS BOLTON ENTERPRISES, INC.	08/09/19	1,495.60	JUL' 19 CERTIFICATES
046281	3086	DIRECTV	08/09/19	88.88	JUL' 19 DIRECTV
046282	4398	ELS ARCHITECTURE & URBAN DESIGN	08/09/19	7,700.00	JUN' 19 CARTER PARK PHASE 2 DESIGN SERVIC
046283	202	FEDEX	08/09/19	23.96	JUL' 19 SHIPPING SERVICE
046284	3446	FLYERS ENERGY LLC DEPT #34516	08/09/19	1,597.97	JUL'19 VEHICLE FUEL
046285	321	FOLGER GRAPHICS	08/09/19	7,300.40	JUL'19 RECREATION ACTIVITY GUIDE PRINTIN
046286	4459	VICTOR GAITAN	08/09/19	1,565.90	JUL'19 FUTURE LEADERS CIVICS ACADEMY AIR
046287	70	GRAINGER MARICELA GUTIERREZ H.T. HARVEY & ASSOCIATES	08/09/19	473.67	JUL'19 MAINTENANCE SUPPLIES
046288	4551	MARICELA GUTIERREZ	08/09/19	200.00	DEPOSIT REFUND LIBRARY ROOM 07/20/19
046289	2603		08/09/19	402.50	JUN' 19 PILARCITOS HOMELESS ENCAMPMENT CL
046290	3528	HASSETT HARDWARE BLUETARP CREDIT SERVICE	08/09/19	3,757.01	JUL'19 MAINTENANCE SUPPLIES
046291	76	HALF MOON BAY BUILDING & GARDEN	08/09/19	246.65	JUL'19 MAINTENANCE SUPPLIES
046292	2564	HALF MOON BAY GRADING & PAVING INC.	08/09/19	903.50	JUL'19 MAINTENANCE SUPPLIES
046293	82	HALF MOON BAY REVIEW	08/09/19	611.00	JUL'19 ADVERTISING SERVICE NOTICE OF PUB
046294	2444	HOME DEPOT CREDIT SERVICES	08/09/19	4,375.60	JUL' 19 MAINTENANCE SUPPLIES
046295	4487	THE HOME DEPOT PRO	08/09/19	1,109.95	JUL'19 MAINTENANCE SUPPLIES

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City of Half Moon Bay Aug 09, 2019 03:43pm Page 2 Final Disbursement List. Check Date 08/09/19, Due Date 09/10/19, Discount Date 09/25/19. Computer Checks. Bank BA WELLSFARGO GENERAL CHECKING

	WLLLJIF				
MICR	Vendor		Check	Check	
Check#	Number	Payee	Date	Amount	Description
)46296	3429	HUE & CRY	08/09/19	411.08	JUN' 19 LIBRARY SECURITY SERVICE
946297	4309	MEREDITH HYSTAD	08/09/19	200.00	DEPOSIT REFUND LIBRARY ROOM 08/03/19
46298	4548	ethan izzarelli	08/09/19	557.31	CDP DEPOSIT REFUND PDP 1913
46299	4149	JULIE ANNE JOHNSON HMB STRONG	08/09/19	168.00	INSTRUCTOR PAYMENT HMB STRONG 07/09-08/0
046300	2699	KONICA MINOLTA BUSINESS SOL	08/09/19	699.83	JUL' 19 COPIER & SCANNER LEASE & USAGE 4Y
46301	4549	KIM LEVIN	08/09/19	2,902.25	CDP DEPOSIT REFUND PDP 1936
46302	4545	JOSHUA LUI	08/09/19	200.00	DEPOSIT REFUND LIBRARY ROOM 07/16/19
46303	3934	SHORETEL INC.	08/09/19	2,703.25	SEP'19 PHONE SERVICE
46304	3901	NETF ILE	08/09/19	5,000.00	FY19-20 SUBSCRIPTION CHARGES
46305	3726	NICOLAS LASZKIEWICZ NICHOLAS TRANSLATION	08/09/19	225.00	JUL'19 TRANSLATION SERVICE
46306	2997	NICHOLS CONSULTING ENGINEERS CHTD	08/09/19	8,894.83	JUL' 19 CONSTRUCTION SERVICES SEYMOUR DIT
46307	2725	O'HARA'S PEST CONTROL	08/09/19	368.00	JUL' 19 PEST CONTROL
046308	457	OFFICE DEPOT ACCT NO 89037853	08/09/19	161.26	JUL' 19 OFFICE SUPPLIES
046309	3694	OPENGOV, INC	08/09/19	6,010.75	FY19-20 MANAGEMENT REPORTING
46310	4543	ORION SECURITY	08/09/19	2,746.40	JUL' 19 SEASONAL SECURITY SERVICE
)46311	3479	PARKEON INC	08/09/19	52.50	JUL'19 MAINTENANCE SERVICE
946312	1328	DR. DEBORAH PENROSE	08/09/19	81.20	WOMEN'S CELEBRATION CONFERENCE TRAVEL RE
46313	3328	PET WASTE ELIMINATOR AKA BFT LP	08/09/19	400.00	JAN' 19 MAINTENANCE SUPPLIES
46314	137	PG&E PAYMENT PROCESSING CENTER	08/09/19	6,592.25	JUL'19 ELECTRICITY CHARGES
46315	3372	PENINSULA OPEN SPACE TRUST	08/09/19	277.25	JUL'19 PDP REIMBURSEMENT PDP 1863
46316	620	NEOFUNDS	08/09/19	1,068.50	JUL' 19 POSTAGE
46317	2573	MARIAN POTT MIRAMAR DOG TRAINING	08/09/19	1,942.50	BEGINNING DOG TRAINING 06/06-08/01/19 IN
46318	3951	PUBLIC PARKING ASSOCIATES	08/09/19	999.12	JUL'19 MAINTENANCE SERVICE
46319	4303	RAIN MASTER IRRIGATION SYSTEMS ICENTRAL	08/09/19	194.30	JUL'19 RETROFIT PROJECT
46320	4388	ROSLYN RAMSEY	08/09/19	35.00	INSTRUCTOR PAYMENT TRE 07/24/19
46321	4547	BRYAN RAY	08/09/19	749.00	JUL'19 CDE REIMBURSEMENT
46322	1907	REPETTO'S GREENHOUSE FLORIST	08/09/19	207.58	JUL'19 FLORAL ARRANGEMENT
46323	3757	SCHAFF & WHEELER, CONSULTING CIVIL ENGIN	08/09/19	6,580.00	JUN' 19 OCEAN COLONY PUMP STATION & FORCE
46324	4116	SDI PRESENCE LTD	08/09/19	8,175.00	MAR'19 ERP
46325	1526	SAN MATEO COUNTY CONTROLLERS OFFICE ATTN	08/09/19	2,437.00	JUL'19 CITATION ALLOCATION
46326	217	COUNTY OF SAN MATEO INFORMATION SVCS DEP	08/09/19	76.00	JUN' 19 MICROWAVE SERVICE
46327	216	SAN MATEO COUNTY SHERIFF'S OFFICE ACCOUN	08/09/19	162.00	JUL'19 SMC SHERIFF REVENUE
46328	165	STRAWFLOWER ELECTRONICS	08/09/19	30.54	JUL'19 MAINTENANCE SUPPLIES
46329	3519	SWCA, INCORPORATED	08/09/19	590.26 <i>,</i> 7	JUL' 19 BIOLOGICAL SERVICE
46330	3946	TAFFERA FAMILY TRUST ANTHONY TAFFERA	08/09/19	303.00	JUL'19 PDP REIMBURSEMENT PDP 1931
46331	3058	TOWN OF PORTOLA VALLEY	08/09/19	180.00	AUG'19 COUNCIL OF CITIES MEETING
46332	1497	TURBO DATA SYSTEMS	08/09/19	570.28	JUL'19 CITATION PROCESSING
46333	2440	ULINE SHIPPING SUPPLIES	08/09/19	943.14	JUL'19 MAINTENANCE SUPPLIES
46334	4550	IRMA VEGA	08/09/19	100.00	DEPOSIT REFUND TRAIN DEPOT 07/20/19
46335	4270	4LEAF, INC.	08/09/19	48,440.00	JUN'19 ON-CALL PUBLIC WORKS SERVICES
46336	266	BAGG ENGINEERS	08/09/19	10,756.00	JUN' 19 GEOTECHNICAL INVESTIGATION - CART
46337	3532	CALIFORNIA COMPUTER AIDED DESIGN SOLUTIO	08/09/19	11,258.61	FY19-20 SEWER ASSESSMENT
46338	4212	GOLDEN BAY CONSTRUCTION	08/09/19	11,352.00	JUL'19 DURA-CURB INSTALLATION
46339	89	HALF MOON BAY COASTSIDE CHAMBER OF COMME	08/09/19	14,356.00	MAY'19 HMB BID APR'19 HMB BID
46340	1645	HUFFMAN-BROADWAY GROUP, INC.	08/09/19	13,620.00	JUL' 19 PROFESSIONAL SERVICES
46341	4267	IMPEC GROUP, INC.	08/09/19	18,248.25	JUL'19 EMERGENCY CLEAN UP
46342	1206	MARK THOMAS & CO. INC.	08/09/19	60,546.71	JUN'19 HWY 1 SOUTH DESIGN
46343	3085	SHUTE, MIHALY & WEINBERGER LLP	08/09/19	35,004.88	JUN' 19 LEGAL SERVICES
)46344	216	SAN MATEO COUNTY SHERIFF'S OFFICE FISCAL	08/09/19	13,683.97	APR-JUN' 19 FY18-19 COPS GRANT OVERTIME R

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Bank BA		RGO GENERAL CHECKING			
MICR Check#	Vendor Number	Payee	Check Date	Check Amount	Description
046345	1760	STEPFORD	08/09/19	59,333.12	JUN'19 WIRED CONNECTIONS FY19-20 SOPHOS
		Total		486,723.26	

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Check#	Number	Payee	Date	Amount	Description
046346	668	CA STATE CONTROLLER'S OFFICE DEPARTMENTA	08/13/19	150.00	FY18-19 CONFIRM LETTER FEE
		Total		150.00	

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Final Dis	sbursement l	List. Une	ck Date	08/26/19,	Due	Date
Bank BA	WELL SEARGE	O GENERAL	CHECK II	NG		

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Bank BA	WELLSFARGO	GENERAL	CHECKIN	IG		

MICR	Vendor		Check	Check	
Check#	Number	Payee	Date	Amount	Description
		-			
046347	444	ASSOCIATION OF BAY AREA GOVERNMENTS	08/26/19		FY19-20 ABAG MEMBERSHIP
046348	490	ASSOCIATION OF BAY AREA GOVERNMENTS	08/26/19	310.00	JUN-JUL' 19 GAS CHARGES
046349	1394	ACCOUNTEMPS FILE 73484	08/26/19	3,243.36	JUL'19 TEMPORARY EMPLOYEE
046350	3793	AMS SYSTEMS, INC	08/26/19	3,400.24	APR'19 NEWSLETTER PRINTING
046351	2407	ARAMARK	08/26/19	339.58	AUG'19 MAINTENANCE SERVICE
046352	4436	EUFROSINA ARANGO	08/26/19	485.00	RESERVATION REFUND DEPOSIT REFUND TRAIN
046353	374	AMS SYSTEMS, INC ARAMARK EUFROSINA ARANGO BARKERBLUE DIGITAL IMAGING BAY AREA NEWS GROUP BRETAO TILE AND STONE C & D HAUPT, INC GSD CONSULTING CALLANDER ASSOCIATES LANDSCAPE ARCHITECT	08/26/19	557.90	JUL' 19 OCEAN VIEW PARK PERMANENT RESTROO
046354	4292	BAY AREA NEWS GROUP	08/26/19	444.72	JUN' 19 ADVERTISING SERVICE
046355	3570	BREIAU TILE AND STONE	08/26/19	7,960.00	AUG' 19 TED ADCOCK RESTROOM RENOVATION
046356	3387	C & D HAUPT, INC GSD CUNSULTING	08/26/19	4,830.00	JUL'19 iWorQ SOFTWARE IMPLEMENTATION
046357				6,545.92	JUL' 19 OCEAN VIEW RESTROOM REPLACEMENT D
046358	4559	THOMAS J. CAREY	08/26/19	204.00	AUG' 19 VOIDED ENCROACHMENT PERMIT REFUND
046359	4104	MATTHEW CHIDESTER	08/26/19	1,359.28	JUL'19 ICMA CONFERENCE
046360	3908	CIVICPLUS	08/26/19	300.00	AUG'19 WEBSITE DESIGN
046361	4086	CUASISIDE BUZZ, LLC	08/26/19	1,900.00	JUL' 19 ADVERTISING SERVICE
046362	197		08/26/19	1,489.53	JUL' 19 4TH OF JULY SIGNS
046363	2861	COASTSIDE BUZZ, LLC COASTSIDE PRINTERS CODE PUBLISHING COMPANY COLANTUONO HIGHSMITH WHATLEY, PC	08/26/19	480.00	FY19-20 ANNUAL WEB HOSTING FEE
046364	3975	CULANIUUNU HIGHSMIIH WHAILEY, PC	08/26/19	8,596.15	JUL' 19 LEGAL SERVICES
046365	2028	COPOWER-GROUP ID 123518 DEPARTMENT 34604		4,949.00	SEP'19 INSURANCE
046366	3643	CORODATA RECORDS MANAGEMENT, INC	08/26/19	286.01	JUL' 19 RECORDS MANAGEMENT
046367	2797	SAN MATEO DAILY JOURNAL	08/26/19	352.00	AUG' 19 ADVERTISING SERVICE
046368	4018 2025	DOWNEY BRAND LLC	08/26/19	507.00	JUL' 19 LEGAL SERVICES
046369 046370	3835 1423	GRANICUS, INC. THE GRAPHIC WORKS	08/26/19 08/26/19	1,226.10 1,202.63	AUG'19 GRANICUS PLATFORM AUG'19 SUMMERS END CONCERT T SHIRTS
		HASSETT HARDWARE BLUETARP CREDIT SERVICE			
046371 046372	3528 264	HASEIT HHRDWHRE BLUETHRF CREDIT SERVICE HALF MOON BAY NURSERY	08/26/19 08/26/19	160.60 257.04	JUL'19 RECREATION SUPPLIES JUL'19 MAINTENANCE SUPPLIES
046372 046373	82	HALF MOON BAY REVIEW	08/26/19	1,091.50	NOTICE OF PUBLIC HEARING JUL' 19 ADVERTIS
046373 046374	٥۲ 3429	HUE & CRY	08/26/19	562.95	SEP'19 SECURITY SERVICE
046374 046375	4554	JOHN HYDE	08/26/19	80.00	DEPOSIT REFUND TRAIN DEPOT 08/10/19
046376	3609	PAULA KROGH, PETTY CASH	08/26/19	595.08	AUG' 19 PETTY CASH REIMBURSEMENT
046377	4028	LORAL LANDSCAPING, INC.	08/26/19	1,875.00	AUG' 19 LANDSCAPE MAINTENANCE SERVICES
046378	3733	MANAGEMENT PARTNERS	08/26/19	148.75	JUL' 19 FINANCE CONSULTING SERVICES
046379	3922	LLOYD A MCVICKER	08/26/19	3,062.50	SEP' 19 FY19-20 ANNEX RENT
046380	3250	METROPOLITAN PLANNING GROUP	08/26/19	2,904.57	JUL' 19 CONSULTING PLANNING SERVICES
046381	2014	MOORE IAGOFANO GOLTSMAN, INC. MIG/TRA	08/26/19	195.00	JUL' 19 MIG WILL ASSIST TO PREPARE PRESEN
046382	3641	JAMES J HENDERSON NEIGHBORHOOD RADIO	08/26/19	216.00	JUL' 19 ADVERTISING SERVICE
046383	3892	NEXTREQUEST CO	08/26/19	3,897.60	NOV-OCT' 20 PUBLIC RECORDS MANAGEMENT ANN
046384	3726	NICOLAS LASZKIEWICZ NICHOLAS TRANSLATION	08/26/19	180.00	AUG' 19 FY19-20 TRANSLATION SERVICES
046385	4557	CHRIS O'CONNELL	08/26/19	100.00	DEPOSIT REFUND LIBRARY ROOM 08/17/19
046386	129	SERVICE PRESS, INC. (OCEAN SHORE PRINTIN	08/26/19	208.44	AUG' 19 OFFICE SUPPLIES
046387	457	OFFICE DEPOT ACCT NO 89037853	08/26/19	333.22	AUG' 19 OFFICE SUPPLIES
046388	1283	KATHY OLER	08/26/19	1,900.00	SEP' 19 2019 TEMPORARY PARKING LOT RENTAL
046389	4543	ORION SECURITY	08/26/19	9,742.00	JUL' 19 SEASONAL SECURITY SERVICE
046390	4556	PARKING LOT SOLUTIONS	08/26/19	600.00	MAR' 19 STRIPING CORNER OF BENITO AND KEL
046391	1336	PENINSULA SPORTS OFFICIALS ASSOC. INC	08/26/19	3,450.00	AUG' 19 SOFTBALL UMPIRE
	1328	DR. DEBORAH PENROSE	08/26/19	100.00	2019 ABUNDANT GRACE FARM TO TABLE DINNER
			08/26/19	466.99	AUG' 19 MAINTENANCE SUPPLIES
046392	3328	PET WASTE ELIMINATUK AKA BET LP	00/20/19		HUG IN MAINTENANCE SUFFLIES
046392 046393 046394	3328 137	PET WASTE ELIMINATOR AKA BFT LP PG&E PAYMENT PROCESSING CENTER	08/26/19	7,121.14	JUL' 19 ELECTRICITY CHARGES

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City of Half Moon Bay Final Disbursement List. Check Date 08/26/19, Due Date 09/26/19, Discount Date 10/10/19. Computer Checks. Bank BA WELLSFARGO GENERAL CHECKING

MICR Check#	Vendor Number	Рауее	Check Date	Check Amount	Description
046396	3372	PENINSULA OPEN SPACE TRUST	08/26/19	2,750.00	SEP'19 FY19-20 CORP YARD LEASE
046397	4488	RENNE PUBLIC LAW GROUP, LLP	08/26/19	160.00	JUL' 19 LEGAL SERVICES
046398	3316	SLOAN SAKAI YEUNG & WONG LLP	08/26/19	1,128.50	JUL' 19 ATTORNEY SUPPORT
046399	4558	NEETI SANYAL	08/26/19	200.00	DEPOSIT REFUND COMMUNITY ROOM 08/15/19
046400	3757	SCHAFF & WHEELER, CONSULTING CIVIL ENGIN	08/26/19	270.00	JUL'19 OCEAN COLONY PUMP STATION & FORCE
046401	4116	SDI PRESENCE LTD	08/26/19	4,650.00	JUL'19 ERP
046402	3131	ROBERT W. SMITH	08/26/19	322.70	INSTRUCTOR PAYMENT ORCHESTRA 06/12-08/21
046403	3176	GAIL P. STEVENS	08/26/19	637.00	BALLROOM DANCE 06/07-08/16/19 INSTRUCTOR
046404	3519	SWCA, INCORPORATED	08/26/19	1,691.25	JUL'19 FRENCHMAN'S CREEK RIPARIAN MAPPIN
046405	4555	THE SEMINAR GROUP	08/26/19	1,328.10	AUG'19 COASTAL & SHORELINE MANAGEMENT ME
046406	3900	TRUELOOK	08/26/19	299.00	SEP'19 LIVE PHOTO SERVICE
046407	3775	VAVRINEK, TRINE, DAY & CO., LLP	08/26/19	5,792.50	JUL'19 FY18-19 AUDIT SUPPORT
046408	4296	YOUTH LEADERSHIP INSTITUTE	08/26/19	300.00	AUG'19 FLCA SPONSORED TRAINING
046409	4270	4LEAF, INC.	08/26/19	22,240.00	JUL' 19 FY19-20 ON CALL BUILDING INSPECTO
046410	1622	ABSOLUTE FLOORING	08/26/19	507.71, 18	JUL' 19 TED ADCOCK FLOOR REPLACEMENT
046411	18	ANDREINI BROTHERS, INC.	08/26/19	99,136.30	JUL'19 SEWER POINT REPAIR PROJECT
046412	677	C/CAG	08/26/19	42,656.00	FY19-20 ANNUAL MEMBER ASSESSMENT
046413	3976	CIRCLEPOINT	08/26/19	18,210.00	JUL' 19 ENVIRONMENT IMPACT REPORT
046414	1925	CITY OF BURLINGAME	08/26/19	11,156.18	MAY'19 SM CO BID JUN'19 SM CO BID
046415	4546	CONCORD POLARIS & TRAILER WORLD	08/26/19	24,879.79	2019 POLARIS RANGER EP 1000 EPS
046416	4398	ELS ARCHITECTURE & URBAN DESIGN	08/26/19	34,446.75	JUL' 19 CARTER PARK PHASE 2 DESIGN SERVIC
046417	4212	GOLDEN BAY CONSTRUCTION	08/26/19	53,914.34	JUL'19 2018 SIDEWALK REPLACEMENT & REPAR
046418	89	HMB COASTSIDE CHAMBER OF COMMERCE & VISI	08/26/19	18,478.00	APR'19 OUT OF CITY BID MAY'19 OUT OF CIT
046419	2564	HALF MOON BAY GRADING & PAVING INC.	08/26/19	78,461.99	JUL'19 2018 STREET RECONSTRUCTION PROJEC
046420	159	SEWER AUTHORITY MID-COASTSIDE	08/26/19	344,324.94	AUG'19 FY19-20 SAM 0&M
046421	3701	V. W. HOUSEN & ASSOCIATES, INC.	08/26/19	13,481.50	JUL'19 FY19-20 SEWER SYSTEM SUPPORT AMEN
		T ()			

Total

201.79, 894

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By KEVIN ESPINOZA (KEVINE)

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1					
MICR Check#	Vendor Number	Рауее	Check Date	Check Amount [Description
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	2,295.37 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	728.51 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	2,745.22 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	194.29 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	13,541.27 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	2,629.26 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	3,816.07 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	4,330.12 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	138.40 f	AUG'19 VISA PAYMENT
082819	3923	WELLS FARGO PAYMENT REMITTANCE CENTER	08/28/19	275.00 f	AUG'19 VISA PAYMENT
1					

Total

30,693.51

CCS.AP Accounts Payable Release 8.3.1 R*APZCKREG*FDL

By KEVIN ESPINOZA (KEVINE)

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting o	October 1, 2019		
то:	Honorable Mayor and City Council		
VIA:	Bob Nisbet, City Manager		
FROM:	Matthew Chidester, Deputy City Manager Paula Krogh, Accounting Technician		
TITLE:	FOURTH QUARTER FINANCIAL REPORT FOR FISCAL YEAR 2018-19		

RECOMMENDATION:

Accept the Quarterly Financial Report for the Fourth Quarter of Fiscal Year 2018-19.

FISCAL IMPACT:

There is no fiscal impact associated with the acceptance of this report.

STRATEGIC ELEMENT:

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

BACKGROUND:

One of the City Council strategic priorities includes planning for and implementing long-term financial stability. A key component of this goal includes preparing a quarterly financial report that provides readers with a summary of the City's current financial condition as it relates to the annual operating budget to ensure accountability and transparency in managing public funds.

Staff has completed the Fourth Quarter Financial Report which reflects the City's overall operating budget performance as of June 30, 2019. This report summarizes the activities of the City's General Fund to provide the Council and the public with an overview of the City's general fiscal condition and is not meant to be inclusive of all financial accounting transactions. The General Fund is the primary operating fund of the City and is used to account for most operating activities.

ANALYSIS:

The Report is prepared on a cash basis, therefore only revenues received, and expenditures paid by the end of the quarter are reflected in this report. For the fiscal year ending June 30, 2019, the City received \$17.5 million in revenue (106 percent of FY 2018-19 Revised Operating Budget) and expended \$16.5 million (100 percent of FY 2018-19 Revised Operating Budget), in \$970 thousand additional fund balance. The year end fund balance for FY 2018-19 is approximately \$11 million.

Overall the City continues to experience revenue growth and spending within the approved budget, which are positive indicators of the City's healthy economic and fiscal condition. The City's budget shows a structural surplus while maintaining the level of services for residents and visitors. The City of Half Moon Bay continues to invest in ambitious capital projects to strengthen the City's infrastructure.

ATTACHMENT:

Fourth Quarter Financial Report as of June 30, 2019



City of Half Moon Bay Fiscal Year 2018/19 Fourth Quarter Financial Report

OVERVIEW

The purpose of this report is to provide the Council and the public with an overview of the City's general operating revenues and expenditures for the fiscal year ending June 30, 2019. The focus is on the City's General Fund which is the primary fund used to account for most day-to-day operating activities. The revenue projections and budgets include necessary adjustments for encumbrances, carryovers, and any supplemental appropriations made by the City Council as of June 30, 2019. The figures are unaudited and may differ from the final amounts which will be reported in the Comprehensive Annual Financial Report for FY 2018-19.

GENERAL FUND

General Fund Financial Condition. For FY 2018-19, General Fund operating revenues were 106% and expenditures were 100% of the revised budget. The total difference between revenue and expenditures was \$964 thousand to the good.

Revenues. Revenues for FY 2018-19 exceeded the budget by approximately \$970 thousand, mainly due to additional tax and other miscellaneous revenues, offset by lower than expected charges for services and inter-governmental revenues. The following is a summary of revenues received by category, and details on each category:

Revenues	Budget	YTD Actual	% of Rec'd
Transient Occupancy Tax	\$ 6,603,000	\$ 6,828,000	103%
Property Tax	\$ 3,268,000	\$ 3,621,000	111%
Sales & Use Tax	\$ 2,792,000	\$ 2,829,000	101%
Other Taxes	\$ 1,029,000	\$ 1,190,000	116%
Charges for Services	\$ 1,250,000	\$ 1,218,000	97%
Other Revenue	\$ 1,104,000	\$ 1,331,000	121%
Inter-Governmental	\$ 8,000	\$ 6,000	75%
Interfund Allocations	\$ 487,000	\$ 487,000	100%
Total General Fund	\$ 16,541,000	\$ 17,510,000	106%

Transient Occupancy Taxes (TOT). TOT continues to be the largest source of revenue for the City. A strong economy and increased tourism have resulted in

higher than expected revenues in FY 2018-19. Although a recently signed agreement with AirBNB is

expected to double the City's short-term rental TOT next fiscal year, short-term rental revenue will continue to constitute less than 5% of the total TOT.

Property Tax. Property Tax is the City's second largest revenue source. The major disbursements for property taxes were received in December and April and slightly higher than expected.

Sales and Use Tax. Sales and Use Tax is the City's third largest revenue source, and revenues for FY 2018-19 were slightly more than expected.

Other Taxes. This category includes Franchise Tax and Business License Tax. These revenues combined were slightly higher than expected, due to increased Franchise Tax revenue.

Charges for Services. These include building permits, engineering and planning fees, and police services. Permits and planning fees tend to fluctuate based on the timing of larger projects. Revenues were slightly lower than expected, based on the number of projects submitted to the City this Fiscal Year.

Other Revenues. The main components of this category are golf and parking fees, reimbursements, allocations from other funds, and interest income. Revenues were 21% higher than expected, mostly due to interest income.

Inter-governmental. This revenue category includes vehicle code fines, governmental grants and cost reimbursements, which were lower than expected this Fiscal Year.

Interfund Allocations and Transfers. This revenue category is used to transfer applicable revenue from other funds into the Operating Budget to cover operating costs.



City of Half Moon Bay Fiscal Year 2018/19 Fourth Quarter Financial Report

Expenditures. Actual operating expenditures for FY 2018-19 were as budgeted. The following chart summarizes expenditures by department:

General Fund Expenditures by Department	Budget	,	YTD Actual	% Expended
City Council	\$ 409,000	\$	254,000	62.1%
City Attorney	\$ 450,000	\$	441,000	98.0%
City Manager	\$ 1,162,000	\$	838,000	72.1%
City Clerk	\$ 593,000	\$	653,000	110.1%
Community Development & Building	\$ 1,834,000	\$	1,379,000	75.2%
Administrative Services	\$ 1,135,000	\$	773,000	68.1%
Finance	\$ 919,000	\$	850,000	92.5%
Recreation/Community Services	\$ 985,000	\$	751,000	76.2%
Public Safety	\$ 3,615,000	\$	3,596,000	99.5%
Public Works & Engineering	\$ 2,928,000	\$	3,286,000	112.2%
Subtotal - Operating	\$ 14,030,000	\$	12,821,000	91.4%
Capital and Operational Transfers	\$ 2,511,000	\$	3,725,000	148.3%
Total General Fund	\$ 16,541,000	\$	16,546,000	100.0%

Fund Balance. The total General Fund balance at the beginning of FY 2018-19 was approximately \$10 million, and has increased to approximately \$11 million at year end.

Overall the City continues to experience revenue growth and spending within the approved budget, which are positive indicators of the City's healthy economic and fiscal condition. The City's budget shows a structural surplus while maintaining the level of services for residents and visitors. The City of Half Moon Bay continues to invest in ambitious capital projects to strengthen the City's infrastructure.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting c	f: October 1, 2019
TO:	Honorable Mayor and City Council
VIA:	Bob Nisbet, City Manager
FROM:	Jessica Blair, Communications Director / City Clerk
TITLE:	ORDINANCE AMENDING CHAPTER 1.30 "CONTRIBUTIONS AND LOANS TO CITY CANDIDATE CAMPAIGNS" OF THE HALF MOON BAY MUNICIPAL CODE – SECOND READING

RECOMMENDATION:

Waive second reading and adopt an ordinance amending Chapter 1.30 of the Half Moon Bay Municipal Code – Contributions and Loans to City Candidate Campaigns revising campaign contribution limits to \$250 by an individual, \$500 by an organization, and limiting the outstanding balance a candidate may loan to their campaign to \$1,500.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

STRATEGIC ELEMENT:

This action supports the Inclusive Governance Element of the Strategic Plan.

DISCUSSION:

On September 17, 2019, the City Council introduced the ordinance following the conduct of a duly-noticed public hearing. As required by law, the ordinance appears for second reading and adoption at a regular meeting more than five days past introduction.

ATTACHMENT:

Ordinance amending Chapter 1.30

ORDINANCE NO. 2019-___

AN ORDINANCE OF THE CITY OF HALF MOON BAY AMENDING CHAPTER 1.30, "CONTRIBUTIONS AND LOANS TO CITY CANDIDATE CAMPAIGNS," OF THE HALF MOON BAY MUNICIPAL CODE

The City Council of the City of Half Moon Bay does ordain as follows:

<u>SECTION 1</u>. Chapter 1.30, "Contributions and Loans to City Candidate Campaigns," Section 1.30.030, "Limitations on Contributions," of the Half Moon Bay Municipal Code is hereby amended to read as follows:

1.30.030 Limitations on Contributions.

A. For any particular election, including a recall election, no individual or organization shall make, and no candidate, candidate committee treasurer or other person acting on behalf of a candidate committee shall solicit or accept from any individual or organization, any contribution which will cause the total amount contributed by such individual to exceed \$250, or such organization to exceed \$500.

1. The contributions of an organization whose contributions are directed and controlled by any individual shall be aggregated with contributions made by the individual and other organizations whose contributions are directed and controlled by the same individual.

2. If two or more organizations make contributions that are directed and controlled by a majority of the same persons, the contributions of those organizations shall be aggregated.

3. Contributions made by organizations that are majority owned by any person shall be aggregated with the contributions of all other organizations majority owned by that person, unless those organizations act independently in their decisions to make contributions. "Majority owned" means an ownership of more than fifty percent.

B. Any contribution or portion thereof that exceeds the limits in this section shall be returned to the contributor within seventy-two hours of receipt.

C. The limitations imposed by this section shall not apply to contribution of a candidate's personal funds to the candidate's own campaign, or to any loan which is personally guaranteed by the candidate or is secured by property owned by the candidate.

D. 1. The limitations imposed by this section shall not apply to contributions received for the purposes of defraying the costs of a recount, provided all of the following occur:

a. The contributions are maintained in a separate bank account;

b. The contributions are not used for any purpose not relating to a recount; and

c. Once the recount is concluded, and all expenses associated with the recount have been discharged, the candidate disposes of any funds remaining by refunding recount contributors.

2. In addition to all other applicable reporting and disclosure requirements, candidates receiving funds to defray the costs of a recount shall file the following information with the city clerk no later than sixty days following conclusion of the recount:

a. List of Contributions. The total amount of contributions to the refund account received, along with the full name of each person from whom a contribution or contributions has been received, together with the contributor's street address, occupation, and the name of the contributor's employer, if any, or the principal place of business if the contributor is self-employed, the amount of the contribution, and the date the contribution was received.

b. Expenditures. A listing of all expenditures, including contributor refunds, made using funds from the refund account. Each listing shall provide a brief description of the expenditure, the amount of the expenditure and the date the expenditure was made. If there are still outstanding expenses associated with the recount at the time the list of expenditures is submitted to the city clerk, the candidate shall include a brief description of each outstanding expense and the expected amount, if known, and the expected date by which the expenditure will be paid. No later than ten days following the final outstanding recount-related expenditure, the candidate shall file a final list of expenditures with the city clerk.

<u>SECTION 2</u>. Chapter 1.30, "Contributions and Loans to City Candidate Campaigns," Section 1.30.040, "Candidate Loans," of the Half Moon Bay Municipal Code is hereby amended to read as follows:

<u>1.30.040</u> Candidate Loans. No candidate shall personally loan their campaign an amount the outstanding balance of which exceeds one thousand five hundred dollars (\$1,500) at any given point in time.

SECTION 3. Publication. The City Clerk of the City of Half Moon Bay is hereby directed to publish this Ordinance pursuant to Government Code section 36933.

<u>SECTION 4.</u> Effective date. This Ordinance shall take effect and be in force on the 30th day from and after its final passage.

INTRODUCED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the 17th of September 2019.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Half Moon Bay, California, held on the 1st of October, 2019, by the following vote:

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

ATTEST:

APPROVED:

Jessica Blair, City Clerk

Harvey Rarback, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting o	f: October 1, 2019
то:	Honorable Mayor and City Council
FROM:	Bob Nisbet, City Manager
VIA:	Matthew Chidester, Deputy City Manager
TITLE:	APPEAL OF ACTING TAX ADMINISTRATOR NOTICE OF DETERMINATION OF PAST DUE TRANSIENT OCCUPANCY TAXES - 1430 CABRILLO HIGHWAY N, HALF MOON BAY, CA 94019 (CHRIS VOISARD)

RECOMMENDATION:

- 1. Adopt a Resolution denying the appeal and upholding the Acting Tax Administrator's Notice of Determination of past due Transient Occupancy Taxes; and
- Direct staff to take all actions necessary to finalize the denial of the appeal, requiring the property owner to pay \$9,000 in transient occupancy taxes accrued from January 1, 2015 through March 31, 2018, and amending the lien recorded against the property to \$9,000.

FISCAL IMPACT:

These recommended actions would entitle the City to collect \$9,000 in accrued transient occupancy taxes, penalties and interest.

STRATEGIC ELEMENT:

This action supports the *Fiscal Sustainability* and *Healthy Communities and Public Safety* elements of the Strategic Plan.

BACKGROUND:

The term 'short-term rental' (STR) pertains to the rental of existing residential units to occupants on a short-term basis. Offerings range from a shared bedroom or common area to the entire housing unit. The duration of each rental varies but generally are less than 30 days and are most often only for a few days. STRs are advertised on internet websites, such as AirBnB, VRBO, and HomeAway. In Half Moon Bay, the largest number of advertisements are on the AirBnB platform.

Section 3.12.030 of the City's Municipal Code requires that the operator of a hotel or campground within the City shall collect a Transient Occupancy Tax (TOT) "in the amount of

twelve percent of the rent charged by the operator...per day". The Code's definition for a Hotel includes a home or apartment, in whole or part, offered as an STR.

Since Spring 2017, the City has attempted to collect past-due TOT from Chris Voisard, the owner of the property located at 1430 Cabrillo Highway North. Through its consultant, the City sent compliance notices to the property owner on May 1, 2017, July 10, 2017, and August 18, 2017, which would have extended an amnesty program for any past tax liability in exchange for registering the property and collecting TOT on a going forward basis. After receiving no response, on May 10, 2018, the City provided the property owner with an Estimate of Tax Due, for STR activities which took place between the statutory period of January 1, 2015 and March 31, 2018.¹ The Estimate of Tax Due was \$12,658, which included delinquent taxes, penalties and interest. On June 27, 2018, the City provided a Notice of Property Lien in the amount of \$12,658, and on December 10, 2018, a lien was recorded against the property.

In total, during the period between May 1, 2017 and December 10, 2018, five notices were sent to the property owner, with no response. Following the recording of the lien, the City mailed a notice of the certificate of tax lien, and in January 2019, the property owner contacted the City claiming, among other things, that the estimated taxes due were not accurate. The City requested on multiple occasions that the property owner provide adequate documentation to support her claims. Instead, records for a different time period were provided, and requests for additional documentation were ignored. On April 23, 2019, the City Manager, as the Acting Tax Administrator for the City of Half Moon Bay, provided a written settlement and final determination in the amount of \$9,000. The adjustment of the final determination was offered as an acknowledgement of the property owner's confusion regarding the requirement of TOT collection on her property when used as an STR.

On June 13, 2019, the City received a letter from the property owner appealing the City's final Determination and requesting a hearing with the City Council in accordance with Section 3.12.100 of the Municipal Code. She subsequently provided additional information in support of her appeal. On August 20, 2019, the Appeal Hearing was held, and the City Council continued the item to a future meeting, asking the property owner to provide the previously requested documentation of her claims that that the calculation of estimated taxes due for the period January 1, 2015 through March 31, 2018 was incorrect. As of the publication of this staff report, no such documentation has been provided. On September 8, 2019, the City received a letter from the property owner requesting that the lien against her property be removed.

DISCUSSION:

The property owner's September 8 letter does not provide any new information regarding her tax liability. Regarding her statement that she did not receive the Notice of Property Lien, that Notice was sent on July 27, 2018 (see Attachment 4).

¹ The statute of limitations for instituting an action to collect TOT is four years. See Revenue and Taxation Code, § 7283.51.

It is recommended that the appeal be denied. Staff believes that the final determination of \$9,000 represents a fair and reasonable resolution and recommends that the Council uphold that determination. Additionally, the lien was recorded in the amount of the original tax estimate of \$12,658, and staff recommends amending the lien to reflect the lower Final Determination amount of \$9,000.

As of September 26, 2019, the property continues to be listed as an available STR on the AirBnB. The City entered into a Voluntary Collection Agreement with AirBnB, effective May 1, 2019, whereby AirBnB collects any TOT due at the time of booking and remits these amounts directly to the City. The AirBnB agreement began collecting TOT from the property owner on May 1, 2019, but does not collect or remit any previous or delinquent TOT. The City has not received TOT filings or payments for taxes due for the period between April 1, 2018 and April 30, 2019, and reserves the right to collect payment for that period as well, through a separate process.

ATTACHMENTS:

- Resolution denying the appeal and upholding the Acting Tax Administrator's Notice of Determination of past due transient occupancy taxes - 1430 Cabrillo Highway N, Half Moon Bay, CA 94019
- 2. HMB Code Chapter 3.12 Transient Occupancy Tax
- Notices of Non-Compliance, sent to the property owner between May 1, 2017 and May 10, 2018 (4)
- 4. Notice of Property Lien, sent to the property owner on July 27, 2018
- 5. Lien recorded by City against the property located at 1430 Cabrillo Highway North, Half Moon Bay, on December 10, 2018
- 6. Notice of final Determination dated April 23, 2019
- 7. Appeal Letter dated June 13, 2019
- 8. Materials provided by Property Owner in support of Appeal
- 9. Letter from property owner dated September 8, 2019

Resolution No. C-2019-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY DENVING THE APPEAL AND UPHOLDING THE ACTING TAX ADMINISTRATOR'S NOTICE OF DETERMINATION OF PAST DUE TRANSIENT OCCUPANCY TAXES - 1430 CABRILLO HIGHWAY N, HALF MOON BAY, CA 94019

WHEREAS, Section 3.12.030 of the City's Municipal Code requires that the operator of a hotel or campground within the City shall collect a Transient Occupancy Tax (TOT) "in the amount of twelve percent of the rent charged by the operator...per day" and the Code's definition for a Hotel includes a home or apartment, in whole or part, offered as a Short Term Rental (STR); and

WHEREAS, the property located at 1430 Cabrillo Highway North, Half Moon Bay (Property) was identified as being advertised as an STR during the period beginning January 1, 2016, which Property is owned by Chris Voisard; and

WHEREAS, after multiple unsuccessful attempts to contact Ms. Voisard and bring the property into compliance, the City estimated the taxes owed including penalties and fees and recorded a \$12,568 lien on the Property; and

WHEREAS, the City Manager as the Acting Tax Administrator offered a settlement of \$9,000 and on April 23, 2019 provided Ms. Voisard a Final Determination letter to that effect; and

WHEREAS, on June 13, 2019, Ms. Voisard sent the City a letter appealing the final Determination, on August 20, 2019, in accordance with Section 3.12.100 of the Municipal Code, the City Council heard Ms. Voisard's appeal at their regular meeting, and during the hearing continued the item to a future meeting; and

WHEREAS, on October 1, 2019, in accordance with Section 3.12.100 of the Municipal Code, the City Council heard Ms. Voisard's appeal at their regular meeting.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby denies the appeal and upholds the Acting Tax Administrator's Notice of Determination of past due Transient Occupancy Taxes of \$9,000, and directs staff to take all actions necessary to finalize the denial of the appeal, including amending the lien recorded against the property to \$9,000.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 1st day of October 2019 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Jessica Blair, City Clerk

Harvey Rarback, Mayor

Chapter 3.12 TRANSIENT OCCUPANCY TAX*

Sections:

- 3.12.010 Short title.
- 3.12.020 Definitions.
- 3.12.030 Tax imposed.
- 3.12.040 Exemptions.
- 3.12.050 Operator's duties.
- 3.12.060 Hotel registration.
- 3.12.070 Reporting and remitting--Taxes to be held in trust.
- 3.12.080 Penalties and interest.

3.12.090 Determination of delinquent tax by tax administrator--Administrative hearing procedure.

- 3.12.100 Appeal to city council.
- 3.12.110 Records.
- 3.12.120 Refunds and credit--Procedure.
- 3.12.130 Actions to collect.
- 3.12.140 Lien--Recording certificate.
- **3.12.150** Warrant for collection of tax.
- 3.12.160 Seizure and sale.
- 3.12.170 Successor's and assignee's responsibility.

3.12.180 Penalty for violations.

* For the statutory provisions authorizing cities to impose a tax on transients who occupy room space within the city limits, see Rev. and Tax. Code §§7280 and 7281.

3.12.010 Short title.

This chapter shall be known as the "uniform transient occupancy tax ordinance" of the city. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §1, 1965).

3.12.020 Definitions.

Except where the context otherwise requires, the definitions given in this section govern the construction of this chapter:

A. "Hotel" means any structure or facility, or any portion of any structure or facility, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, campground or other similar structure or facility, or portion thereof, wherein overnight accommodations are offered for hire.

B. "Occupancy" means the use or possession, or the right to the use or possession, of any room or rooms or portion thereof in any hotel for dwelling, lodging or sleeping purposes.

C. "Operator" means the person who is proprietor of the hotel, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee or any other capacity. Where the operator performs his functions through a managing agent of any type or character other than an employee, the managing agent shall also be deemed an operator for the purposes of this chapter and shall have the same duties and liabilities as his principal. Any and all persons or entities qualifying as an operator must be in compliance with the provisions of this chapter, and are subject to joint and several liability if any are not in compliance.

D. "Person" means any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, estate, trust, business trust, receiver, trustee, syndicate or any other group or combination acting as a unit.

E. "Rent" means the consideration charged, whether or not received, for the occupancy of space in a hotel, valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits and property and services of any kind or nature, without any deduction therefrom whatsoever.

F. "Tax administrator" means the finance officer.

G. "Transient" means any individual who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of thirty consecutive calendar days or less, counting portions of calendar days as full days. Any such individual so occupying space in a hotel is

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deemed to be a transient until the period of thirty days has expired unless there is an agreement in writing between the operator and the occupant providing for a period of occupancy longer than thirty days, or rent has been paid in advance for a period of more than thirty days. In determining whether a person is a transient, uninterrupted periods of time extending both prior and subsequent to the effective date of the ordinance codified in this chapter may be considered. (Ord. C-2-12 §2(part), 2012: Ord. 15-78 §1, 1979; Ord. 7-65 §2, 1965).

3.12.030 Tax imposed.

For the privilege of occupancy in any hotel or campground each transient is subject to and shall pay a tax in the amount of twelve percent of the rent charged by the operator, or fifty cents per day, whichever is greater. The tax constitutes a debt owed by the transient to the city which is extinguished only by the payment by the operator to the city. The transient shall pay the tax to the operator of the hotel or campground at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax shall be paid with each installment. The unpaid tax is due upon the transient's ceasing to occupy space in the hotel or campground. If for any reason the tax due is not paid to the operator of the hotel or campground, the tax administrator may require that such tax be paid directly to the tax administrator. (Ord. C-2-12 §2(part), 2012: Ord. 5-08 §1, 2009; Ord. 15-90 §1, 1990; Ord. 13-84 §1, 1984; Ord. 11-78 §1, 1978: Ord. 4-75 §1, 1975: Ord. 7-65 §3, 1965).

3.12.040 Exemptions.

No tax shall be imposed upon:

A. Any person as to whom, or any occupancy as to which, it is beyond the power of the city to impose the tax herein provided;

B. Any federal officer or employee when on official business;

C. Any officer or employee of a foreign government who is exempt by reason of express provision of federal law or international treaty.

No exemption shall be granted except upon a claim therefor, made at the time rent is collected and under penalty of perjury, upon a form prescribed by the tax administrator. (Ord. C-2-12 §2(part), 2012: Ord. 7-96 §1, 1996; Ord. 7-65 §4, 1965).

3.12.050 Operator's duties.

Each operator shall collect the tax imposed by this chapter to the same extent and at the same time as the rent is collected from every transient. The amount of tax shall be separately stated from the amount of the rent charged, and each transient shall receive a receipt for payment from the operator. No operator of a hotel shall advertise or state in any manner, whether directly or indirectly, that the tax or any part thereof will be assumed or absorbed by the operator, or that it will not be added to the

rent, or that, if added, any part will be refunded except in the manner hereinafter provided. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §5, 1965).

3.12.060 Hotel registration.

Within thirty days after the effective date of the ordinance codified in this chapter, or within thirty days after commencing business, whichever is later, each operator of any hotel renting occupancy to transients shall register said hotel with the tax administrator and obtain from him a "transient occupancy registration certificate" to be at all times posted in a conspicuous place on the premises. Said certificate shall, among other things, state the following:

- A. The name of the operator;
- B. The address of the hotel;
- C. The date upon which the certificate was issued;

D.

This Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of the Uniform Transient Occupancy Tax Ordinance by registering with the Tax Administrator for the purpose of collecting from transients the Transient Occupancy Tax and remitting said tax to the Tax Administrator. This certificate does not authorize any person to conduct any unlawful business or to conduct any lawful business in an unlawful manner, nor to operate a hotel without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of this city. This certificate does not constitute a permit.

E. An operator of a hotel who commences operation of a hotel after a sale, assignment or other transfer of the hotel to that operator shall also comply with Section 3.12.140 in addition to registering the hotel as required by this section. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §6, 1965).

3.12.070 Reporting and remitting--Taxes to be held in trust.

A. Each operator shall, on or before the close of city business on the last city business day of each month, or at the close of any shorter reporting period which may be established by the tax administrator, make a return to the tax administrator, on forms provided by the tax administrator, of the total rents charged and received and the amount of tax collected for transient occupancies during the immediately preceding calendar month, or shorter reporting period. At the time the return is filed, the full amount of the tax collected shall be remitted to the tax administrator. The tax administrator may establish shorter reporting periods for any certificate holder if he deems it necessary in order to ensure collection of the tax and he may require further information in the return. When the last day for filing the transient occupancy tax return falls upon a Saturday or Sunday, such act may be performed upon the next

business day with the same effect as if it had been performed upon the day appointed. Returns and payments are due immediately upon cessation of business for any reason.

B. All taxes collected by operators, pursuant to this chapter, shall be held in trust for the account of the city until payment thereof is made to the tax administrator.

C. The tax administrator may require an operator to furnish additional information or provide adequate security as necessary to ensure collection of any taxes due or to become due, and to remit taxes on a shorter reporting period. An operator shall thereafter report and remit all taxes due under the terms and conditions prescribed by the tax administrator. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §7, 1965).

3.12.080 Penalties and interest.

A. Original Delinquency. Any operator who fails to remit any tax imposed by this chapter, within the time required, shall pay a penalty of ten percent of the amount of the tax in addition to the amount of the tax.

B. Continued Delinquency. Any operator who fails to remit any delinquent remittance on or before a period of thirty days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent of the amount of the tax in addition to the amount of the tax and the ten percent penalty first imposed.

C. Fraud. If the tax administrator determines that the nonpayment of any remittance due under this chapter is due to fraud, intentional disregard or an intent to evade compliance with this chapter, a penalty of twenty-five percent of the amount of the tax shall be added thereto in addition to the penalties stated in subsections A and B of this section.

D. Interest. In addition to the penalties imposed, any operator who fails to remit any tax imposed by this chapter shall pay interest at the rate of one-half of one percent per month, or fraction thereof, on the amount of the tax, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

E. Penalties Merged with Tax. Every penalty imposed and such interest as accrues under the provisions of this section shall become a part of the tax herein required to be paid. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §8, 1965).

3.12.090 Determination of delinquent tax by tax administrator--Administrative hearing procedure.

A. If any operator fails or refuses to collect said tax and to make, within the time provided in this chapter, any report and remittance of said tax or any portion thereof required by this chapter, the tax administrator shall proceed in such manner as he

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deems best to obtain facts and information on which to base his estimate of the tax due. As soon as the tax administrator procures such facts and information as he is able to obtain upon which to base the assessment of any tax imposed by this chapter and payable by any operator who has failed or refused to collect the same and to make such report and remittance, he shall proceed to determine and assess against such operator the tax, interest and penalties provided for by this chapter. In case such determination is made, the tax administrator shall give a notice of the amount so assessed by serving it personally or by depositing it in the United States mail, postage prepaid, addressed to the operator so assessed at his last known place of address.

B. Such operator may, within ten calendar days after the serving or mailing of such notice, make application in writing to the tax administrator for a hearing on the amount assessed. If a written application by the operator for a hearing is not made by mail or personal service within the time prescribed, the tax, interest and penalties, if any, determined by the tax administrator, shall become final and conclusive and immediately due and payable.

C. If a written application is made by the operator for a hearing, the tax administrator shall give not less than ten calendar days' written notice in the manner prescribed herein to the operator to show cause at a time and place fixed in said notice why said amount specified therein should not be fixed for such tax, interest and penalties. At such hearing, the operator may appear and offer evidence why such specified tax, interest and penalties should not be so fixed.

D. After the hearing the tax administrator shall determine the proper tax to be remitted and shall, within thirty calendar days thereafter, give written notice to the person, in the manner prescribed herein, of such determination and the amount of such tax, interest and penalties. The amount determined to be due shall be payable after fifteen calendar days unless an appeal is taken as provided in Section 3.12.100. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §9, 1965).

3.12.100 Appeal to city council.

Any operator aggrieved by any decision of the tax administrator with respect to the amount of such tax, interest and penalties, if any, may appeal to the council in accordance with the requirements of Chapter 1.25. The findings of the council shall be final and conclusive and shall be served upon the appellant in the manner prescribed above for service of notice of hearing. Any amount found to be due shall be immediately due and payable upon the service of notice. (Ord. C-2-12 §2(part), 2012: Ord. C-7-08 §2, 2008: Ord. 7-65 §10, 1965).

3.12.110 Records.

It shall be the duty of every operator liable for the collection and payment to the city of any tax imposed by this chapter to keep and preserve, for a period of three years, all records as may be necessary to determine the amount of such tax as the operator may have been liable for the collection of and payment to the city, which records the tax administrator shall have the right to inspect at all reasonable times. (Ord. C-2-12 $\S2(part)$, 2012: Ord. 7-65 $\S11$, 1965).

3.12.120 Refunds and credit--Procedure.

A. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once or has been erroneously or illegally collected or received by the city under this chapter, it may be refunded as provided in subsections B and C of this section, provided a claim in writing therefor, stating under penalty of perjury the specific grounds upon which the claim is founded, is filed with the tax administrator within three years of the date of payment. The claim shall be on forms furnished by the tax administrator.

B. An operator may claim a refund or take as credit against taxes collected and remitted the amount overpaid, paid more than once or erroneously or illegally collected or received when it is established in a manner prescribed by the tax administrator that the person from whom the tax has been collected was not a transient; provided, however, that neither a refund nor a credit shall be allowed unless the amount of the tax so collected has either been refunded to the transient or credited to rent subsequently payable by the transient to the operator.

C. A transient may obtain a refund of taxes overpaid or paid more than once or erroneously or illegally collected or received by the city by filing a claim in the manner provided in subsection A of this section, but only when the tax was paid by the transient directly to the tax administrator, or when the transient having paid the tax to the operator establishes to the satisfaction of the tax administrator that the transient has been unable to obtain a refund from the operator who collected the tax.

D. No refund shall be paid under the provisions of this section unless the claimant establishes his right thereto by written records showing entitlement thereto. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §12, 1965).

3.12.130 Actions to collect.

Any tax required to be paid by any transient, under the provisions of this chapter, is deemed a debt owed by the transient to the city. Any such tax collected by an operator, which has not been paid to the city, is deemed a debt owed by the operator to the city. Any person owing money to the city under the provisions of this chapter is liable to an action brought in the name of the city, or the recovery of such amount, and for attorneys' fees and costs incurred in the enforcement of this chapter. (Ord. C-2-12 §2(part), 2012: Ord. 7-65 §13, 1965).

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3.12.140 Lien--Recording certificate.

If any amount required to be paid to the city under the ordinance codified in this chapter is not paid when due, the tax administrator, upon expiration of the second delinquency period referenced in Section 3.12.080(B), may within four years after the amount is due record in the office(s) of the county recorder(s) of any county in the state of California a certificate specifying the amount of tax, penalties and interest due, the name and address of the operator liable for the same and the fact that the tax administrator has complied with all provisions of this chapter in the determination of the amount required to be paid. From the time of the recording, the amount required to be paid together with penalties and interest shall constitute a lien upon any and all real property in any county in the state of California owned by the operator or thereafter acquired by the operator. The lien shall have the force, effect and priority of a judgment lien and shall continue for ten years from the time of filing of the certificate unless sooner released or otherwise discharged. (Ord. C-2-12 §2(part), 2012).

3.12.150 Warrant for collection of tax.

At any time after any operator is delinquent in the payment of any amount herein required to be paid off after recording a certificate of lien under Section 3.12.140, the tax administrator may issue a warrant directed to any sheriff or marshal for the enforcement of any liens and for the collection of any amount required to be paid to the city under this chapter. The warrant shall have the same effect as a writ of execution, and be executed in the same manner and with the same effect as a levy and sale pursuant to a writ of execution. The tax administrator may pay or advance to the sheriff or marshal such fees, commissions and expenses for services as are provided by law for similar services pursuant to a writ of execution. (Ord. C-2-12 §2 (part), 2012).

3.12.160 Seizure and sale.

At any time after any operator is delinquent in the payment of any amount or after recording of a certificate of lien, the tax administrator may forthwith collect the amount in the following manner: The director of finance shall seize any property, real or personal, of the operator and sell the property, or a sufficient part of it, at public auction to pay the amount due together with any penalties and interest imposed for the delinquency and any costs incurred on account of the seizure and sale. Any seizure made to collect occupancy taxes due shall be only of property of the operator not exempt from execution under the provisions of the California Code of Civil Procedure. (Ord. C-2-12 §2(part), 2012).

3.12.170 Successor's and assignee's responsibility.

A. If any operator, while liable for any amount under this chapter, sells, assigns or otherwise transfers the hotel or quits the hotel, whether voluntarily or involuntarily, the

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operator's subsequent successor, assign or other transferee, or other person or entity attempting to obtain ownership of the hotel, shall notify the tax administrator of the date of transfer at least thirty days prior to the date of the sale or, if the agreement to sell, transfer, or otherwise dispose of the hotel was made less than thirty days prior to the date of transfer, notice shall be provided immediately.

B. The successor operator, assign, purchaser, transferee, or other person or entity who obtains ownership of the hotel shall satisfy any transient occupancy tax liability associated with the property owed to the city. Failure to do so for the benefit of the city will result in being personally liable to the city for the full amount of the tax liability, which includes interest and penalties.

C. The successor operator, assign, purchaser, transferee, or other person or entity who obtains ownership of the hotel shall be deemed to have complied with the requirements of this section if that person or entity complies with the requirements of California Revenue and Taxation Code Section 7283.5 by withholding from the purchase price an amount sufficient to cover the tax liability, or by otherwise paying the tax liability until the tax administrator provides a "transient occupancy tax clearance certificate" showing that the tax liability has been paid in full and stating that no tax liability is due through the date of transfer.

The tax administrator, within ninety days of receiving a written request from a D. successor operator, assign, purchaser, transferee, or other person or entity who obtains or attempts to obtain ownership of the hotel, may issue a "transient occupancy tax clearance certificate" stating either the amount of tax liability due and owing for the property, or stating that there is no tax liability due and owing for the property. The tax administrator may also request financial records from the current or former owner or operator to conduct an audit of the transient occupancy tax that may be due and owing. After completing the audit within ninety days after the date that the records were made available, the tax administrator may issue a tax clearance certificate within thirty days of completing the audit, stating the amount of the tax liability owed, if any. If the city determines that the records provided for an audit are insufficient, the tax administrator may rely on the facts and information available to estimate any transient occupancy tax liability associated with the property. The tax administrator may issue a tax clearance certificate stating the amount of the tax liability, if any, based on such facts and information available. The tax clearance certificate shall serve as conclusive evidence of the tax liability associated with the property as of the date specified on the certificate. (Ord. C-2-12 §2(part), 2012).

3.12.180 Penalty for violations.

A. Any operator or other person or entity violating any of the provisions of this chapter shall be guilty of a misdemeanor and shall be punishable by a fine of not

https://www.codepublishing.com/CA/HalfMoonBay/cgi/menuCompile.pl

more than one thousand dollars or by imprisonment in the county jail for a period of not more than six months or by both fine and imprisonment, in addition to the penalties provided for in this chapter and code. The city attorney shall have discretion to prosecute any such violation of this chapter as an infraction.

B. Any operator or other person who fails or refuses to register as required in Section 3.12.060, or to furnish any return required to be made, or who fails or refuses to furnish a supplemental return or other data required by the tax administrator, or who renders a false or fraudulent return or claim, is guilty of a misdemeanor, and is punishable as stated in subsection A of this section, in addition to being subject to the other penalties provided for in this chapter and code. Any person required to make, render, sign or verify any report or claim who makes any false or fraudulent report or claim with intent to defeat or evade the determination of any amount due required by this chapter to be made is guilty of a misdemeanor and is punishable as stated in subsection A of this section, in addition to the penalties provided for in this chapter and code.

C. Any person convicted of an infraction for violation of this chapter is punishable by:

1. A fine not exceeding one hundred dollars for a first violation;

2. A fine not exceeding two hundred dollars for a second violation of the same ordinance within one year; or

3. A fine not exceeding five hundred dollars for each additional violation of the same ordinance within one year.

D. Any operator or other person or entity violating any of the provisions of this chapter may also be subject to civil penalties and the administrative enforcement process under Chapter 4.16.

E. All remedies prescribed by this chapter or code, or any other provisions of law, and the use of one or more remedies by the city are cumulative, and shall not bar the use of any other remedy for the purpose of enforcing the provisions of this chapter. (Ord. C-2-12 §2(part), 2012).



TOT Processing Center 8839 N Cedar Ave, #212 Fresno, CA 93720

May 1, 2017

NOTICE OF NON-COMPLIANCE

1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407

Dear

It has recently come to the attention of the City that you may be leasing/renting your property on a short-term basis as a vacation rental or similar activity. As a lodging provider, property owners are required to follow local laws regarding this activity as well as collect the City's Transient Occupancy Tax from guests.

City records indicate you are not currently registered and reporting Transient Occupancy Taxes to the City. Local law requires you to file and pay these taxes and provides for severe penalties for non-compliance. However, the City is currently offering a conditional amnesty to any homeowners that register prior to the expiration of the amnesty period.

To qualify for the conditional amnesty program, you must contact our office and complete the registration process before May 12, 2017. Our tax specialists are available to assist you and will guide you through the registration process. Once registered, you will receive an information packet and instructions on how to properly file and remit your tax payments.

For general support, questions regarding the process, and to register with the City, please contact the Support Center toll free number at (888) 602-0239. You may also visit the City website for more details at <u>halfmoonbay.hdlgov.com</u>.

Best Regards,

City of Half Moon Bay Transient Occupancy Tax Division



TOT Processing Center 8839 N Cedar Ave, #212 Fresno, CA 93720

July 10, 2017

SECOND NOTICE OF NON-COMPLIANCE

1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407

Dear

This letter serves as your second notice regarding your vacation rental located at:

1430 CABRILLO HWY N

It has come to the attention of the City that you may be leasing/renting your property on a short-term basis as a vacation rental or similar activity. As a lodging provider, property owners are required to follow local laws regarding this activity as well as collect the City's Transient Occupancy Tax from guests.

City records indicate you are not currently registered and reporting Transient Occupancy Taxes to the City. -Local law requires you to file and pay these taxes quarterly and provides for severe penalties for non-compliance. However, the City is currently offering a conditional amnesty to any homeowners that register prior to the expiration of the amnesty period.

Please contact us immediately to find out if you qualify for the conditional amnesty program.

Our tax specialists are available to assist you, and will guide you through the registration process. Once registered, you will receive information and instructions on how to properly file and remit your tax payments.

For general support, questions regarding the process, and to register with the City, please contact the Support Center toll free number at (888) 602-0239.

Best Regards,

City of Half Moon Bay Transient Occupancy Tax Division



TOT Processing Center 8839 N Cedar Ave, #212 Fresno, CA 93720

August 18, 2017

FINAL NOTICE OF NON-COMPLIANCE

1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407

Dear

This letter serves as your final notice regarding your vacation rental located at:

1430 CABRILLO HWY N

It has come to the attention of the City of Half Moon Bay that you may be leasing, renting, or advertising your property for vacation rental or similar activity on a short-term basis. As a lodging provider, property owners are required to follow local laws regarding this activity as well as collect the City's Transient Occupancy Tax (TOT) from guests.

City records indicate you are not currently registered and reporting Transient Occupancy Taxes to the City. Local law requires you to file and pay these taxes quarterly and provides for severe penalties for non-compliance. According to the City's municipal code, section 3.12.180, those to fail or refuse to register and file TOT as required may be charged with a misdemeanor, fined, or jailed. However, the City is currently offering a conditional amnesty to any homeowners that register prior to the expiration of the amnesty period.

Please contact us immediately to find out if you qualify for the conditional amnesty program. Failure to become compliant within 30 days may result in additional enforcement actions.

Our tax specialists are available to assist you, and will guide you through the registration process. Once registered, you will receive information and instructions on how to properly file and remit your tax payments.

For general support, questions regarding the process, and to register with the City, please contact the Support Center toll free number at (888) 602-0235.

Best Regards,

City of Half Moon Bay Transient Occupancy Tax Division



TOT Processing Center 8839 N Cedar Ave, #212 Fresno, CA 93720

May 10, 2018

4th NOTICE OF NON-COMPLIANCE ESTIMATE OF TAX DUE

CHRIS VOISARD 1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407 02405792

Attention CHRIS VOISARD,

The City has recently initiated work on a Short-Term Rental (STR) ordinance for addressing the possible impacts on rental business through zoning code regulations. As part of the study, we have identified a number of properties that fall into a STR category, which prompted a personal outreach to each property owners over the last few months. Property owners are required to follow local laws regarding short-term rental activity and collect City's Transient Occupancy Tax (TOT) from guests.

Our records indicate you are, or have been, leasing, renting, or advertising your property for vacation rental or similar activity on a short-term basis. We have attempted to contact you and sent multiple notices of non-compliance regarding your failure to register and comply with local TOT law. The City also extended an amnesty program for any past tax liability that might have applied to your rental property, as was mentioned in compliance notices sent to your attention on May 1, 2017, July 10, 2017, and August 18, 2017.

Since we have not heard back from you, the City has estimated the tax amount due and payable for the statutory period between 1/1/2015 and 3/31/2018, pursuant to Section 3.12.090 of the Municipal Code. The estimated amount is based on several factors, which include average quarterly filing from all existing STRs, square footage of your property, and current home value.

This letter serves as the fourth notice of non-compliance from the City of Half Moon Bay. The City estimates that the owner of the property located at, 1430 CABRILLO HWY N, owes the following amounts in delinquent TOT, penalties, and interest, due to failure to comply with Chapter 3.12 of the City's Municipal Code (attached).

\$9711
\$1868
\$1079
\$12658

Within ten calendar days of the serving or mailing of this notice, the property owner may contact the City's Transient Occupancy Tax service provider if he/she has any questions regarding the estimated amount.

If the property owner fails to contact the City's Transient Occupancy Tax service provider within ten calendar days of the serving or mailing of this notice, the assessed estimated amount will become final and due immediately.

If you have questions about this notice, please contact the City's Transient Occupancy Tax service provider at (650) 443-9050 or <u>support@HdLgov.com</u>.

We appreciate your timely attention to this matter.

Sincerely,

Ryan George City of Half Moon Bay Transient Occupancy Tax Division

Enclosures:

City of Half Moon Bay Municipal Code, Section 3.12 Prior notices for TOT assessments 998108

STR LETTER 5: NOTICE OF LIEN



TOT Processing Center 8839 N Cedar Ave, #212 Fresno, CA 93720

July 27, 2018

NOTICE OF PROPERTY LIEN

CHRIS VOISARD 1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407 02405792

Attention CHRIS VOISARD,

The purpose of this letter is to inform you that the City of Half Moon Bay is initiating the process of recording a lien against your property located at 1430 CABRILLO HWY N, pursuant to Chapter 3.12 of the City's municipal code, regarding Transient Occupancy Tax (TOT). The amount of the lien is \$12,657.91.

Our records indicate you are, or have been, leasing, renting, or advertising your property for vacation rental or similar activity on a short-term basis. We have attempted to contact you and sent multiple notices of non-compliance regarding your failure to register and comply with local TOT law. The City also extended an amnesty program for any past tax liability that might have applied to your rental property, as was mentioned in compliance notices sent to your attention on May 1, 2017, July 10, 2017, and August 18, 2017.

Due to your failure to respond to the City's notices, the City has assessed the tax amount due and payable for the statutory period between 1/1/2015 and 3/31/2018. You were sent a notice of assessment on 5/9/2018 and given the opportunity to respond with the actual Short-Term Rental amount for the period. Because you did not respond to the notice of assessment, the City is moving forward with the lien process.

If you have questions about this notice, please contact the City's Transient Occupancy Tax service provider at (650) 443-9050 or support and down com.

Sincerely,

Ryan George City of Half Moon Bay Transient Occupancy Tax Division Recording requested by: City of Half Moon Bay Tax Administrator/Director of Finance

When recorded mail to:

507-B PURISSIMA STREET HALF MOON BAY, CA 94019 2018-095806 8:32 am 12/10/18 CT Fee: NO FEE Count of Pages 1 Recorded in Official Records County of San Mateo Mark Church Assessor-County Clerk-Recorder * \$ R 0 0 0 2 6 3 9 8 6 3 \$ *

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CITY OF HALF MOON BAY, COUNTY OF SAN MATEO OFFICE OF TAX ADMINISTRATOR

CERTIFICATE OF LIEN FOR DELINQUENT TRANSIENT OCCUPANCY TAX DUE (Filed pursuant to Cal. Revenue and Taxation Code Section 2191.3, 2191.4, Half Moon Bay Municipal Code Section 3.12.140) THIS IS TO NOTIFY YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

I, Robert Nisbet, City Manager and Acting Tax Administrator of the City of Half Moon Bay, State of California, do hereby certify that there is on record in my office unpaid delinquent Unsecured Transient Occupancy Taxes, which are duly assessed, computed and levied for the fiscal years shown, in compliance with the provisions of Division 1, Part 5, of the California Revenue and Taxation Code and Chapter 3.12 of the Half Moon Bay Municipal Code, in the amounts stated herein, together with delinquent penalties and fees levied pursuant to Section 3.12.080 of the Half Moon Bay Municipal Code.

The person or persons named herein are liable to the City of Half Moon Bay for the total unpaid amount as set forth berein:

LOCATION OF PROPERTY: 1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407

OWNER NAME:

CHRIS VOISARD

LIEN AMOUNT:

ASSESSMENT NO.

\$12,658.00

FISCAL YEAR

Said address being the last known address of the assessee from and after the time of filing of this certificate, the total amount of unpaid tax and penalty required to be paid by each of the persons named constitutes a lien upon all personal and real property now owned by each of said person or persons, respectively, or that may subsequently be acquired by them, or any of them, before the date on which this lien expires.

The lien amount shown includes delinquent TOT, penalties, and interest. Additional interest will continue to accrue at the rate of one-half of one percent per month as prescribed by law (Half Moon Bay Municipal Code 3.12.080.D) This lien has the force, effect and priority of a judgment for ten (10) years from the time of the recording of this instrument, unless sooner released or otherwise discharged.

Dated: 12 518

dut y

Robert Nisbet, City Manager/Acting Tax Administrator CITY OF HALF MOON BAY 42



CITY OF HALF MOON BAY

501 Main Street Half Moon Bay, CA 94019

April 23, 2019

Chris Voisard 1430 Cabrillo Highway N. Half Moon Bay, CA 94019-1407

Dear Ms. Voisard:

As the Acting Tax Administrator for the City of Half Moon Bay, and in accordance with Section 3.12.090(A) of the City Municipal Code, the final determination of your delinquent Transient Occupancy Tax (TOT) is \$9,000.

This amount is your reported tax amount from April 2017 through April 8, 2019, plus estimated unpaid tax for the year 2016 through April 2017, plus applicable penalties and interest, less a fair and equitable credit. The credit was provided based on your meeting with me on February 21, 2019 and your comments that the initial letters you received from the City by way of our collection consultant, HdL Companies, were unclear regarding the requirement for you to be assessed TOT.

Also based on our follow-up email communications, I am willing to allow you to pay that amount in 12 monthly installments. Each payment is due on the 1st day of each month. Please remit the first payment for \$750 on May 1, 2019. Following receipt of your final monthly payment and/or payment in full of \$9,000, the City will remove the lien from your property.

Sincerely,

Robert Nisbet City Manager and Acting Tax Administrator City of Half Moon Bay

CITY OF HALF MOON BAY

June 13, 2019

JUN 1 3 2019

OFFICE OF THE CITY CLERK

Chris Voisard 1430 N Cabrillo Hwy Half Moon Bay, CA 94019

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

Dear Council Members,

This letter serves to appeal the \$12,657.91 lien placed against me by the City. Please let me know how to proceed.

Thank you, Chris Voisard

Dear City Council Members,

47.2

This letter is to support my appeal scheduled for the City Council meeting on August 20^{th} .

I am a (near... since 5th grade) life-long resident of the coast and have lived in my house for over 40 years. I am a single school teacher and mother, have taught many children on the coast, have served, volunteered at, and supported many coast side events, and served on the Parks and Recreation committee. As background information, I have never been delinquent or ignored a bill, including a student loan that I should have received amnesty for, and have an almost perfect credit score.

When I found myself in the situation of being unemployed, I started Airbnbing my house on the weekends to supplement my unemployment insurance, staying at friends and family's houses.

I was a confused, shocked, and puzzled when I started receiving the bizarre letters from HdL stamped "Notice of Non-Compliance". These letters had all the characteristics of a fraudulent debt collector, or a scam, such as pushing me to respond immediately, posing as a government official, an illegitimate return address (in Fresno, to seem 'tax-official') asking me for information that they should already have, and threatening me with severe penalties. So I did what Bank of America and others recommend when red flags are present, and did not respond to the Diamond Bar, CA software company.

But when the harassing and bullying letters kept coming, and I started receiving emails and phone calls on my personal cell phone, I started doing some research.

4th Amendment right to privacy

My first concern was how this company obtained my personal information, with all the talk of privacy of information, passwords, etc. Airbnb guarantees our privacy as far as name and address unless a reservation is confirmed. When I asked the callers how they found my number they refused to answer. Later, when I asked Bob Nesbit, the City Manager he said, "Oh, you're easy to find, Chris. I drove by your house myself." And still later when I asked a City Council member, she assured me that Airbnb gave the City the information, which is not true. Lastly, the City Attorney told me that HdL monitors STRs and uses public record information like county property files to link the advertisements to the property owners. The 4th amendment reads: *The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized. The HdL surveillance online was no different than breaking into my house and looking through my personal papers and demanding money.*

HdL

I don't see how the connections they make are possible, but I did find this: HdL was shut down for 6 months back in 1985 because sales and use tax could not be given to an independent contractor. HdL lobbied to get AB1161 passed to allow them to verify the State Board's tax records to find allocations of large corporations doing business in a city. This was well before the Internet, and I'm sure the privileges granted to them were in no way intended to spy on and harass individual citizens, but yet, that is the direction their business has headed, and I hope that they are soon stopped. HdL uses a business model similar to the mafia, a middleman that is not needed, making cities offers they can't refuse, dabbling in illegal activity like marijuana, fraudulently claiming to be a government authority, while writing policy and extorting money from citizens, skimming money off the top. Although the City has said twice that they did this service performed for the City for free (once in the HMB Review, and once in the letter from the lawyer that made no sense) according to the Transient Occupancy Tax Operations Management Services contract signed my the City they have been getting \$500 per year, per lodging provider. Let's say there are 100 lodging providers, over the two years HdL was campaigning, that would be \$100,000 dollars taken from the citizens and put into the pocket of this fast growing company that has tentacles all over California. For anyone to believe that this service was done gratis is ludicrous to me.

Collecting Transient Occupancy Tax

None of this spying and harassing would be necessary had the City collected the money from the only people who can collect the money from the transients, that being Airbnb. But while the City was grappling whether or not they wanted to make Airbnb legal, they decided to try and take 12% of the hosts income, since there is no way for us to collect the tax as the ordinance is written:

3.12.030 Tax imposed.

For the privilege of occupancy in any hotel or campground each transient is subject to and shall pay a tax in the amount of twelve percent of the rent charged by the operator, or fifty cents per day, whichever is greater. The tax constitutes a debt owed by the transient to the city, which is extinguished only by the payment by the operator to the city.

3.12.050 Operator's duties.

Each operator shall collect the tax imposed by this chapter to the same extent and at the same time as the rent is collected from every transient. The amount of tax shall be separately stated from the amount of the rent charged, and each transient shall receive a receipt for payment from the operator. No operator of a hotel shall advertise or state in any manner, whether directly or indirectly, that the tax or any part thereof will be assumed or absorbed by the operator, or that it will not be added to the rent, or that, if added, any part will be refunded except in the manner hereinafter provided.

Your lawyer suggested raising my rates by 12% and then paying the City, but this would raise my income, and I would be responsible for paying federal and state taxes on that money. It also does not state to the transient that the tax was being charged. It would not be collecting the money from the transients, or giving them a receipt, and I would have no way of telling them since the ordinance says that I would not be able to tell them that the tax was being absorbed by me.

While receiving these letters from HdL, and after looking at the City ordinance, I reached out to Airbnb to ask them if they had ever heard of HdL and how I could collect the taxes manually. They said:

There are two ways you can manually collect occupancy taxes from guests:

- You can collect from guests in-person during check-in
- You can collect from guests by using the Resolution Center after check-in

In each case, it's important that you inform guests of the exact tax amount prior to booking. Hosts that need to collect occupancy taxes in person should only collect it upon arrival. We're unable to assist with manual collection.

Lien on Property

When HdL sent a letter saying that the City was going to put a lien on my property for \$12,657.91 I went back to my original thinking that these letters were a scam. The letter said that the amount was based on the square footage of my house and other short-term rentals, which had nothing to do with 12% of what I earned. I thought if any of this were legitimate I would hear from the City. I never did until I got a copy of the lien placed on my property for that amount. A lawyer told me it is illegal to place a lien on property without notice, and when I told this to Bob Nesbit, he sent me a Notice after the fact saying that the amount owed is now a mysterious \$9,000 even. This prompted me to finally reveal my income from Airbnb (which I do not believe is any of the City's business) to show that *had I been able to collect the tax* the amount would be \$6700. At one point I was considering trying to pay this, but as I did more research, and discovered that there was no way for me to legally collect this, I believe this was a money grab by the City, and not valid.

Conclusion:

All over the world, cities with millions and billions of dollars are battling it out with Airbnb a billion dollar corporation to come to agreements, both sides with armies of lawyers. In our city, before an agreement was reached, the City decided to take the money from the citizens incomes by spying on us online, and bullying us into to paying. Now, the City has reached an agreement, and Airbnb is collecting the taxes, as they should have in the first place.

I don't know why the City Council decided on such measures, but it is very hurtful and sad to think my local government, where I have grown up, would behave in this way.

Perhaps it was because of the hotel owners who were running scared, but are now happily advertising on Airbnb themselves. I am giving many of you the benefit of the doubt by thinking you did not know HdL was going to do, since the contract with them for this operation states, "City shall not have the right to control them means by which Consultant accomplishes services rendered pursuant to this Agreement". I don't propose to know what it's like to do your job having never done it (I get annoyed when people say I have it easy being a teacher) but I do urge you to read the fine print before entering into contracts! (I.e. the Poplar St /Cypress tree controversy going on right now.) I have lost sleep over the past two years feeling the injustice of this situation.

When the City (I believe) put in the paper "HMB goes after Airbnb operators who dodge tax" I was shocked and hurt at the insinuations and down right lies in that article. If nothing nefarious were taking place there would be no need for such propaganda. I called the writer of the article who refused to talk to me, and had many long discussions with Clay. I thought we had an independent journal in the Review; I don't want to think our government is a control government using surveillance and propaganda to control its citizens. Please rethink this direction.

When I tried to resolve this lien with Bob Nisbet he called me "offensive and dishonest". I suppose offensive is a subjective term, but I am not dishonest. However, I believe the City has been less than forthright in the way they handled this matter. \$6K, \$9K, and \$12K, are all massive amounts of money to me, but worse is the injustice of this situation of being harassed, bullied, and spied on for renting out my own house, which is not fun, and a lot of work, but I did what I had to do to pay the bills. I ask you to remove this lien from my property, and I believe if you were truly being honest, and doing the right thing, you would give the money back to the citizens that paid via HdL, and you would reveal to the public how much money was paid to HdL for these services. That would restore my faith in this government.

Sincerely Chris

May 13, 2019 Chris Voisard 1430 No. Cabrillo Hwy Half Moon Bay, CA 94019 Re: Lien Against Property Located at 1430 Cabrillo Highway North Dear Ms. Voisard: I am writing in response to your recent email seeking clarification about the \$12,657.91 Lien I question how the City of Half Moon Bay can put a lien on my property with a completely fictionalized and estimated amount, about half of what I would have generated for the City in TOT, had there been a legitimate collection method.

placed on your property located at 1430 Cabrillo Highway N by the City of Half Moon Bay (City). In particular, you inquired as to how homeowners should collect the transient occupancy tax (TOT) from transients and why the City did not ask Airbnb to collect the TOT from the outset.

As explained in the Notices of Non-Compliance dated May 1, 2017, July 10, 2017, August 18, 2017, and May 10, 2018 (attached), the Half Moon Bay Municipal Code requires property owners engaged in short-term rental activity to collect TOT from guests. This practice is common among cities. Indeed, Airbnb specifically encourages hosts to contact their local municipalities when registering their property as a short-term rental to find out what taxes should be charged. (See, e.g.,

https://www.airbnb.com/help/article/376/what-legal-and-regulatoryissues-should-iconsider-before-hosting-on-airbnb.)

At the time I listed my house on Airbnb in 2015 there were no regulations in Half Moon Bay regarding short-term rentals. The city ordinance regarding STR's was amended by HdL and was not voted on or made public by the City except through the HdL notices.

The City offered a number of resources to aid you in achieving TOT compliance. In each of the first three Notices from 2017, the City explained the possibility of conditional amnesty

I don't understand how there can amnesty on an ordinance that didn't exist, as far as STR's nor how I could collect from transients retroactively. *The City never contacted me.* I only received letters from HdL Companies, a software company in southern California, misrepresenting themselves as the City of Half Moon Bay, and making threats under color of law and official right. If they were a debt collector, they did not identify themselves as such.

for any homeowners that registered prior to the expiration of the amnesty period, and urged you to contact the City to find out if you might qualify. The City also offered the assistance of tax specialists to guide you through the registration and tax-related processes. Lastly, the City provided you with a toll free number to call for general support or clarification. Short term rental operators were thus able to address questions with a phone call to the City's hotline or a meeting with the City's tax experts. The only toll free numbers led me to the software company HdL.

There are a number of ways for a host to collect the required occupancy tax. For instance, you could increase your overnight Airbnb listing price by twelve percent (12%) to cover the tax.

Increasing my listing price would not comply with the city's ordinance that states "the amount of tax shall be separately stated from the amount of the rent charged, and each transient shall receive a receipt for payment from the operator." This also means that as an "operator" I would be absorbing the tax also not allowed by the ordinance. Increasing my overnight price would amount to paying the City a personal income tax, not collecting a tax paid for by transients. This would artificially inflate my income and price and cause me to owe state and federal taxes on the amount, as well as TOT on top of the TOT.

Airbnb also provides resources and other suggestions to aid hosts in collecting occupancy taxes as part of a listing. (See https://www.airbnb.com/help/article/2523/how-do-i-add-occupancytaxes-to-my-listings.) This website changed about the same time that the City decided to allow Airbnb to collect the TOT tax. The only way to collect the tax was "manually" as states on Airbnb web page:

https://www.airbnb.com/help/article/2496/how-does-manual-occupancy-tax-collectionand-payment-work

These methods of asking for the tax in person or afterwards would still not comply with the part of the ordinance that states that the tax must be collected "to the same extent and at the same time as the rent is collected from every transient." The only person or entity that could do that is Airbnb who collects the rent from the guests.

Again, if you had questions about how to achieve compliance with the law, you could have reached out to the City for assistance using the hotline that was provided to you. Again, I was not going to engage with a company fraudulently representing themselves, and threatening me with severe penalties.

As of May 1, 2019, the City has entered an agreement with Airbnb in which Airbnb will collect the transient occupancy tax directly. However, prior to this agreement and during the period which you were first contacted regarding your non-compliance, hosts of short term occupancy rentals were tasked with collecting the TOT themselves. Electing to have hosts collect the tax and then pay it to the City was entirely lawful and within the City's discretion. A number of local jurisdictions have recently negotiated such agreements.

It would be lawful if there had been a way to collect the TOT from the guests while still staying in compliance or the ordinance. Airbnb only offered the 'TOT tool' to hosts beginning around May 1st, so yes, now I'm sure cities are now asking for hosts to collect.

At this point, you may 1) coordinate with the City Manager to resolve your debt and the City will release the lien on your property, or 2) appeal this matter to the Half Moon Bay City Council.

I plan to appeal.

Finally, you asked how your personal information obtained, and how much HdL was paid for these services. Generally, HdL monitors short-term rental advertisements on websites like homeaway.com, Flipkey, and Airbnb, and uses public record information (county property files, for instance) to link advertisements to property owners. When a property owner fails to respond to TOT compliance letters, HdL performs a skip tracing search, using various public websites to obtain contact information.

I believe (as does the ACLU) that this is an invasion of privacy targeting a certain profile of citizens in our city. The law regarding invasion of privacy includes "a right to privacy from government surveillance into an area where a person has a reasonable expectation of privacy." Although one council member told me that Airbnb provided the information, they did not. County property files are not intended for surveillance of private citizens, and skip-tracing services generally aren't hired unless a verified amount of debt has occurred. This Surveillance State is now being pushed back by an ordinance in San Franicisco. The City of Half Moon Bay was not transparent on how they procured my private information. I believe my 4th amendment rights were violated.

This skip tracing exercise yielded your blog, which lists your contact information and a link to your STR ad. The blog and the ad are still active today. HdL is contracted to administer and ensure compliance with TOT ordinance. While the current contract provides for compensation relating to regular hotel/motel TOT, it is silent on the STR and therefore no compensation has been paid for this service.

According to the contract with HdL, signed by the City, authorizing HdL to handle TOT collection for Half Moon Bay: "HdL's compensation for performing Operations Management Services related to transient occupancy tax is a fixed fee of \$500 per lodging provider property per year." According to the ordinance a home is a short-term rental, and no differentiation between hotels and STR's are in the ordinance, nor in the contract signed with HdL. Since HdL was performing its operations for two years, this would be \$1000 per property. Is this correct?

A future amendment to the contract will address compensation for the services relating to TOT from STR.

Did the contractor perform these services with no agreement to compensation in advance? That isn't evident on the contracts.

Sincerely, Chris Voisard

Sincerely, Catherine C. Engberg City Attorney cc: Bob Nisbet, City Manager Recording requested by: City of Half Moon Bay Tax Administrator/Director of Finance

When recorded mail to:

507-B PURISSIMA STREET HALF MOON BAY, CA 94019 2018-095806 8:32 am 12/10/18 CT Fee: NO FEE Count of Pages 1 Recorded in Official Records County of San Mateo Mark Church Assessor-County Clerk-Recorder * \$ R 0 0 0 2 6 3 9 8 6 3 \$ *

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CITY OF HALF MOON BAY, COUNTY OF SAN MATEO OFFICE OF TAX ADMINISTRATOR

CERTIFICATE OF LIEN FOR DELINQUENT TRANSIENT OCCUPANCY TAX DUE

(Filed pursuant to Cal. Revenue and Taxation Code Section 2191.3, 2191.4, Half Moon Bay Municipal Code Section 3.12.140) THIS IS TO NOTIFY YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

I, Robert Nisbet, City Manager and Acting Tax Administrator of the City of Half Moon Bay, State of California, do hereby certify that there is on record in my office unpaid delinquent Unsecured Transient Occupancy Taxes, which are duly assessed, computed and levied for the fiscal years shown, in compliance with the provisions of Division 1, Part 5, of the California Revenue and Taxation Code and Chapter 3.12 of the Half Moon Bay Municipal Code, in the amounts stated herein, together with delinquent penalties and fees levied pursuant to Section 3.12.080 of the Half Moon Bay Municipal Code.

The person or persons named herein are liable to the City of Half Moon Bay for the total unpaid amount as set forth herein:

ASSESSMENT NO. FISCAL YEAR

LOCATION OF PROPERTY: 1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407

OWNER NAME:

CHRIS VOISARD

LIEN AMOUNT:

\$12,658.00

Said address being the last known address of the assessee from and after the time of filing of this certificate, the total amount of unpaid tax and penalty required to be paid by each of the persons named constitutes a lien upon all personal and real property now owned by each of said person or persons, respectively, or that may subsequently be acquired by them, or any of them, before the date on which this lien expires.

The lien amount shown includes delinquent TOT, penalties, and interest. Additional interest will continue to accrue at the rate of one-half of one percent per month as prescribed by law (Half Moon Bay Municipal Code 3.12.080.D) This lien has the force, effect and priority of a judgment for ten (10) years from the time of the recording of this instrument, unless sooner released or otherwise discharged.

Dated: 12 518

Robert Nisbet, City Manager/Acting Tax Administrator CITY OF HALF MOON BAY The headline, "HMB goes after Airbnb operators who dodge tax", should have read that HMB was finally going to *stop* coming after us operators, and have Airbnb collect the tax like they should have in the first place.

The misleading article made it appear as if the City had lost money because of us taxavoiding Airbnb operators, but nothing is further from the truth. The money lost to the city was the money that HdL Companies skimmed off the top of their collections. If it is 35% as Mountain View, HdL pocketed over \$70K from the town's citizens, based on the \$133K Airbnb operators *contributed* to the City. The city could have 100% of the taxes if they had asked Airbnb in the first place.

I am speaking as a coastside resident since the 5th grade, a teacher, who has lived in the same house most of my life, and who began occasionally Airbnbing my home a few years ago when I found myself unemployed.

Let me explain about TOT or hotel tax, and who pays it. People who rent out their homes *do not pay this tax*. Hotels do not pay this tax. Airbnb does not pay this tax. The *visitors* owe and pay the tax. The big question, is who is collects it.

The HMB Ordinance makes it legally impossible for Airbnb hosts to collect the TOT. It reads, "each operator shall collect the tax ...at the same time as the rent is collected from every transient. The amount of tax shall be separately stated from the amount of the rent charged, and each transient shall receive a receipt for payment from the operator." We don't collect any money from the renters, Airbnb does. We can't inflate our rates to absorb the TOT tax either because the ordinance says, "No operator of a hotel shall advertise or state in any manner, whether directly or indirectly, that the tax or any part thereof will be assumed or absorbed by the operator, or that it will not be added to the rent." So basically, HdL was extorting money out of us for a tax we didn't owe and was impossible to collect from those who did owe it.

"Read my lips. We want to pay taxes," Airbnb's head of public policy told the nation's mayors in 2016, but Half Moon Bay took a different route. They quietly decided to outsource tax collection to HdL Companies to collect from individuals.

When I first got the weird "Notice of Non Compliance" letter with a The City's logo and a return address of "TOT Processing Center" in Fresno, I thought for sure it was some kind of a scam, but each subsequent letter got more threatening. Each said that it "recently come to the attention of the City that you *may be* leasing or advertising a short term rental." Then I got emails and calls on my cell. I demanded where they got my information since none is listed on the Airbnb website, and they reused to tell me.

The 4th written Notice of Non-Compliance said I owed \$12,658 based on "average filing from all existing short term rentals, the square footage of my property, and the value of

my home," and the first correspondence I got from anybody in Half Moon Bay was a lien notice filed with San Mateo County signed by Bob Nesbit.

I met with Bob Nesbit to try and resolve the matter and talked to him and Matthew Chidester. I showed them my Airbnb records, but have not heard back them to resolve the lien that I fear is ruining my credit.

Some of you against Airbnb may think we deserve to be spied on by HdL, but they also look for people working out of their house, or selling on eBay without a business license. Our cannabis initiatves were HdL's brainchild. Jan Johnston-Tyler of Mountain View said, "This is overreach and it must be stopped. HdL's primary objective is to make money out of fear. How my city, in which I have lived for over 30 years, continues to work with them is unthinkable." I hear ya, Jan. Big Brother, I mean HdL, may be watching you too. I did a double take when I read the headline, "HMB goes after Airbnb operators who dodge tax". A cold trickle of fear, a familiar feeling I've been living with off and on for the past two years, seeped into me. I was like, *what*? Was it even possible for them to go after us any more than they already had?

A little way into the article, I some felt some relief when I realized the headline was false. HMB was not starting to "go after Airbnb operators", as it implied, but rather, was finally going to *stop* coming after us, and instead ask for the tax to be collected by Airbnb, which, in my opinion, the City should have done in the first place. The City would've been a lot richer, and so would I.

By the time I finished the article, my head was spinning with the biased slant, making it look as if the poor City had lost so much money because of us tax-avoiding Airbnb operators. The subheading was just as misleading: "No estimate on amount the City has lost." I think it would be easy enough to estimate. All the City would have to do is calculate the percentage of the \$133,630 that HdL Companies, the company they outsourced to spy, harass, stalk, confuse, intimidate, scare and shame us in to "compliance" pocketed from the citizens our city.

I am speaking as an Airbnb host, a coastside resident since the 5th grade, who has lived in the same house for over forty years, and the only citizen of HMB that got a \$12K lien slapped against me for questioning and resisting HdL's nefarious tactics. I just refused to believe that Half Moon Bay, the city I love and have lived in, and contributed to for most of my life would treat us this way. But they did.

Before I go on, let me explain about TOT or hotel tax, and who pays it. People who rent out their homes *do not pay this tax*. Hotels do not pay this tax. Airbnb does not pay this tax. The *visitors* owe and pay the tax. The big question, when it comes to short-term home rentals, is who is going to collect it from *them*, and turn it over to the city.

The war over who is culpable for collecting TOT tax is raging all over the country, big time, it's not just us. It has gone up all the way to the Supreme Court. The big guns, Airbnb and the cities, are pointing at each other, aided by their armies of lawyers, but sometimes they turn and point at us, the lowly unarmed host.

Granted, short-term renters fall into a huge spectrum. There are companies that buy up apartment buildings and rent them out on Airbnb causing housing shortages. And then there are people like me, a single, temporarily unemployed school teacher, trying to hold on to my house.

"Read my lips. We want to pay taxes," Chris Lehane, Airbnb's global head of public policy, told the nation's mayors in 2016. In the years since, the home-sharing site has repeated the declaration in press releases, op-eds, emails, and on billboards. Airbnb said in May 2017, "We have continued to expand our efforts to collect and remit hotel, occupancy, and tourist taxes on behalf of our hosts and guests. In the US alone, Airbnb collects and remits taxes in over 250 jurisdictions. In fact, by May 1, 2017, more than half of our listings in the

U.S. will be in communities where we collect and remit taxes, and we are actively working to expand this program."

But it was right around that time, May 2017 that Half Moon Bay took a different route. They quietly decided to outsource to HdL Companies to collect from individuals. In the recent Review article, when Matthew Chidester said that the "city staff isn't equipped to collect TOT from short-term rentals" he is right. The City probably doesn't have the software, ("Discovery" program as HdL calls it), the knowledge or time to spy on people, but HdL does. HdL's brochure states that they increase revenues using a "business friendly education centric approach reducing challenges normally associated with compliance efforts."

My education, as an "entity" that HdL was targeting, began by getting a flimsy photo copy letter in the mail with a The City of Half Moon Bay Logo in black and white with a return address of "TOT Processing Center" in Fresno. The letter was stamped with "Notice of Non-Compliance".

The letter looked like a scam, but it scared me a little. Was someone trying to stop me from Airbnbing my house? What I was doing was legal, wasn't it? Amnesty? For what? How did they get my name and address? I looked up the return street address and it was a Mail Boxes Etc. in Fresno. I looked for "TOT Processing" all over state government websites. No such thing. I was relying on Airbnb for survival at the time and did not want to contact anyone in case they were trying to stop me. I ignored the letter.

They waited long enough to send me the "Second Notice of non-compliance" to lull me into a sense of complacency. Then the third notice, each one more threatening, each one more bullying, using scare tactics. None of them said that they had proof I was renting out my house. They all said something like, "It has recently come to the attention of the City that you *may be* leasing or advertising a short term rental." Then I started getting emails, and phone calls on my private cell from George Ryan who said he worked for the City of Half Moon Bay, when I knew no such person worked in our City government. I asked how he got my name and number and where he got the idea that I was renting. He refused to answer. I told him I felt harassed and that this was invading my privacy.

I then reached out to Airbnb several times to see if they knew anything about this HdL company, and I asked them how they ascertain which cities they collect TOT tax for. Airbnb would not answer me either, only saying that they noted my inquiries.

I asked the City for their records on HdL. They sent documents mentioning HdL, but not what they were hired for or what they did.

I looked on the Airbnb community platform, and to my surprise saw dozens and dozens of confused people, mostly from San Mateo, where HdL had launched their campaign the month before. Speculation abounded. Was this a scam? Legit? What's a TOT tax? Who

pays it? Who collects it? Who is HdL? Who is George Ryan? Is Airbnb even legal in San Mateo? Pages and pages of people left confused, and some frightened, and all in the dark.

The 4th written Notice of Non-Compliance gave me an estimate of the tax due. It said that the City has estimated the tax amount payable from 1/1/2015 (over two years before the HdL wrote the ordinance) to the current time as \$12,658. My stomach lurched. The wording still said "our records indicate you are, have been, renting, leasing, or advertising" and that the estimated amount was based on the "average filing from all existing short term rentals, the square footage of my property, and the value of my home." The amount also included a bunch of penalties and interest.

I was like, huh? How can the square footage of my house have anything to do with 12% tax that transients are supposed to be paying to the City? And they still weren't saying I was renting. They said they had records, but where were they? Wouldn't they show them to me if they were demanding money?

The next letter was a Notice of Property Lien. Still not directly accusing me of renting. Just that I may be. Signed by George Ryan.

I talked to other hosts in town. One person told me they spoke to George Ryan and that he said he worked for the City and that he got no commission, only an hourly salary. He was striking deals with hosts. I still thought this HdL company was like a collection agency or something, trying to get what they could get by misrepresenting themselves as the City of Half Moon Bay. I didn't believe they could place a lien on me without producing any records, based on the square footage of my house. Also a lawyer told me the City would have to send me an official Notice of Assessment if they were to ever actually to place a lien.

Well, they never sent the assessment, but they did place the lien. The first correspondence I got from our new City manager, Bob Nesbit, or from anybody the actual city of Half Moon Bay government for that matter, was a lien notice filed with San Mateo County, and signed by him.

Why the Review article mentioned that Marin County was sending letters and threatening liens is puzzling. Why, to show Half Moon Bay wasn't the only one who used HdL?

Let me say, that the Ordinance put on the Half Moon Bay code by HdL made it almost legally impossible for a host to collect the TOT. It read, "each operator shall collect the tax ...at the same time as the rent is collected from every transient. The amount of tax shall be separately stated from the amount of the rent charged, and each transient shall receive a receipt for payment from the operator."

We homeowners who contract with Airbnb to rent our homes don't collect any money from the renters, Airbnb does. So many thought we should just inflate our rates to absorb the TOT tax, and then pay the City. Nope. Because the ordinance goes on to say, "No

operator of a hotel shall advertise or state in any manner, whether directly or indirectly, that the tax or any part thereof will be assumed or absorbed by the operator, or that it will not be added to the rent."

What can a host do? Later, on a forum from Airbnb, it stated that a way to collect the tax from the guests would be to show up at the house after the guests checked in, receipt book in hand, and demand they cough up another 12% of what they already paid online to Airbnb. I don't think that would go over very well. The other thing they suggested, was to ask for the amount in the Airbnb Resolution Center, a place to normally claim damages, after the guests left. I don't think most people would take too kindly to that either. Plus, both those options still wasn't in compliance, since the ordinance states it has to be collected when the guest pays the rent.

When Matthew Chidester was quoted as saying in the article, "It is doubtful anyone paid the TOT tax before HdL was hired." I think he would have been a little more accurate if he had taken out the 'it is doubtful' and just said 'no one'. And maybe technically, Matthew "doesn't know if we will see more revenue," but unless everyone stops renting their homes because of the harassment we've received, or they try to restrict the rentals, then yes, they're definitely going to see more revenue now, like 35% more.

Maybe some of you are thinking, oh well, I don't like Airbnb anyway, "those people" deserve to be spied on by HdL. Well, let me tell you, it could happen to you too. The city refers to HdL as "Business Consultants" but I call them "Revenue Wranglers". When HdL plundered through Mountain View there was a big backlash. There, HdL sent out surveys innocently asking people how many business calls they made from home, and when people answered them honestly, they slapped them with business license fees for the previous four years. HdL sent a warning letter to Gregory Baum there, a 70 year old resident selling western-themed art and antiques at flea markets making very little money. They also told another guy, 82 year old Roy Mize, to get a business license because they saw some gardening pictures online that were from a dummy website. Mize had been retired for 15 years. Mize, like me, was incensed, wondering how they got his information. Jan Johnston-Tyler said, "This is overreach and it must be stopped. HdL's primary objective is to make money out of fear. How my city, in which I have lived for over 30 years, continues to work with them is unthinkable." I hear you Jan. So heed, people, Big Brother, I mean HdL, may be watching you too.

Was anyone else in town confused and kind of outraged when this whole cannabis issue came up? I was. I thought, why is the City talking about pot, when we have traffic and housing problems up the ying-yang? A marijuana *factory* in our town? Stores, farms? What? Guess whose brainchild? Yup. HdL. Cannabis is one of their specialties, where they see pot, they see dollar signs.

If the City had just been honest and up front about what was going on, I would have responded. If HdL had told me that they were hired by our City, instead of saying that they *were* our City, I might have listened more carefully to them. I personally don't believe that contracting out government work is right, though as Bob Nesbit told me,

"every city is doing it." According to Forbes, in an article titled, 'Outsourcing Tax Collection: A Bad Idea We've Seen Before' "... outsourcing had created new problems instead of solving old ones. By introducing a profit motive into the collection function, it led to all sorts of shady behavior by the hired guns."

I met with Bob Nesbit to try and resolve the matter and talked to him and Matthew Chidester for a long while. They said confusing things, like Airbnb was technically illegal in Half Moon Bay, yet they were collecting the tax. I asked him to show me the records they kept saying they had on me, but he didn't have any to produce. He said he had seen my house, had driven by it. It was easy to find my address. Again, that feeling of invasion came over me. I asked him to show me how. He didn't. He repeatedly asked me to produce my records, trying to make me promise to do so, and I eventually did. Since then, I haven't heard back from them, they said they had to check with their lawyers. Although I started out the meeting with Bob saying that my concerns were nothing personal to him, after all, he had just been hired, he ended the meeting by calling me offensive and dishonest. I countered that was exactly what HdL was.



이 집에서 그는 것이라. 것은 사람이 없는 것이 없다.

Tue, Jun 5, 2018 at 8:34 AM

Re: (Case 97305) City of Half Moon Bay - Call Back Required

Business Support <support@hdlgov.com> To: "chris.laslunas" <chris.laslunas@gmail.com>

Hello Chris,

It is not our intent to be intrusive. We reached out to you with letters; and, receiving no response, searched for other means of communication.

The City of Half Moon Bay initiated a Transient Occupancy Tax (TOT) compliance campaign last year. Reaching out to you, as someone renting your property in the City, is part of that campaign.

Please give me a call today, at 650-443-9094, so that I can explain. Your cooperation will make a difference; and the matter is urgent.

Best wishes,

Ryan George City of Half Moon Bay TOT Processing Center

-----Original Message-----From: "chris.laslunas" <chris.laslunas@gmail.com> Reply-To: "chris.laslunas" <chris.laslunas@gmail.com> Date: Mon, 4 Jun 2018 15:44:30 -0700 To: "support@hdlgov.com" <support@hdlgov.com> Subject: Re: City of Half Moon Bay - Call Back Required

>And my email? > >Sent from my iPhone >> On Jun 4, 2018, at 3:41 PM, chris.laslunas <chris.laslunas@gmail.com> wrote: >> >> I'm wondering where you got my private cell phone number, my name and my address? >> >> Sent from my iPhone >> >>> On Jun 4, 2018, at 3:38 PM, support@hdlgov.com wrote: >>> >>> Hello Chris Voisard, >>> >>> I called and spoke to you this morning regarding Transient Occupancy Tax (TOT) for your property located at 1430 Cabrillo HWY LN in the City of Half Moon Bay. You indicated that you would call me back; but I have not heard from you as of yet. >>>

>>> Please call me at (650) 443-9094 when you receive this email.

>>> Best wishes, >>> Ryan George >>> City of Half Moon Bay >>> TOT Processing Center

Chris Voisard <chris.laslunas@gmail.com> To: Business Support <support@hdlgov.com> Tue, Jun 5, 2018 at 8:40 AM

Wed, Jun 6, 2018 at 9:02 AM

My cell number is private and this is intrusive. I don't know where you got the idea that I am renting my property. Where did you obtain this information? [Quoted text hidden]

Business Support <support@hdlgov.com> To: Chris Voisard <chris.laslunas@gmail.com>

Hello Chris,

Are you the property owner of the following address?

1430 CABRILLO HWY N HALF MOON BAY, CA 94019-1407

Best regards,

City of Half Moon Bey TOT Processing Center support@hdlgov.com

[Quoted text hidden]

Business Support <support@hdlgov.com> To: Chris Voisard <chris.laslunas@gmail.com> Tue, Jun 12, 2018 at 10:52 AM

Hello Chris,

The reason we are reaching out to you is to help you resolve a tax matter with the City of Half Moon Bay. It is in your best interest, and the best interest of the City if we are able to cooperate with one another. Please call us at 650-443-9094, so that we can discuss this matter, and bring you up to speed. It could potentially save you thousands of dollars in Transient Occupancy Tax (TOT).

Please see the attached letter we mailed on 5/10/2018 to 1430 Cabrillo HWY N.

If you would like to confirm the legitimacy of this issue, feel free to call the City of Half Moon Bay and ask for Paula Krogh.

We were granted special permission to give you a few days more time. If we do not hear from you by 6/14/2018, we will be forced to move forward with further action.

Best regards,

Ryan George City of Half Moon Bey TOT Processing Center support@hdlgov.com

-----Original Message-----From: "Business Support" <support@hdlgov.com> Reply-To: "Business Support" <support@hdlgov.com> Date: Wed, 06 Jun 2018 09:01:51 -07:00 To: "Chris Voisard" <chris.laslunas@gmail.com> Subject: Re: (Case 97305) City of Half Moon Bay - Call Back Required

[Quoted text hidden]

HMB STR Letter Assessment 180510 - 1430 Cabrillo HWY N.pdf 268K

Chris Voisard <chris.laslunas@gmail.com> To: Business Support <support@hdlgov.com>

I am considering this harassment. [Quoted text hidden] Tue, Jun 12, 2018 at 5:27 PM

support@hdlgov.com

Gmail

COMPOSE

Inbox Starred Important Sent Mail Drafts All Mail

Categories



City of Half Moon Bay - Call Back Required

support@hdlgov.com

Hello Chris Voisard,

I called and spoke to you this morning regarding Transient Occupancy Tax (TOT) for You indicated that you would call me back; but I have not heard from you as of yet.

Move to Inbox

Please call me at (650) 443-9094 when you receive this email.

Best wishes,

Ryan George City of Half Moon Bay TOT Processing Center



chris.laslunas <chris.laslunas@gmail.com>

I'm wondering where you got my private cell phone number, my name and my addre

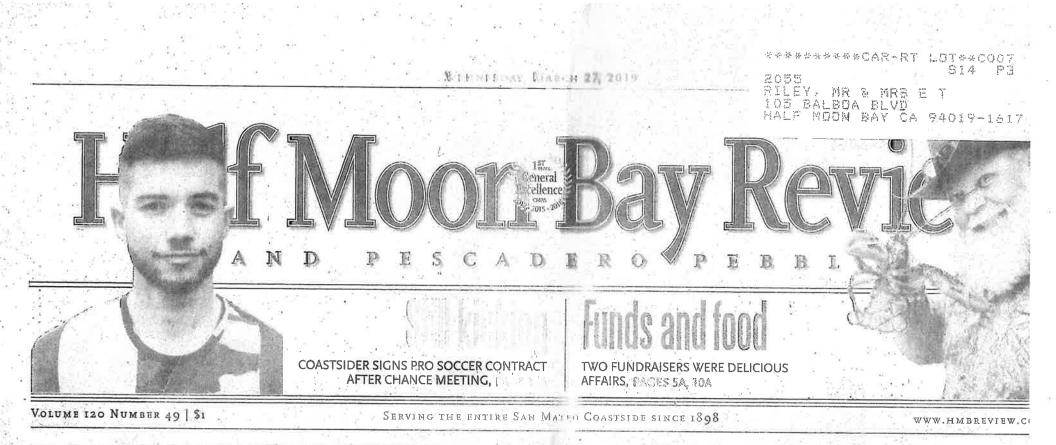
Sent from my iPhone



chris.laslunas <chris.laslunas@gmail.com>

And my email?

Sent from my iPhone



[HALF MOON BAY]

HMB goes after Airbnb operators who dodge tax

NO ESTIMATE ON AMOUNT OF MONEY CITY HAS LOST BY LIBBY LEYDEN

The city of Half Moon Bay is tightening its enforcement to collect taxes from short-term

65

rental owners who use the popular listing service Airbnb. Last week, City Council approved a collection agreement with Airbnb to authorize the website to collect and remit transient occupancy taxes from renting hosts within the city. Prior to the agreement, it was up to the property owner renting a unit to pay the city's 12 percent TOT tax.

"It is impossible to know how much revenue we lost," said City Manager Bob Nisbet. In an effort to hold account-

able people renting property as a short-term rental accountable, the city hired HdL Companies in May 2017 as a third party to collect TOT filings The objective was to identify short-term rentals in the oband offer owners amnesty be come forward and register to begin filing their TOT returns on a quarterly basis.

The company, which the city pays no fees to use, also identities and contacts unresponsive operators who are delinquent with TOT to fulfill their tax obligations to the city.

"It is doubtful anyone paid the TOT tax (before HdL was htred)," said Deputy City Man-

LEDUCATION

ager Matthew Chidester.

From April 2017 to December 2018, the city collected approximately \$133,630 in TOT from short-term rentals, with 71 percent of the taxes coming from rentals that use Airbnb, according to Nisbet.

Chidester explained city staff isn't equipped to collect TOT from short-term renters, which is why the city hired the contractor as a third-party o lector.

Other cities in the Bay A have had similar challen with enforcing tax collect and remittance from onl short-term rental websites.

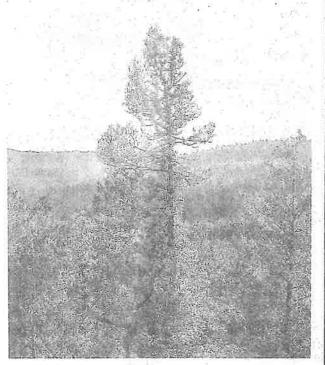
In August 2018, Ma County approved an or nance giving authority to

SEE TAKES 10

ALF MOON BAY REVIEW . WEDNESDAY, MARCH 27, 2019

99

s conservation



between the Peninsula Open Space Trust and landowners.

PHOTO COURTESY TEDDY MILLER

aportant habirreat economic ity of timber. great social adding land ided. "It's just win project." esident of Big mpany prioricrests that are tion. Through Big Creek e of timber for 0.125 said Webb.

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Prior to the deal, Webb said, the Mc-Crary family cared for the Gazos Creek property for more than 50 years - but never harvested it for timber.

The site is part of a critical habitat protecting the region's endangered marbled murrelet, along with a host of other spe-

It has some attributes that make it reall desirable as a wildlife habitat," said Webb. "And it's right there next to Butano State Park."

Sempervirens Fund, a nonprofit that manages redwood forests in the Santa Cruz Mountains, will care for the Gazos. sites and have Greek site until it can be formally incorporated into Butano State Park.

> Officials valued the combined land deal 21 S11.7 million. It was funded by the Califrimia State Coastal Conservancy, the Gorion and Betty Moore Foundation, POST, and the McCrary family.

stem not used

TAXEX] City lost tax evenues

7A

P CONTINUED FROM PAGE 1A

cord a lien against the owner of any short-term rental property failing to collect and remit the TOT. As with Half Moon Bay, Marin County contracted with a third party to assist in identifying short-term rental hosts. Potential hosts suspected of not remitting tax money were sent letters stating failure to comply within 30 days could result in a tax lien against the property. Marin County has yet to enter into a collection agreement with Airbnb.

The agreement with Airbnb, which will go into effect on May 1, is intended to streamline the process in collecting and remitting taxes. With the agreement. Airbnb will automate the process for rental hosts in Half Moon Bay.

"It certainly is going to be easier and we will have the confidence in knowing Airbnb is collecting from every single person in their system," Chidester said.

Airbnb states on its website it collects and pays certain occupancy taxes on behalf of hosts when a guest pays for booking in limited, specific jurisdictions. Pacifica and Redwood City have similar agreements, while the unincorporated parts of San Mateo County do not. With the agreement the city has the ability to audit Airbnb during any period to ensure there is no breach of its obligations, as well as audit any individual host.

"We do not know yet if having Airbnb collect and remit the taxes is going to mean we will see more revenue," Chidester said. "We just do not know yet."

The city will continue to use HdL Companies to collect taxes from other short-term rental hosts.

[STATE] Track priorities

E- CONTINUED FROM PAGE TA

At last week's City Council meeting, Communications Director and City Clerk Jessica Blair and senior associate for Townsend Public Affairs Inc. Adam Gibbs presented a list of eight principles that were determined to encompass what the v city is trying to accomplish. The report also included input from the legislative subcommittee consisting of Mayor Harvev Rarback and Councilwoman Debbie Ruddock

representative

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212-3313, via sd13.secule Gages

BRIEFS

Airbnb operators don't owe taxes, visitors do

line, "HMB goes after WAirbub operators who dodge tax" should have read that Half Moon Bay was finally going to stop coming after us operators and have Airbub collect the tax as they should have in the first place.

The misleading article made it appear as if the city lost money because of us tax-avoiding Airbnb operators, but nothing is further from the truth. The money lost to the city was the money that HdL Companies skimmed off the top of their collections. If it is 35 percent as in Mountain View, HdL pocketed over \$70,000 from the town's citizens, based on the \$133,000 Airbnb operabust contributed to the city. The env could have 100 percour of the faces of they had asked Archab in the first. place

I am speaking as a Coast side resident since the fifth

67

grade, a teacher who has lived in the same house most of my life and who began occasionally Airbnb-ing my home a few years ago when I found myself unemployed.

Let me explain about transient occupancy or hotel tax, and who pays it. People who rent out their homes do not pay this tax. Hotels do not pay this tax. Airbnb does not pay this tax. The visitors owe and pay the tax. The big question is, who collects it?

The Half Moon Bay ordinance makes it legally impossible for Airbnb hosts to collect the TOT. It reads, "each operator shall collect the tax ... at the same time as the rent is collected from every transient. The amount of tax shall be separately

stated from the amount of the rent charged, and each transient shall receive a receipt for payment from the operator." We don't collect

ers, Airbnb does. We can't inflate our rates to absorb the TOT tax either because the ordinance says, "No operator of a hotel shall advertise or state in any manner, whether directly or indirectly, that the tax or any part thereof will be assumed or absorbed by the operator, or that it will not be added to the rent." So, basically, HdL was extorting money out of us for a tax we didn't owe and which was impossible to collect from those who did owe it.

"Read my lips. We want to pay taxes," Airbnb's head of public policy told the nation's mayors in 2016, but Half Moon Bay took a different route. It quietly decided to outsource tax collection to HdL Companies to collect from individuals.

When I first got the weird "Notice of Non-Compliance" letter with a city logo and a

return address of "TOT Processing Center" in Fresno, I thought for sure it was some kind of scam, but each subsequent letter got more threatening. Each said that it had "recently come to the attention of the city that you may be leasing or advertising a short-term rental." Then I got emails and calls on my cell. I demanded to know how they got my information since none is listed on the Airbnb website, and they refused to tell me.

The fourth written Notice of Non-Compliance said I owed \$12,658 based on "average filing from all existing short-term rentals, the square footage of my property, and the value of my home," and the first correspondence I got from anybody in Half Moon Bay was a lien notice filed with San Mateo County, signed by City Manager Bob Nesbit. I met with Nesbit to try and resolve the matter and talked to him and Matthew Chidester. I showed them my Airbnb records, but have not heard back from them to resolve the lien that I fear is ruining my credit.

Some of you against Airbnb may think we deserve to be spied on by HdL, but they also look for people working out of their home, or selling on eBay without a business license. Our cannabis initiatves were HdL's brainchild. Jan Johnston-Tyler, of Mountain View, said, "This is overreach and it must be stopped. HdL's primary objective is to make money out of fear. How my city, in which I have lived for over 30 years, continues to work with them is unthinkable." I hear ya, Jan. Big Brother, I mean HdL, may be watching you too.

Chris Voisard is a Half Moon Bay resident. county came early an When it performs the SMC Alert can be a w ful asset. My thanks t responsible. Pch Mes

@2019 marc@mar

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Dear Editor:

SUBMITTING LETTERS TO THE EDITOR The Half Moon Bay Review welcomes letters on tunics of local international states of local stat

topics of local interest. Letters should not exceed 300 words and must be signed with the writer's full name, address and phone number for verification. The Review reserves the right to edit letters.

[GETTING YOUR OPINIONS HEARD]

726-7054

E-MAC letters@hmbreview.com

MAII Half Moon Bay Review, P.O. Box 68, Half Moon Bay, CA 94019

OPEN LINE

The Review's Open Line allows readers to record their comments, criticisms or complaints anonymously via telephone at 726-3668. Comments published as space allows.

COMMENT ON

You can comm any story in the p by going to our w and registering.

EXHIBIT A SCOPE OF SERVICES

- 1. Transient Occupancy Tax Operations Management HdL will provided Operations Management Services designed to assist City with managing their transient occupancy tax operations, including but not limited to processing of returns, payments, and monitoring activity.
 - 1.1. Tax Registration Database Management HdL will transfer the City's existing databases as they relate to TOT into HdL's internal system. HdL will maintain the data and provide reports to the City.
 - 1.2. **Return Processing** HdL will process TOT filings within 5 days of submission. Accounts will receive all applicable forms necessary to complete the renewal process.
 - 1.3. New Account Processing HdL will process any new TOT registrations for lodging establishments that change hand or newly offered properties.
 - 1.4. **Payment Posting / Processing –** HdL will process all payments made for new and existing lodging providers. Accounts will be updated with payment information and revenues will be remitted to the City net HdL's fees on no less than a monthly basis.
 - 1.5. Customer Support Center HdL will provide lodging providers with multiple support options for registering, filing returns, making payments and for general inquiries. Lodging providers will be able to access one of our tax specialists Monday-Friday 8:00am to 5:00pm Pacific via phone, email, fax, and the online support center.
 - 1.6. **On-Line Filing & Payment Processing** HdL will provide a website for lodging providers to make payments online.
 - 1.7. Compliance Monitoring HdL will ensure accurate filings of TOT returns by consistently monitoring returns and providing compliance audits as mutually agreed to by the City and HdL. HdL takes a unique approach in ensuring compliance, educating hoteliers in transient occupancy tax regulations and filing procedures, and maximizing City revenues. HdL's program involves a multi-phase business friendly approach that reduces potential administration costs for the City and provides the City with assurances of future compliance and reporting practices from the City lodging industry.

1.7.1. Phase 1 - Transient Occupancy Tax Analysis

- 1.7.1.1. Ordinance and Filing Procedure Review Analysis of Transient Occupancy tax ordinances and City procedures are conducted to identify possible deficiencies or other administration related issues. Recommendations are made by the audit team for items such as to best practices, form design, and potential ordinance modifications to insure the most effective policies and controls.
- 1.7.1.2. Analysis Report HdL's audit team will obtain and conduct a review of the most recent 36 months of transient occupancy tax filings. In order to verify and augment the data, the audit team will compile a variety of supplemental information on each property, including number of rooms.

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occupancy rate, physical condition, and business dynamics. Data is then further scrutinized in order to identify unusual or suspicious reporting and/or other variables that indicate cause for further review. Information and findings are documented in the analysis report for review with the City.

1.7.1.3. Analysis Review – Upon completion of the analysis report, meetings are scheduled with the City to review the results as well as identify and recommend lodging providers who require additional investigation or examination to determine their compliance with the City's ordinance.

1.7.2. Phase 2 – Lodging Provider Audits

- 1.7.2.1. Audit Notification & Scheduling Lodging providers selected by HdL that have been approved by the City are sent a letter and scheduled for a Compliance Analysis Audit. Every effort is made to promote a positive experience for the taxpayer. Businesses will be reminded of the documents required for the audit that were discussed in webinars and previous communications. Lodging providers are afforded the opportunity to schedule flexible appointment times by contacting the Business Support Center or visiting our online support center.
- 1.7.2.2. Compliance Analysis & Audit The HdL audit team reviews the books and records of the lodging provider to determine compliance with transient occupancy tax regulations. HdL validates taxable gross rents, exemptions, bank statements, daily/monthly summaries, and other relevant information for determining compliance. Supporting documentation for relevant items such as exemptions will also be documented for accuracy.
- 1.7.2.3. Audit & Compliance Report Upon completion of the audit and analysis, and prior to additional actions, a compliance report is generated and reviewed with the City. The report indicates specific results of the reviews and recommended actions. Documentation will be included with the report to assist the City and HdL in determining next steps.
- 1.7.2.4. **Deficiency and Commendation Notification** Upon final review with the City, businesses that are found to have deficiencies are notified of the findings as well as payment and appeal processes. Appointments are also scheduled to review the findings and educate taxpayers on proper filing procedures designed to prevent future errors and deficiencies. Lodging Providers found to be in compliant, are sent a commendation letter thanking them for their cooperation and compliance.
- 1.7.2.5. Invoicing & Collections Lodging providers found to be underreporting are invoiced through the standard City approved collections process identical to the procedures approved for other Programs. Taxpayers will have access to all of the services provided including the Business Support Center and online support systems. Balances are collected and remitted along with supporting documentation to the City through approved remittance processes.

1.8. Annual Reporting – In addition to standard monthly reports, HdL will continue to provide the City with annual analysis reports designed to provide key insights in the lodging provider community and the details on reporting of each lodging provider.

EXHIBIT B APPROVED FEE SCHEDULE

1. Transient Occupancy Tax Operations Management Service

- 1.1. Compensation HdL's compensation for performing Operations Management Services related to transient occupancy tax is a fixed fee of \$500 per lodging provider property per year.
- 1.2. CPI Adjustment Fees for Operations Management Services are adjusted at the beginning of each calendar year by the change in the Consumer Price Index –West Urban (CPI-WU) as reported by the Bureau of Labor Statistics. Each annual adjustment will not be less than two percent (2%) or greater than ten percent (10%).
- 1.3. Travel Expenses Travel and lodging expenses are billed at cost and apply to all meetings; including process, pre-installation, installation, training, and support. HdL is dedicated to conserving public funds, and ensures any travel costs are indeed required and reasonable.

2. Payment

HdL will provide detailed invoices for all work completed. City will submit payment to HdL within 30 days of receiving the invoice.

Chris Voisard 1430 N Cabrillo Hwy Half Moon Bay, CA 94019

September 8, 2019

Dear City Council Members, Honorable Mayor, City Manager, City Attorney, et al.

For the purposes of this letter, I would like to clarify the following definitions:

- The City = The City of Half Moon Bay elected government officials and appointees
- HdL= Hinderlieter de Llamas & Companies, a private, for-profit software company contracted by The City
- Airbnb = Lodging reservation website that collects payment from guests
- 'me, I'= Chris Voisard, resident of Half Moon Bay, occasionally contracted by Airbnb to use my home
- TOT= Transient Occupancy Tax paid by visitors to our city; 12% of lodging price, to be paid at the same time as the visitors pay for lodging

After speaking at the City Council meeting, I realized that we are arguing at crosspurposes. My appeal is that a lien improperly placed on my unsecured property by The City be removed immediately. Discussing other issues muddles the water.

The issues of who owes TOT, who has the ability or authority to collect TOT, the definition of a hotel, how the City Ordinance reads and is interpreted, the questionable practices of HdL, how much the City paid HdL, and how much, if any. money I, or other residents of The City, owe The City in TOT, are all questions that are debatable, and not specifically addressed in the City Ordinances, **however they do not pertain to this particular matter of the improper lien.**

Lien on my unsecured property is improper

- The amount of the lien is fraudulent, fabricated, and unsubstantiated
- The lien is improper because protocol was not followed
- No validation of debt by The City or HdL
- No source records presented to me by the City or HdL
- No itemized bill or assessment was sent to me by the City or HdL
- No due date was sent to me by The City or HdL
- No preliminary 'Notice of Intent to Lien' was sent to me by the City for this amount

• The onus of providing records for the amount of debt lies with the collector and not with me

I am asking that you acknowledge that mistakes were made along the way, and perhaps the City jumped the gun on defining the ordinance culminating in this lien. I ask that it be removed immediately.

If the lien is not removed, I will to take the next steps starting with filing and recording a preliminary objection letter with the County of San Mateo Registrar on this lien, in preparation of resolving this matter with a judgment. I will also filing a complaint with San Mateo County against Half Moon Bay for filing a fraudulent lien on my unsecured property, and for the City's refusal to remove it even after acknowledging that the amount is inaccurate and that they have no records substantiating it. I have yet to find another case of a City doing this to one of its residents.

Separately, I am filing a complaint with the Attorney General against HdL Companies for deceptive and unfair debt collection practices including bogus claims of government affiliation, false threats of legal action, and failure to identify as a debt collector.

Please let me know the date of the council meeting that we can finally resolve this issue.

Thank you

Chris Voisard

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting o	f: October 1, 2019
то:	Honorable Mayor and City Council
FROM:	Bob Nisbet, City Manager
TITLE:	LETTERS OF INTENT RELATED TO TRAIL ACCESS ON THE JOHNSTON HOUSE PROPERTY

RECOMMENDATION:

Authorize the City Manager to execute two non-binding Letters of Intent related to trail access, agriculture access, and future park planning at the Johnston House property.

FISCAL IMPACT:

These actions have no fiscal impact.

STRATEGIC ELEMENT:

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

BACKGROUND/DISCUSSION:

The two non-binding Letters of Intent are attached and are in a final form ready for signatures by all parties. The first agreement is between the City, the Midpeninsula Regional Open Space District (Mid Pen), and Peninsula Open Space Trust (POST). This agreement consummates the party's intentions to swap access easements and for Mid Pen to contribute financially to future parking improvements and/or expansion should they become necessary. The City would receive a 30-foot wide easement along the southerly side of Higgins Road between Main Street and the Johnston House property parking lot. This easement would be for a pedestrian/biking trail and utilities. In exchange, the City would grant an easement to POST and Mid Pen along the westerly boundary of the Johnston House property as access for POST's agricultural tenant, and for emergency and maintenance access for Mid Pen associated with a proposed nature trail. The nature trail would be constructed on a 440-acre Mid Pen parcel easterly of the Johnston House property. The 224-acre POST property is westerly of the Johnston House property and is deed restricted in perpetuity for agricultural use (see attached maps).

The second agreement is between the following ten entities:

Peninsula Open Space Trust Midpeninsula Regional Open Space District City of Redwood City San Francisco Public Utilities Commission San Mateo County California State Coastal Conservancy Golden Gate National Recreation Area Coastside Land Trust California State Parks City of Half Moon Bay

This agreement envisions a long-term collaboration between the parties to pursue a regional multi-use trail that connects the San Francisco Bay to the Coast (map attached). This trail has two potential routes - one of which would go through the Johnston House property and along the Higgins Road easement referenced.

ATTACHMENTS:

- 1. Letter of Intent between the City, Mid Pen, and POST for Exchange of Easements
- 2. Easement Map
- 3. Mid Pen proposed Trail Map
- 4. Bay to Sea Trail Intention to Collaborate
- 5. Bay to Sea Trail Map

October, 2019

Bob Nisbet, City Manager City of Half Moon Bay 501 Main Street Half Moon Bay, CA 94019 Walter T. Moore, President Peninsula Open Space Trust 222 High Street Palo Alto, CA 94301 Ana M. Ruiz, General Manager Midpeninsula Regional Open Space District 330 Distel Circle Los Altos, CA 94022

Re: Partnership Letter of Intent involving the City's Johnston House Park property and the POST's Johnston Ranch property

This nonbinding letter of intent memorializes the agreement among Midpeninsula Regional Open Space District (District), City of Half Moon Bay (City) and Peninsula Open Space Trust (POST) to collaborate and partner on future public trail access relating to the City's Johnston House Park property and the surrounding Johnston Ranch property as detailed below:

POST and District Transaction:

- 1. POST and District are co-applicants in an application to the Planning Division of the County of San Mateo to reconfigure the 868-acre POST Johnston Ranch property into a 644-acre Uplands property and a 224-acre farm property.
- 2. District intends to purchase the 644-acre Uplands property from POST for open space, support of agriculture, Arroyo Leon Creek protection and future public access, subject to approval by the District's Board of Directors.
- 3. POST intends to retain the 224-acre farm property for future sale to a farmer. Farmer ownership of the farm property will require an affirmative agricultural conservation easement.

Collaboration on Local and Regional Trail Planning:

- 1. POST and District support the City's future public use site planning efforts for Johnston House Park property, consistent with protections of the existing agricultural operation on the adjacent farm and open space property.
- 2. The District and City intend to collaborate and partner on trail planning, shared use, and funding of an expanded parking area and trailhead on the Johnston House Park property, and trail planning on the Uplands property south of Higgins Canyon Road. In exchange for the District's funding contribution to the parking area and trailhead, the City will grant non-exclusive rights for public use of the parking area and trailhead to the District. The City and District also intend to collaborate with POST on informational displays and signage describing their partnership, the protected open space and agricultural lands, and sources of funding.
- 3. Upon transfer of the Uplands property to the District, the District intends to provide a patrol presence at the Johnston House Park property parking and trail improvements, in coordination with City, subject to approval by the District's Board of Directors.
- 4. The District and POST support the City's General Plan/LCLUP Update Guiding Principle 4: Promote pedestrian, bicycle, and transit mobility, increase connectivity between the city's neighborhoods, enhance coastal and open space access.

- 5. The City intends to support POST and the District's community and regional trail efforts, including future connections to Burleigh Murray Ranch State Park, Miramontes Ridge Open Space Preserve, the California Coastal Trail, the Bay Area Ridge Trail, the Bay to Sea Trail concept, and San Mateo County's 2001 Draft Trail Master Plan.
- 6. The City and District intend to memorialize the collaboration and partnership with memorandum of agreement (MOA) when the District acquires the Uplands property or within 2 years of this letter of intent, whichever occurs first.

City, POST and District Easement Exchange (see attached map):

- To provide future public access and a waterline from the junction of Highway 1, Main Street and Higgins Canyon Road to the Johnston House Park property, POST intends to grant to the City a 30-foot wide pedestrian/bike trail and waterline license near or along the south side of Higgins Canyon Road right-of-way appurtenant to the City's Johnston House Park property. POST's surveyor will prepare a legal description and plat map of the license area.
- 2. In exchange, the City intends to grant the District and POST a road access license across the two existing roads from Higgins Canyon Road through the Johnston House Park property to access the adjacent farmed fields and to the southerly portion of the Johnston Ranch Uplands property. POST's surveyor will prepare legal descriptions and plat map of the access license areas.
- 3. After POST's transfer of the Uplands portion of Johnston Ranch to the District, the District will use the farm/Uplands access license through Johnston House Park for patrol and management access of the Uplands property and the farmer will continue to use it for access to the farm fields and reservoirs south of Higgins Canyon Road. Maintenance of the lower farm access road will be the sole responsibility of POST (or the farmer). Maintenance of the upper farm/Uplands access road will be shared based upon proportionate use basis between the District, the City, and POST.
- 4. Upon further development of the Johnston House Park property by the City, the City may require the road access license to be relocated to accommodate such development. Future road configurations may merge or be relocated, dependent upon the final site plan for the Johnston House Park, and final agreements between all affected parties.
- 5. The City's acceptance of a trail license and grant of a farm/Uplands access license is subject to approval by its City Council.
- 6. POST's grant of a trail/waterline license and acceptance of the farm/Uplands access license is subject to approval by its Board of Directors.
- 7. The access road and trail/waterline licenses will convert to easements after two years of successful operation of the access road or just before POST transfers the farm property to the farmer, whichever occurs first.

Support of Local Agriculture:

- 1. POST, City and District support the continuation of agriculture on the farm property and conservation grazing on the Uplands property.
- 2. The District and City will consult with POST (or current farm owner) and the farmer on the public trail plans on Higgins Canyon Road to avoid and deter visitors from making unauthorized entry onto farm fields, and to identify other issues that may impact agricultural uses.
- 3. The District will consult with POST (or current farm owner) and the farmer and rancher on future trail and natural resource planning on the Uplands property north of Higgins Canyon Road.

<u>Public and Community Outreach</u>: The parties agree to communicate, coordinate in scheduling, share information, and provide notice on any public meetings or community outreach efforts relating to this partnership on future public trail access relating to the City's Johnston House Park property and the Johnston Ranch property.

The parties agree that this collaboration and partnership is not intended to be legally binding and this letter of intent should not be construed as such.

The Undersigned organization representatives share the intention to support the partnership project as outlined in this letter of intent.

CITY OF HALF MOON BAY

Date:

Date:

Bob Nisbet, City Manager

PENINSULA OPEN SPACE TRUST

Walter T. Moore, President

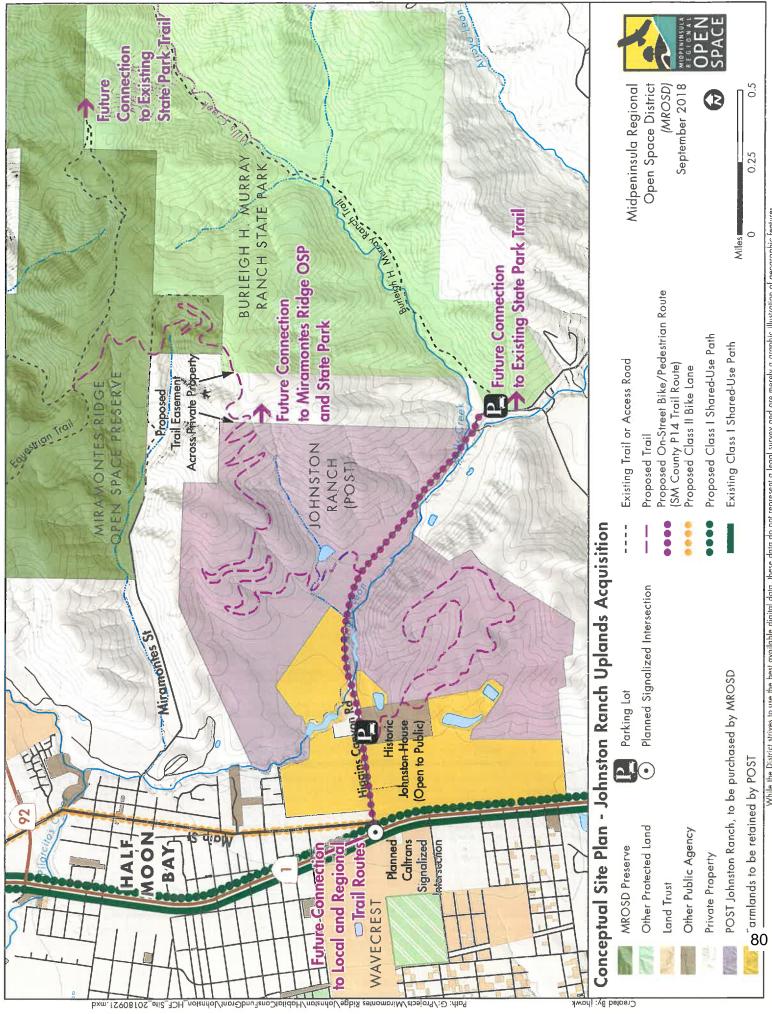
MIDPENINSULA REGIONAL OPEN DISTRICT

Date:_____

Ana M. Ruiz, General Manager



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

This Letter of Intent (LOI) declares the Bay to Sea Trail Planning Coalition member's intent to collaborate on the planning necessary to complete the Bay to Sea Trail project (see attached Project Charter and Conceptual Map).

The LOI recognizes that each member will also have independent roles and responsibilities on their own lands and will coordinate their efforts with other agencies and entities (e.g. trail, acquisition, design, construction, maintenance, and management) in the short and long term to support the project vision.

Project Vision

The Bay to Sea Trail will be an approximately 40-mile multiuse (hike, bike, equestrian) trail that guides and connects people to open space in the Peninsula between the San Francisco Bay and the Pacific Ocean. This east-west trail will also connect people to regional trails within San Mateo County, Santa Clara County and other counties.

Intention of the Bay to Sea Trail Planning Coalition

This coalition recognizes the benefits and need of working in collaboration on this regional trail project, because it will cross land managed by numerous agencies and will impact many communities directly and indirectly. The Planning Coalition is comprised of representatives from public land agencies (county, city, special district, etc.), non-profit organizations, state agencies, etc. who play a critical role in planning, designing and managing this trail. The Planning Coalition will engage externally with community members, agencies and organization advisors to seek input as-needed throughout the project.

The purpose and intent of the Planning Coalition is to:

- 1. Work as a cohesive and coordinated group to complete the project vision efficiently and with consistent outcomes across jurisdictional boundaries by 2037.
- 2. Ensure each member and the constituents they represent benefit from the project and the collaborative planning process.
- 3. Leverage the coalition to expedite the project, maintain momentum, support each other's capacity and regulatory needs, ensure high quality outcomes, and amplify potential community benefits.

General Provisions of the Collaboration

This LOI shall be effective through the time that the entire trail is constructed and open to the public per the project vision. Based on capacity, the participating members will continue to contribute staff time to attend periodic meetings of the Planning Coalition, to conduct outreach to their respective governing board/council and communities, and to engage with other organizations as needed throughout the project implementation.

If the evolution of this collaboration necessitates, a formal memorandum of understanding or agreement may be developed in the future to provide the necessary legal mechanisms for implementing and expanding any joint projects. The members have agreed that this collaboration is not intended to be legally binding and this letter should not be construed as such. This LOI may be amended at any time with the unanimous approval of the members. Additional members may be added at any time with the unanimous approval of the members. Any member may withdraw from this LOI at any time. Upon withdrawal, the member will endeavor to identify potential alternate

1

members who could continue the work or role of the withdrawing member. The LOI remains in effect for the remaining members.

Enclosures: Bay to Sea Trail Project Charter Bay to Sea Trail Conceptual Map

The Undersigned, while not legally bound, share the intention to support the project vision and intent of the Bay to Sea Trail Planning Coalition as outlined above.

Organization	Peninsula Open Space Trust		
Name <u>Walter</u>	Г. Moore	_Title	President
Signed	· · · · ·		Date
Organization	<u>Midpeninsula Regional Open Space Distri</u>	ct	
Name <u>Ana Rui</u>	Z	_Title	General Manager
Signed			Date
Organization (City of Redwood City		
-	ks, Recreation and Community Services; and		
Name <u>Melissa</u>	Stevenson Diaz	_Title	City Manager
Signed			Date

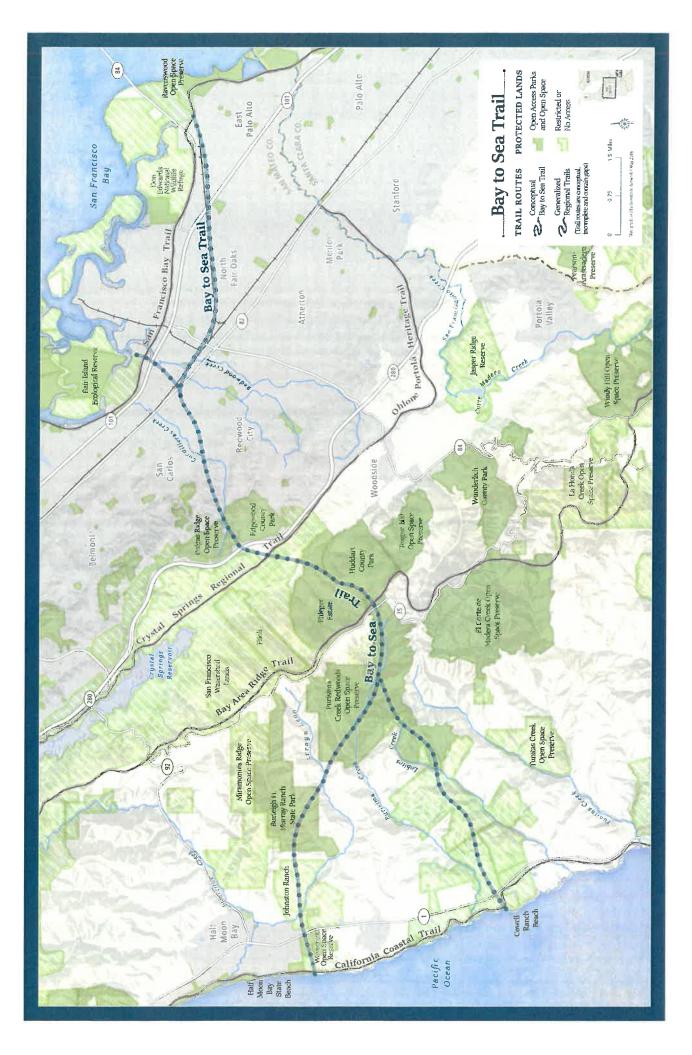
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Organization_	San Francisco Public Utilities Comm	ission	
Name <u>Tim R</u>	amirez	Title_	<u> Water Enterprise – Natural</u>
Resources & La	and Management Division Manager		
Signed		<u>.</u>	Date
Organization_	San Mateo County (Parks and Recre	ation, Office	of Sustainability, Public Works)
On behalf of the Department:	e Depa rtment of Parks and <mark>Recrea</mark> tion, (Office of Susta	inability and Public Works
Name <u>Peggy</u>	Smith	Title	Director of Parks and Recreation
Signed			Date
Organization_	California State Coastal Conservancy	7	
Name <u>Sam S</u>	chuchat	Title	Executive Officer
Signed			Date
Organization_	Golden Gate National Recreation Are	ea	
Name		Title	
Signed			Date
Organization_	Coastside Land Trust		
Name <u>Jo Cha</u>	mberlain	Title	Executive Director
Signed			Date

3

Organization <u>City of Half Moon Bay</u>	
Name <u>Bob Nesbit</u>	_Title <u>City Manager</u>
Signed	Date
Organization <u>California State Parks Santa Cruz District</u>	
Name Chris Spohrer	_Title: Santa Cruz District Superintendent_
Signed	Date



BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting o	f: October 1, 2019
TO:	Honorable Mayor and City Council
VIA:	Bob Nisbet, City Manager
FROM:	Jessica Blair, City Clerk
TITLE:	CONSIDERATION OF SUPPORT FOR MEASURE I – CABRILLO UNIFIED SCHOOL DISTRICT PARCEL TAX MEASURE

RECOMMENDATION:

Consider adoption of a resolution supporting Measure I – the Cabrillo Unified School District Parcel Tax Measure on the November 5, 2019 ballot.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

STRATEGIC ELEMENT:

This recommendation supports the Inclusive Governance Element of the Strategic Plan.

BACKGROUND:

On August 5, 2019, the Cabrillo Unified School District Board of Directors adopted Resolution No. 14-19 placing a parcel tax measure on the November 5, 2019 ballot.

The School District has submitted the ballot question as follows:

"To maintain quality education in Coastside schools without increasing taxes; preserve strong academic programs in reading, writing, science, technology, engineering, arts, math; retain qualified teachers/staff; prepare students for college and careers; and maintain school safety and security; shall a Cabrillo Unified School District measure to renew its expiring \$150 education parcel tax for eight years be adopted, raising approximately \$1,600,000 annually with independent citizen oversight, exemptions for seniors and others, and all funds staying in Coastside schools?"

The measure would require a 2/3rds vote to pass. Exemptions from the parcel tax are included as follows:

"Pursuant to any procedures adopted by the District, and upon application, an exemption from payment of the education parcel tax may be granted on any parcel owned by one or more:

- Persons who will attain 65 years of age prior to June 1 of the tax year, own a beneficial interest in the parcel, and use that parcel as his or her principal place of residence ("Senior Citizen Exemption"); or
- Persons receiving Supplemental Security Income for a disability, regardless of age, who own a beneficial interest in the parcel and use that parcel as his or her principal place of residence ("SSI Exemption"); or
- c) Persons receiving Social Security Disability Insurance benefits, regardless of age, whose yearly income does not exceed 250 percent of the 2012 federal poverty guidelines issued by the United States Department of Health and Human Services, who own a beneficial interest in the parcel and use that parcel as his or her principal place of residence ("SSDI Exemption").

Exemptions may be granted based on a one-time application submitted pursuant to any procedures adopted by the District. Exemptions granted under prior education parcel taxes levied by the District will not require re-approval, subject to the District's right to verify a property owner's continuing qualification for exemption. The District shall annually provide to the San Mateo County Tax Collector ("County Tax Collector") or other appropriate County official a list of parcels that the District has approved for an exemption."

Additional information is available on the School District's website at https://www.cabrillo.k12.ca.us/about_us/financial_information/parcel_tax_measures.

ATTACHMENTS:

- 1. Resolution in Support
- 2. CUSD Resolution No. 14-19

Resolution No. C-2019-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY SUPPORTING MEASURE I – CABRILLO UNIFIED SCHOOL DISTRICT PARCEL TAX MEASURE

WHEREAS, on August 5, 2019, the Cabrillo Unified School District Board of Directors adopted Resolution No. 14-19 placing a parcel tax measure on the November 5, 2019 ballot; and

WHEREAS, approval of the measure would provide roughly \$1,600,000 a year to the District; and

WHEREAS, residents within the District would pay a \$150 annual education parcel tax, with exemptions for seniors and those on social security and disability payments; and

WHEREAS, if passed, funds from the parcel tax would preserve strong academic programs in reading, writing, science, technology, engineering, arts, math; retain qualified teachers/staff; prepare students for college and careers; and maintain school safety and security; and

WHEREAS, a fiscally stable school system contributes to a more vibrant, safe, and flourishing community for all who live or work here, by providing our youth an education that gives them the greatest opportunities for learning and growing to become productive, healthy adult members of the community.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby supports Measure I, the Cabrillo Unified School District's Parcel Tax Measure on the November 5, 2019 ballot.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 1st day of October, 2019 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Jessica Blair, City Clerk

Harvey Rarback, Mayor

RESOLUTION NO. 14-19 BEFORE THE BOARD OF EDUCATION OF THE CABRILLO UNIFIED SCHOOL DISTRICT SAN MATEO COUNTY, CALIFORNIA

RESOLUTION OF THE BOARD OF EDUCATION OF THE CABRILLO UNIFIED SCHOOL DISTRICT CALLING AN ELECTION, ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER, AND REQUESTING CONSOLIDATION WITH OTHER ELECTIONS OCCURRING ON NOVEMBER 5, 2019

WHEREAS, the Cabrillo Unified School District ("District") is committed to offering a high-quality, well-rounded education to all students in the District; and

WHEREAS, the Board of Education ("Board") believes that good schools are part of what makes our community a desirable place to live and by keeping Coastside schools strong we keep the community strong; and

WHEREAS, the District is committed to preserving strong academic reading and writing programs; and

WHEREAS, the District is committed to preserving strong academic programs in science, technology, engineering, arts and math (STEAM); and

WHEREAS, it is essential to continue to offer hands-on and innovative science curriculum, Advanced Placement courses and other specialized instruction to prepare students for success in college and future careers; and

WHEREAS, it is important for the District to continue to retain skilled, experienced, and dedicated teachers and provide them with ongoing training to maintain high-quality education in our schools; and

WHEREAS, it is crucial for the District to protect vital programs to keep struggling students on the right track; and

WHEREAS, due to inadequate state funding it is essential that the District have stable, reliable, local funding to shield its schools from the instability of the state budget situation to preserve its strong academic programs; and

WHEREAS, the District has created a Financial Advisory Committee, comprised of parents, teachers, and staff, to help assess the District's budget shortfall; and

WHEREAS, contributions from parent clubs and educational foundations, while generous, are not adequate to fund academic core programs; and

WHEREAS, future funding for the District from the State of California and other sources is projected to be inadequate to provide the level of support to the District's educational programs and maintain the high student achievements that the residents of the District expect; and

WHEREAS, the State is an unreliable partner when it comes to funding education and funding for our schools has continued to be reduced over the past several years; and

WHEREAS, the voters of this District have a history of supporting our local schools by voting to support school funding to protect academic excellence in local classrooms; and

WHEREAS, the existing education parcel tax is set to expire, and unless renewed by voters will result in a dramatic reduction of funding, which will force reductions to the District's academic programs, intervention services and teachers and staff; and

WHEREAS, renewing this parcel tax would not increase the \$150 per parcel rate, but simply extend the tax for eight years and could not be renewed without voter approval; and

WHEREAS, renewing this valuable source of stable, local funding that cannot be taken by the State or used for administrator salaries, benefits or pensions is necessary to maintain outstanding educational programs and retain highly qualified, experienced teachers; and

WHEREAS, the California Constitution and Government Code authorize the District, upon approval of 2/3rds of the electorate, to levy qualified special taxes on property in the District for the purpose of providing quality educational programs in the District and other lawful purposes of the District; and

WHEREAS, in the judgment of this Board, following public hearing and comment, it is advisable to request that the San Mateo County Chief Elections Officer ("Chief Elections Officer") call an election and submit to the voters of the District the question of whether the District shall renew a special tax within the District for the purpose of raising revenue for the District; and

WHEREAS, pursuant to the Education Code and Elections Code such election may be completely or partially consolidated with any other election held on the same day and in the same territory or territory that is in part the same.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- **Section 1. Recitals.** The Board hereby finds and determines that the foregoing recitals are true and correct.
- **Section 2. Resolution Constitutes Order of Election.** This resolution shall constitute an order of election pursuant to the Education Code to the San Mateo County Superintendent of Schools ("County Superintendent") to call an election within the boundaries of the District on November 5, 2019.
- Section 3. Date and Purpose of Measure. Pursuant to the California Constitution and Government Code, an election shall be held within the boundaries of the District on Tuesday, November 5, 2019, for the purpose of voting on a measure ("Measure") which will be presented to voters in substantially the form attached hereto as Exhibit A, containing the question of whether the District shall continue to impose a qualified special tax (hereinafter, an "education parcel tax") for the purposes stated therein. In addition, the full text of the Measure ("Full Ballot Text") shall appear in the ballot pamphlet in substantially the form attached hereto as Exhibit B.
- **Section 4. Exemptions from Education Parcel Tax.** Pursuant to any procedures adopted by the District, and upon application, an exemption from payment of the education parcel tax may be granted on any parcel owned by one or more:
 - (a) Persons who will attain 65 years of age prior to June 1 of the tax year, own a beneficial interest in the parcel, and use that parcel as his or her principal place of residence ("Senior Citizen Exemption"); or
 - (b) Persons receiving Supplemental Security Income for a disability, regardless of age, who own a beneficial interest in the parcel and use that parcel as his or her principal place of residence ("SSI Exemption"); or
 - (c) Persons receiving Social Security Disability Insurance benefits, regardless of age, whose yearly income does not exceed 250 percent of the 2012 federal poverty guidelines issued by the United States Department of Health and Human Services, who own a beneficial interest in the parcel and use that parcel as his or her principal place of residence ("SSDI Exemption").

Exemptions may be granted based on a one-time application submitted pursuant to any procedures adopted by the District. Exemptions granted under prior education parcel taxes levied by the District will not require reapproval, subject to the District's right to verify a property owner's continuing qualification for exemption. The District shall annually provide to the San Mateo County Tax Collector ("County Tax Collector") or other appropriate County official a list of parcels that the District has approved for an exemption. **Section 5. Collection of the Tax.** Beginning July 1, 2020, the education parcel tax shall be collected by the County Tax Collector, at the same time, in the same manner, and subject to the same penalties as *ad valorem* property taxes collected by the County Tax Collector. Unpaid special taxes shall bear interest at the same rate as the rate for unpaid *ad valorem* property taxes until paid.

The education parcel tax shall be levied on every Parcel of Taxable Real Property in the District.

To the extent allowed by law "Parcel of Taxable Real Property" shall be defined as:

- (a) Any unit of real property in the District that receives a separate tax bill for *ad valorem* property taxes from the County Tax Collector's Office.
- (b) All property that is otherwise exempt from or upon which are levied no ad valorem property taxes in any year shall not be considered a Parcel of Taxable Real Property for purposes of the education parcel tax in such year.
- (c) Subject to application by a property owner and confirmation by the District, multiple parcels which are contiguous, under common ownership, and that constitute one economic unit, meaning that they have the same primary purpose as the principal parcel and are not separate and distinct properties that may be independently developed or sold, shall comprise a single Parcel of Taxable Real Property for purposes of the education parcel tax.

If any portion of this definition is deemed contrary to law, the Board declares and the voters by approving the Measure concur, that every other section and part of this definition has independent value, and the Board and voters would have adopted each other section and part hereof regardless of every other section or part hereof. If all sections or parts of this definition are deemed contrary to law, "Parcel of Taxable Real Property" shall be defined as any real property in the District assigned an assessor's parcel number.

With respect to all general property tax matters within its jurisdiction, the County Tax Collector shall make all final determinations of tax exemption or relief for any reason, and that decision shall be final and binding. With respect to matters specific to the levy of the education parcel tax, including the Senior Citizen Exemption, the SSI Exemption, the SSDI Exemption, the legality or validity of the education parcel tax, the application of the definition of "Parcel of Taxable Real Property" to any parcel(s) or any other disputed matter specific to the application of the decisions of the District shall be final and binding.

Section 6. Accountability and Transparency Requirements.

- (a) *Specific Purpose*. The proceeds of the education parcel tax shall be applied only to the specific purposes identified in the Full Ballot Text as required by Government Code section 50075.1. The proceeds of the education parcel tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the District.
- (b) Annual Report. No later than December 31 of each year while the education parcel tax is in effect, the District shall prepare and file with the Board a report detailing the amount of funds collected and expended during the prior fiscal year, and the status of any project authorized to be funded by this Measure. The report may relate to the calendar year, fiscal year, or other appropriate annual period, as an officer of the District shall determine, and may be incorporated into or filed with the annual budget, audit, or other appropriate routine report to the Board.
- (c) Advisory Committee. An advisory committee of citizens shall be appointed or designated by the Board to ensure that the education parcel tax proceeds are spent for their authorized purposes, and to report annually to the Board and the public regarding the expenditure of such funds. The Board may extend the duties of the existing education parcel tax advisory committee to include oversight over the Measure. The

Board shall provide by resolution for the composition, duties, funding, and other necessary information regarding the committee's formation and operation.

- **Section 7.** Authority for Ordering Election. The authority for ordering the election is contained in the Education Code, Elections Code, Government Code, and California Constitution.
- **Section 8. Authority for Specifications.** The authority for the specification of this election order is contained in the Education Code.
- Section 9. Resolution to County Officials. The Secretary to the Board is hereby directed to cause certified copies of this Resolution and order to be delivered no later than August 7, 2019 to the County Superintendent, the Chief Elections Officer of San Mateo County ("Chief Elections Officer"), and the Clerk of the Board of Supervisors of San Mateo County ("Board of Supervisors").
- Section 10. Formal Notice. The County Superintendent is hereby requested to prepare and execute a Formal Notice of Parcel Tax Election and consolidation order in substantially the form attached hereto as **Exhibit C** (the "Formal Notice"), and to call the election by causing the Formal Notice to be posted in accordance with the applicable law no later than August 7, 2019, or to otherwise cause the notice to be published as permitted by law. The Secretary to the Board, on behalf of and as may be requested by the County Superintendent, is authorized to cause all notices required by law in connection herewith to be published and posted, as the case may be.

Section 11. Conduct of Election.

- (a) Request to Chief Elections Officer. Pursuant to State law, the Chief Elections Officer is requested to take all steps to hold the election on November 5, 2019, in accordance with law and these specifications. The election shall be held and conducted in the manner prescribed by Elections Code section 10418.
- (b) Voter Pamphlet. The Chief Elections Officer is hereby requested to reprint the Full Ballot Text in substantially the form attached hereto as Exhibit B in the voter information pamphlet to be distributed to voters pursuant to the Elections Code. In the event the Full Ballot Text will not be reprinted in the voter information pamphlet in its entirety, the Chief Elections Officer is hereby requested to print, immediately below the impartial analysis of the Measure, in no less than 10-point boldface type, a legend substantially as follows:

"The above statement is an impartial analysis of Measure ____. If you desire a copy of the Measure, please call the San Mateo County Chief Elections Officer at [phone number] and a copy will be mailed at no cost to you."

- (c) *Consolidation*. The County Superintendent and the Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections as may be held on the same day in the same territory or in territory that is in part the same.
- (d) Canvass and Declaration of Results. The Board of Supervisors is authorized to canvass the returns of the election and declare the result pursuant to the Elections Code.
- (e) *Cost of Election.* The District will reimburse the Chief Elections Officer and the County for costs associated with the election as required by law.
- **Section 12. Appropriations Limit**. The Board shall provide in each year for an increase in the District's appropriations limit as shall be necessary to ensure that the proceeds of the education parcel tax may be spent for its authorized purposes.

- **Section 13. Ballot Arguments.** The President of the Board and/or her designees are hereby authorized to prepare and file with the Chief Elections Officer any ballot argument prepared in connection with the election, including a rebuttal argument, each within the time established by the Chief Elections Officer, which shall be considered the official ballot arguments of the Board as sponsor of the Measure and to take all necessary action to prevent inclusion of false and/or misleading information in ballot materials related to the Measure.
- Section 14. Official Actions. The District Superintendent, President of the Board, or their respective designees are hereby authorized to execute any other document and to perform all acts necessary to place the Measure on the ballot, including making alterations to the Measure and Full Ballot Text stated in Exhibits A and B hereto, and to this Resolution, to comply with requirements of law and election officials or which are, in the judgment of the Superintendent, President of the Board, or their respective designees, in the best interests of the District.
- Section 15. Effective Date. This Resolution shall take effect from and after its adoption.

ADOPTED, SIGNED and APPROVED by the Board of Education of the Cabrillo Unified School District on the 5th day of August, 2019, by the following vote:

Mary Beth Alexander:	Aye	No	Abstain	Absent
Lizet Cortes:	Aye	No	Abstain	Absent
Kimberly Hines:	Aye	No	Abstain	Absent
Sophia Layne:	Aye	No	Abstain	Absent
Freya McCamant:	Ауе	No	Abstain	Absent

Certified by:

Lizet Cortes Clerk to the Board of Education Cabrillo Unified School District Date

Attest by:

Sean McPhetridge Secretary to the Board of Education Cabrillo Unified School District Date

EXHIBIT A

BALLOT LABEL

The Measure shall be summarized in the following form, and the San Mateo County Chief Elections Officer is requested to cause this summary of the Measure to appear on the ballot:

**** BEGIN BALLOT LABEL ****

To maintain quality education in Coastside schools without increasing taxes; preserve strong academic programs in reading, writing, science, technology, engineering, arts, math; retain qualified teachers/staff; prepare students for college and careers; and maintain school safety and security; shall a Cabrillo Unified School District measure to renew its expiring \$150 education parcel tax for eight years be adopted, raising approximately \$1,600,000 annually with independent citizen oversight, exemptions for seniors and others, and all funds staying in Coastside schools?

Yes _____ No _____

**** END BALLOT LABEL ****

EXHIBIT "B"

FULL BALLOT TEXT

**** BEGIN FULL TEXT ****

CABRILLO UNIFIED SCHOOL DISTRICT

Measure _

[letter designation to be assigned by San Mateo County Chief Elections Officer]

RECITALS

- 1. An adequately funded and well-developed public education program provides numerous benefits and advantages to all of the residents of the community.
- 2. The Board of Education ("Board") of the Cabrillo Unified School District ("District") has established the goals of improving academic performance and the quality of education for all children in the District so that they are prepared for college and to compete for good jobs. Furthermore, the District aims to enhance local control of our schools and reduce our dependence on the State of California for education funding.
- 3. The Board believes that good schools are part of what makes our community a desirable place to live and, by keeping Coastside schools strong, we keep the community strong.
- 4. The District is committed to preserving strong academic reading, writing, science, technology, engineering, arts, and math (STEAM) programs.
- 5. It is essential to continue to offer hands-on and innovative science curriculum, Advanced Placement courses and other specialized instruction to prepare students for success in college and future careers.
- 6. It is important for the District to continue to retain skilled, experienced, and dedicated teachers and provide them with ongoing training to maintain high-quality education in our schools.
- 7. It is crucial for the District to protect vital programs to keep struggling students on the right track.
- 8. Due to inadequate funding, it is essential that the District have stable, reliable, local funding it can count on every year to maintain its quality academic programs.
- 9. The District has created a Financial Advisory Committee, comprised of parents, teachers, and staff, to help assess the District's budget shortfall.
- 10. Contributions from parent clubs and educational foundations, while generous, are not adequate to fund academic core programs.
- 11. Future funding for the District from the State of California and other sources is projected to be inadequate to provide the level of support to the District's educational programs and maintain the high-student achievement that the residents of the District expect.
- 12. The voters of this District have a history of supporting our local schools by voting to support school funding to protect academic excellence in local classrooms.

- 13. The existing education parcel tax is set to expire, and unless renewed by voters will result in a dramatic reduction of funding, which will force reductions to the District's academic programs, intervention services and teachers and staff.
- 14. Renewing this parcel tax will not increase the \$150 per parcel rate, but simply extend the tax for eight years and could not be renewed without voter approval.
- 15. Renewing this valuable source of stable, local funding that cannot be taken by the State or used for administrator salaries, benefits or pensions is necessary to maintain outstanding educational programs and retain highly qualified, experienced teachers.

TERMS

To maintain quality education in Coastside schools without increasing taxes; preserve strong academic programs in reading, writing, science, technology, engineering, arts, math; retain qualified teachers/staff; prepare students for college and careers; and maintain school safety and security; shall a Cabrillo Unified School District measure to renew its expiring \$150 education parcel tax for eight years be adopted, raising approximately \$1,600,000 annually with independent citizen oversight, exemptions for seniors and others, and all funds staying in Coastside schools?

The purpose of the Measure is to fund the following specific types of programs and services:

1. Preserving strong academic reading, writing, science, technology engineering, arts, and math programs;

- 2. Retaining qualified teachers and staff;
- 3. Protecting programs to keep struggling students on the right track;
- 4. Providing college and career counselors for middle and high school students;
- 5. Maintaining updated classroom technology; and
- 6. Keeping all of the District's schools open.

Under no circumstances shall any of the proceeds of the education parcel tax be used for administrators' salaries, pensions or benefits. Decisions regarding the specific programs, schools, and expenditures to be supported in any given year, and the priority and method of allocation of funds to specific programs, shall be made by the Board of Education in its sole discretion and may vary from year to year as needs arise or change.

A. <u>Amount and Basis of Tax</u>

The education parcel tax shall continue to be \$150 per Parcel of Taxable Real Property beginning on July 1, 2020, and continuing for a period of eight (8) years. The District shall provide the San Mateo County Tax Collector ("County Tax Collector") a report indicating the parcel number and amount of tax for each Parcel of Taxable Real Property.

To the extent allowed by law "Parcel of Taxable Real Property" shall be defined as:

- (a) Any unit of real property in the District that receives a separate tax bill for *ad valorem* property taxes from the County Tax Collector.
- (b) All property that is otherwise exempt from or upon which are levied no *ad valorem* property taxes in any year shall not be considered a Parcel of Taxable Real Property for purposes of the education parcel tax in such year.

(c) Subject to application by a property owner and confirmation by the District, multiple parcels which are contiguous, under common ownership, and that constitute one economic unit, meaning that they have the same primary purpose as the principal parcel and are not separate and distinct properties that may be independently developed or sold, shall comprise a single Parcel of Taxable Real Property for purposes of the education parcel tax.

If any portion of this definition is deemed contrary to law, the Board declares and the voters by approving the Measure concur, that every other section and part of this definition has independent value, and the Board and voters would have adopted each other section and part hereof regardless of every other section or part hereof. If all sections or parts of this definition are deemed contrary to law, "Parcel of Taxable Real Property" shall be defined as any real property in the District assigned an assessor's parcel number.

B. <u>Exemptions</u>

Pursuant to any procedures adopted by the District, upon application, an exemption from payment of the education parcel tax may be granted on any parcel owned by one or more:

- (a) Persons who will attain 65 years of age prior to June 1 of the tax year, own a beneficial interest in the parcel, and use that parcel as his or her principal place of residence ("Senior Citizen Exemption"); or
- (b) Persons receiving Supplemental Security Income for a disability, regardless of age, who own a beneficial interest in the parcel and use that parcel as his or her principal place of residence ("SSI Exemption"); or
- (c) Persons receiving Social Security Disability Insurance benefits, regardless of age, whose yearly income does not exceed 250 percent of the 2012 federal poverty guidelines issued by the United States Department of Health and Human Services, who own a beneficial interest in the parcel and use that parcel as his or her principal place of residence ("SSDI Exemption").

Exemptions may be granted based on a one-time application submitted pursuant to any procedures adopted by the District. Exemptions granted under prior education parcel taxes levied by the District will not require re-approval, subject to the District's right to verify a property owner's continuing qualification for exemption.

C. <u>Claims / Exemption Procedures</u>

With respect to all general property tax matters within its jurisdiction, the County Tax Collector or other appropriate County tax official shall make all final determinations of tax exemption or relief for any reason, and that decision shall be final and binding. With respect to matters specific to the levy of the education parcel tax, including the Senior Citizen Exemption, the SSI Exemption, the SSDI Exemption, the legality or validity of the education parcel tax, the application of the definition of "Parcel of Taxable Real Property" to any parcel(s) or any other disputed matter specific to the application of the education parcel tax, the decisions of the District shall be final and binding. The procedures described herein, and any additional procedures established by the Board shall be the exclusive claims procedure for claimants seeking an exemption, refund, reduction, or re-computation of the education parcel tax. Whether any particular claim is to be resolved by the District or by the County shall be determined by the District, in coordination with the County as necessary.

D. <u>Appropriations Limit</u>

Pursuant to California Constitution Article XIIIB and applicable laws, the appropriations limit for the District will be adjusted periodically by the aggregate sum collected by levy of this education parcel tax.

E. <u>Accountability Measures</u>

- 1. *Specific Purposes.* The proceeds of the education parcel tax shall be applied only to the specific purposes identified above.
- 2. Annual Reports. The proceeds of the education parcel tax shall be deposited into an account, which shall be kept separate and apart from other accounts of the District, pursuant to the Government Code. No later than December 31 of each year while the tax is in effect, the District shall prepare and file with the Board a report detailing the amount of funds collected and expended during the prior fiscal year, and the status of any project authorized to be funded by this measure. The report may relate to the calendar year, fiscal year, or other appropriate annual period, and may be incorporated into or filed with the annual budget, audit, or other appropriate routine report to the Board.
- 3. Advisory Committee. An advisory committee of citizens shall be appointed, re-appointed or designated by the Board to ensure that the education parcel tax proceeds are spent for their authorized purposes, and to report annually to the Board and the public regarding the expenditure of such funds. The Board may extend the duties of the existing education parcel tax advisory committee to include oversight over the Measure. The Board shall provide by resolution for the composition, duties, funding, and other necessary information regarding the committee's formation and operation.

F. Protection of Funding

Current law forbids any decrease in State or federal funding to the District resulting from the adoption of an education parcel tax. However, if any such funding is reduced or affected because of the adoption of the Measure, then the Board may reduce the amount of the education parcel taxes levied as necessary in order to restore such State or federal funding and/or maximize the District's fiscal position for the benefit of the educational program. As a result, whether directly or indirectly, no funding from this Measure may be taken away by the State or federal governments.

G. <u>Severability</u>

The Board hereby declares, and the voters by approving this Measure concur, that every section and part of this Measure has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of the Measure by the voters, should any part of the Measure or taxing formula be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts of the Measure or taxing formula hereof shall remain in full force and effect to the fullest extent allowed by law.

**** END FULL TEXT ****

EXHIBIT C

FORM OF FORMAL NOTICE OF SPECIAL TAX ELECTION

NOTICE IS HEREBY GIVEN to the qualified electors of the Cabrillo Unified School District of San Mateo County, California, that in accordance with the provisions of the Education Code and the Government Code of the State of California, a special election will be held on November 5, 2019, for the purpose of submitting to the qualified electors of the District the proposition summarized as follows:

To maintain quality education in Coastside schools without increasing taxes; preserve strong academic programs in reading, writing, science, technology, engineering, arts, math; retain qualified teachers/staff; prepare students for college and careers; and maintain school safety and security; shall a Cabrillo Unified School District measure to renew its expiring \$150 education parcel tax for eight years be adopted, raising approximately \$1,600,000 annually with independent citizen oversight, exemptions for seniors and others, and all funds staying in Coastside schools?

By execution of this formal Notice of Election the County Superintendent of Schools of San Mateo County orders consolidation of the election with such other elections as may be held on the same day in the same territory or in territory that is in part the same.

The County Superintendent of Schools of San Mateo County, by this Notice of Election, has called the election pursuant to a Resolution and Order of the Board of Education of the Cabrillo Unified School District adopted August 5, 2019, in accordance with the provisions of Education Code sections 5302, 5325, and 5361.

IN WITNESS WHEREOF, I have hereunto set my hand this day, August ____, 2019.

County Superintendent of Schools San Mateo County, California

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: October 1, 2019

TITLE:	AWARD CONSTRUCTION CONTRACT FOR 2019 OCE
FROM:	John Doughty, Public Works Director Maz Bozorginia, City Engineer Brian Lee, Senior Project Manager
VIA:	Bob Nisbet, City Manager
то:	Honorable Mayor and City Council

TITLE: AWARD CONSTRUCTION CONTRACT FOR 2019 OCEAN VIEW PARK RESTROOM REPLACEMENT PROJECT (PROJECT 610)

RECOMMENDATION:

Adopt a resolution: 1) authorizing the City Manager to award and execute a construction contract for the 2019 Ocean View Park Restroom Replacement Project (Project 610) to the lowest responsive and responsible bidder, Andreini Brothers of Half Moon Bay, California in the total bid amount of \$506,686 and approve an additional contingency amount not exceeding 10 percent or \$50,686 of the contract amount; and 2) augmenting the FY 2019-20 Capital Improvement Budget by \$115,000 for the Ocean View Park-Permanent Restrooms and Park Improvements (Total \$600,000).

FISCAL IMPACT:

The Fiscal Year 2019-20 Capital Budget includes \$485,000 for the Ocean View Park-Permanent Restrooms and Park Improvements (CIP Project No. 610). The budget was based on preliminary estimates of construction costs by the City's design consultant. Based on the apparent low bid, staff is requesting the budget be augmented by an additional \$115,000 to cover design support during construction, inspection, construction management and potential construction costs.

STRATEGIC ELEMENT:

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

BACKGROUND:

Ocean View Park is one of the most utilized public parks in Half Moon Bay. For many years, the community has indicated a desire to see the restroom facilities improved. As part of the 2018-19 Capital Budget, the City Council prioritized design and anticipated construction of new restrooms for the park.

In 2018, the landscape architectural firm of Callander Associates was selected to prepare the design documents for the restroom facilities and related park modifications. The project design includes replacement of the outdated single restroom facility with two separate modern pre-fabricated restrooms, constructing of new accessible walkways from the entrance to the park to the new restroom facility, replacement of the wood retaining wall on Alsace Lorraine with a concrete block wall (consistent with wall located on Valdez), relocating picnic tables and benches; installing new sewer and water services.

The design was reviewed by the Parks and Recreation Commission. The City noticed the neighboring properties and users of the meeting and the City's interest in receiving input on the design alternatives. The Parks and Recreation Commission preferred an option which re-located the restroom(s) to the northwest corner of the park thus preserving an unobstructed view from the playground area to the picnic area and future restroom.

On April 9, 2019, the Planning Commission reviewed and conditionally approved a Coastal Development Permit (PDP-19-016). The final design and bid documents reflect the CDP, as conditioned, by the Planning Commission.

DISCUSSION:

The design of the project was completed in early June 2019. The project was sent out to bid for formal solicitation in July 2019. The City received four (4) bids before the scheduled bid opening on September 10, 2019. The bids and engineer's estimate are summarized as follows:

Contractor	City	Base Bid
Andreini Bros.	Half Moon Bay	\$506,686.00
Southwest Construction	San Bruno	\$518,484.19
Golden Bay Construction	Heyward	\$539 <i>,</i> 516.00
McNabb Construction	Lafayette	\$547,547.00
Engineer's Estimate		\$495,000.00

Four (4) bids were received and after staff review, Andreini Brothers, Inc. of Half Moon Bay, CA was deemed the lowest responsible and responsive bidder. The low bid is 2.4% over the Engineer's construction estimate and is considered acceptable. Andreini Brothers, Inc. has successfully completed numerous projects for the City in the past and it is recommended that the Council authorize the City Manager to award and execute the construction contract with Andreini Brothers, Inc. in the amount of \$506,686. Off-site construction of the prefabricated restroom facility is scheduled to start in November 2019 and on-site construction in March/April and completion in May 2020. As noted earlier, staff is requesting augmentation of the Capital Budget in the amount of \$115,000 to cover project construction management, testing and inspections as well as \$50,686 (10 percent) for contingencies. As with all projects, staff will work diligently to limit the project management costs and the use of contingency funds.

ATTACHMENT: Resolution

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO AWARD AND EXECUTE A CONSTRUCTION CONTRACT FOR THE 2019 OCEAN VIEW PARK RESTROOM REPLACEMENT PROJECT WITH ANDREINI BROTHERS, INC OF HALF MOON BAY

WHEREAS, the City Council included replacement of the Ocean Park restrooms in the Capital Improvement Program and allocated \$485,000 toward construction of the project in the 2019-20 Capital Budget; and

WHEREAS, the project will among other things, improve Ocean View Park by replacing the outdated single occupancy restroom, improve accessibility, replace a wood retaining wall along Alsace Lorraine with a concrete block wall and replace landscaping; and

WHEREAS, following the design of the project, the City requested formal construction bids; and

WHEREAS, on September 10, 2019, the City received four (4) bids and Andreini Brothers, Inc. of Half Moon Bay, CA, following staff review, was deemed the lowest responsible and responsive bidder at \$506,686.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby approves the augmentation of the FY 2019-20 Capital Budget in the amount of \$115,000 (Total \$600,00 in FY 2019-20) for construction management, testing and inspection and a 10percent contingency and authorizes the City Manager to award and execute a construction contract for the 2019 Ocean View Park Restroom Replacement Project to the lowest responsive and responsible bidder, Andreini Brothers, Inc. of Half Moon Bay, California in the total bid amount of \$506,686.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 1st day of October, 2019 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Jessica Blair, City Clerk

Harvey Rarback, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting o	f: October 1, 2019
то:	Honorable Mayor and City Council
VIA:	Bob Nisbet, City Manager
FROM:	Matthew Chidester, Deputy City Manager Karen Decker, Senior Management Analyst
TITLE:	BUDGET AMENDMENT FOR THE CARTER PARK RENOVATION PROJECT AND AMENDMENT TO AGREEMENT WITH ELS ARCHITECTURE AND URBAN DESIGN, INC.

RECOMMENDATION:

Receive an update on the Carter Park Renovation Project (Phase II) and adopt a resolution: 1) approving an amendment to the FY 2019-20 Capital Improvement Plan Budget and augmentation of the Carter Park Improvement Project line item in the amount of an additional \$100,000, to be transferred from the General Fund, for a total amount of \$400,000; and 2) authorizing the City Manager to execute an amendment to the agreement with ELS Architecture and Urban Design (ELS+), increasing the budget by \$269,000 to a total amount of \$450,000, for completion of construction documents and bid specifications for the Carter Park Renovation Project.

FISCAL IMPACT:

If approved, the FY 2019-20 Capital Improvement Program project budget will be augmented by an additional \$100,00, which will be transferred from the General Fund.

STRATEGIC ELEMENT:

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

BACKGROUND:

The Parks Master Plan adopted by the City Council on February 5, 2019 identified John L. Carter Memorial Park (Carter Park) as an opportunity to increase community recreation at an underutilized, natural open space tucked away beneath the entrance to historic downtown Main Street.

Since the City Council's authorization of architectural design services in March 2019, the concept plan has evolved as a result of extensive feedback from the community, stakeholder groups, the Parks and Recreation Commission and City Council. A study session was held with the Planning

Commission in July 2019 to give the Commission an early opportunity to provide input on the design relevant to their future review of the Coastal Development Permit and environmental review which will ensure conformance with the City's Local Coastal Program. Additionally, the City has commissioned geotechnical, acoustical, and parking studies, riparian mapping, and a biological resources evaluation, all of which are crucial to completing the design and entitlement of the project.

DISCUSSION:

Following initial analysis of the outreach campaign and technical engineering studies, ELS+ has completed 40 percent design drawings which include the following elements:

- A new permanent stage structure
- Ample open lawn seating and dance area
- A natural amphitheater
- Children's play area
- Picnic areas
- Nature trail through the existing Redwoods

The estimated construction cost is \$4.8 million. An additional \$1 million in soft costs (design, studies, entitlements, construction administration) would bring the estimated total project cost to \$5.8 million. Through FY 2019-20, the City has budgeted \$465,000 in the Capital Improvement Program. An additional \$100,000 will be necessary to complete the development of the construction drawings and bid package. Staff recommends a budget amendment at this time in order to execute the necessary contracts to complete this work, which will put the City in the best position to apply for grant funding, fundraise, and ultimately break ground once funding has been secured.

In August 2019, the City applied for \$4.2 million in Statewide Park Development and Community Revitalization Program funds. The State has indicated that awards will be announced by the end of the calendar year. There will also be other opportunities under the California Proposition 68 Parks, Environment, and Water Bond which was approved by voters in June 2018, as well as other grant programs.

If the budget amendment is approved, staff estimates that the construction drawings and entitlements will be completed by summer 2020, and construction could commence immediately following the Summer's End Music Festival in September 2020. If adequate funding is secured, construction could be completed by Summer 2021.

ATTACHMENTS:

 Resolution approving an amendment to the FY 2019-20 Capital Improvement Plan Budget and augmentation of the Carter Park Improvement Project line item in the amount of an additional \$100,000 and authorizing the City Manager to execute an amendment to the agreement with ELS+, increasing the budget by \$269,000 to a total amount of \$450,000 for completion of construction documents and bid specifications for the Carter Park Renovation Project

2. Carter Park 40 percent Design Drawings, prepared by ELS+, dated September 17, 2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY APPROVING AN AMENDMENT TO THE FY 2019-20 CAPITAL IMPROVEMENT PLAN BUDGET AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH ELS ARCHITECTURE AND URBAN DESIGN, INC. FOR COMPLETION OF CONSTRUCTION DOCUMENTS AND BID SPECIFICATIONS FOR THE CARTER PARK RENOVATION PROJECT

WHEREAS, the Parks Master Plan adopted by the City Council on February 5, 2019 identified John L. Carter Memorial Park (Carter Park) as an opportunity to increase community recreation at an underutilized, natural open space tucked away beneath the entrance to historic downtown Main Street; and

WHEREAS, the City Council adopted a resolution in March 2019 authorizing the City Manager to execute an agreement with ELS Architecture and Urban Design, Inc. (ELS+) for design services for the project; and

WHEREAS, since March, the consultant and staff have held numerous public outreach events and meetings accepting feedback from residents and stakeholders, as well as the Parks and Recreation Commission and City Council, as well as commissioned technical and environmental studies, all of which have informed the design; and

WHEREAS, the project design is now 40 percent complete and ready to move into the construction drawings and bid document phase.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby approves the augmentation of the FY 2019-20 Capital Budget in the amount of \$100,000 (Total \$400,00 in FY 2019-20) from the General Fund and authorizes the City Manager to execute an amendment to the agreement with ELS Architecture and Urban Design, Inc. for completion of construction documents and bid specifications for the Carter Park Renovation Project.

I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 1st day of October, 2019 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

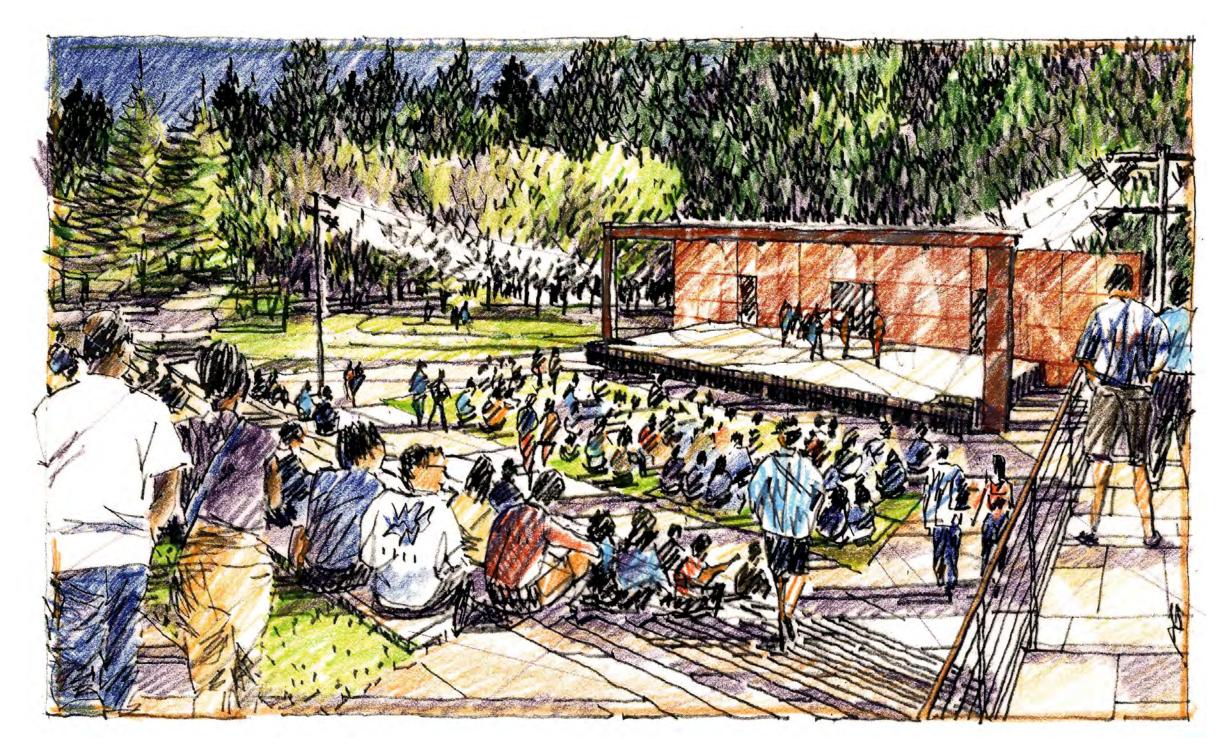
ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Jessica Blair, City Clerk

THE CITY OF HALF MOON BAY JOHN L CARTER PARK **IMPROVEMENTS, PHASE II**



40% DOCUMENTS: PRICING SET 17 SEPTEMBER 2019



THE CITY OF HALF MOON BAY **501 MAIN STREET** HALF MOON BAY, CA 94019 650.726.8270

PROJECT NUMBER: 201820.00

S architecture+ urban design

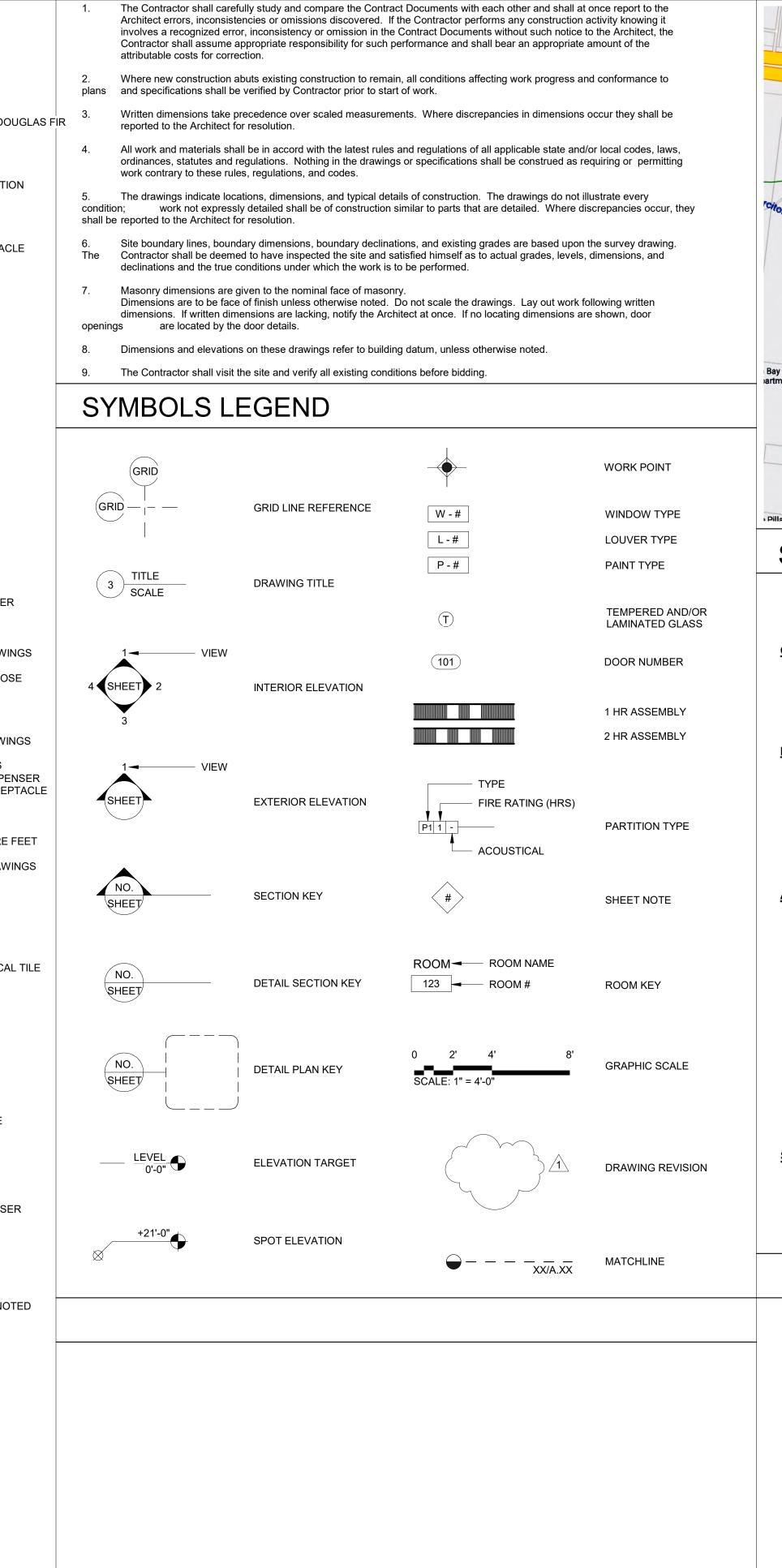
REVISION					
NUMBER	DATE	DESCRIPTION			

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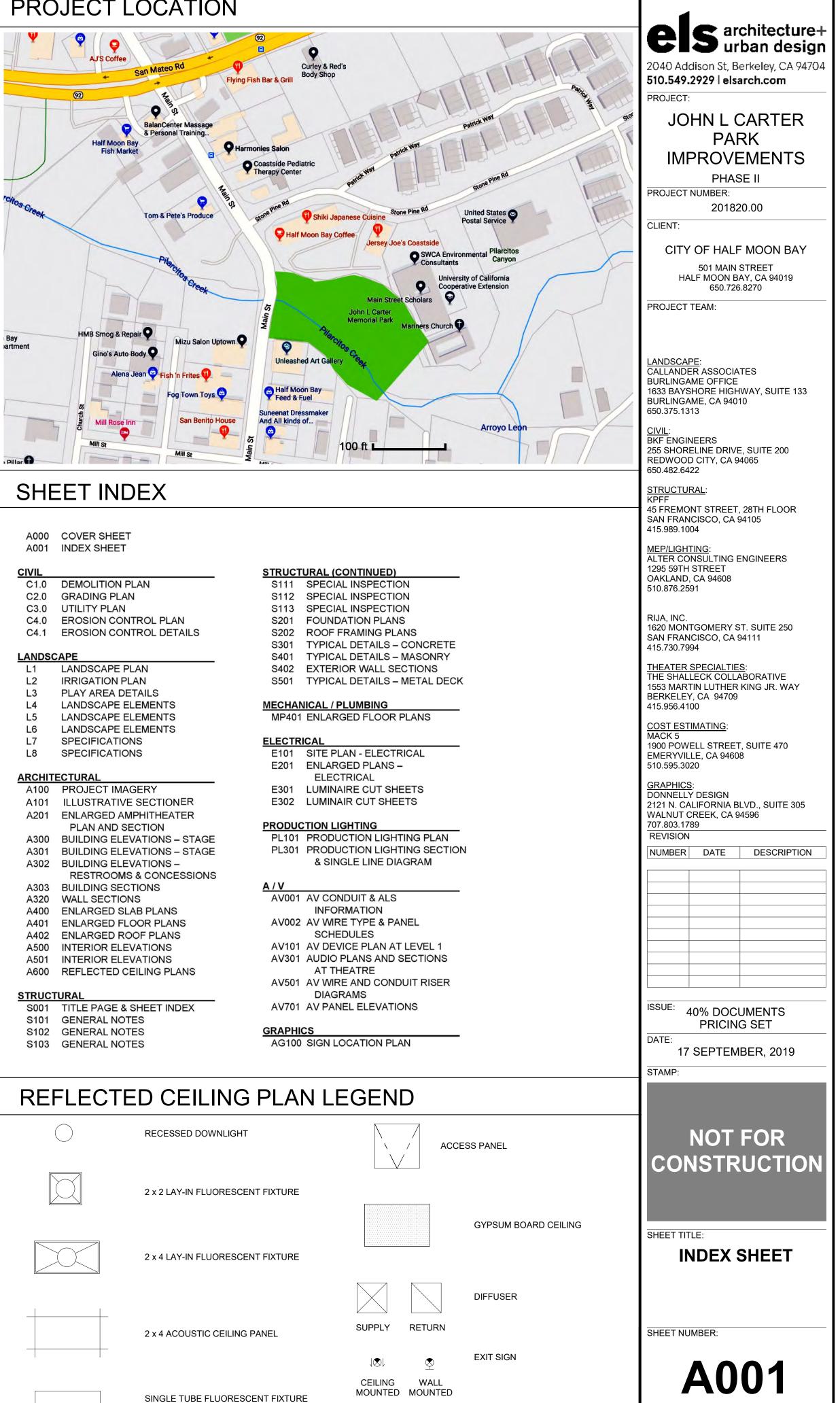
ABBREVIATIONS

d	PENNY (NAIL)	F.A.	FIRE ALARM	PART'N. P & SH.	PARTITION POLE AND SHELF
PL &	PROPERTY LINE AND	F.B. F.D.	FOOTBOARD FLOOR DRAIN	Разп. Р.В.	POLE AND SHELF PARTICLE BOARD
,	AND	F.D. FDN.	FOUNDATION	P.D.	PLANTER DRAIN
∠ @ CL	AT	F.E.	FIRE EXTINGUISHER	PLUMB.	PLUMBING
CL	CENTERLINE	F.E.C.	FIRE EXTINGUISHER CABINET	PRCST. PREFAB.	PRECAST PRE-FABRICATED
9	DIAMETER, ROUND PERPENDICULAR	F.H. F.F.	FIRE HYDRANT FINISH FLOOR	PREFAB. PTDF	PRESSURE TREATED DOUGLAS
#	POUND, NUMBER	F.H.C.	FIRE HOSE CABINET	PL.	PLATE
(E)	EXISTING	FIN.	FINISH	P. LAM.	PLASTIC LAMINATE
(N)	NEW	FIXT. FLR.	FIXTURE FLOOR	PLAS. PLYWD.	PLASTER PLYWOOD
		FLASH.	FLASHING	PTP	PLASTIC TOILET PARTITION
A.B.	ANCHOR BOLT	FLUOR.	FLUORESCENT	PR.	PAIR
ABV.	ABOVE	F.O.		PT. PTD	POINT, POINT PAINTED
A.C.	ASPHALTIC CONCRETE	F.O.C. F.O.F.	FACE OF CONCRETE FACE OF FINISH	PTD PTN, PART.	PAINTED
A/C ACOUS.	AIR CONDITIONING ACOUSTICAL	F.O.S.	FACE OF STUDS	P.T.R.	PAPER TOWEL RECPTACLE
A.D.	AREA DRAIN	FPRF.	FIREPROOF		
ADJ.	ADJUSTABLE, ADJACENT	FRMG.	FRAMING	0.7	
A.F.F.	ABOVE FINISH FLOOR	F.S.R.	FIRE SPRINKLER RISER FLOOR SINK	Q.T.	QUARRY TILE
AGGR. ALUM.		F.S. FT.	FLOOR SINK FOOT, FEET	r.	RADIUS
ALUM. ALT.	ALUMINUM ALTERNATE	FTG.	FOOTING	R.	RISER
A.P.	ACCESS PANEL	FND.	FOUNDATION	(R)	REMOVE
APPROX.	APPROXIMATE	FURR. FUT.	FURRING FUTURE	R.D.	ROOF DRAIN
ARCH. ASPH.	ARCHITECT ASPHALT	101.	TOTORE	REF. REFER.	REFERENCE REFRIGERATOR
A.T.	ASHTRAY	GA.	GAUGE	RGTR.	REGISTER
		GALV.	GALVANIZED	REINF.	REINFORCED
		G.B.	GRAB BAR	REQ'D	REQUIRED
BC		GWB. G.I.	GYPSUM WALL BOARD GALVANIZED IRON		
BSMT. BTW.	BASEMENT BETWEEN	G.F.I.	GROUND FAULT INTERRUPTER	RESIL.	RESILIENT
BD.	BOARD	G.F.R.C.	GLASS FIBER REINF. CONC.	RET.	RETAINING
BITUM.	BITUMINOUS	GL.	GLASS	REV.	REVISION, REVISED
BLDG.	BUILDING	GND.	GROUND	RM.	ROOM
BLK. BLKG.	BLOCK BLOCKING	GR. G.R.G.	GRADE GLASS REINFORCED GYPSUM	R.O. RDWD.	ROUGH OPENING REDWOOD
BLKG. BLW.	BLOCKING BELOW	GYP.	GLASS REINFORCED GYPSUM GYPSUM	RDWD. R.W.L.	REDWOOD RAIN WATER LEADER
BM.	BEAM			R.B.	RUBBER BASE
В.О.	BOTTOM OF				
B.S.	BOTTOM OF SILL	H.R.			SOUTH
B.R. B.O.C.	BOTTOM OR RISER BOTTOM OF CURB	H. H.B.	HIGH HOSE BIBB	S.C.	SOUTH SOLID CORE
BOT.	BOTTOM OF CURB	н.в. HC.	HOSE BIBB HANDICAPPED	S.C.D.	SEAT COVER DISPENSER
B.U.R.	BUILT-UP ROOFING	H.C.	HOLLOW CORE	SCH.	SCHEDULE
		HDR.	HEADER	S.D.	SOAP DISPENSER
• • •		HDWD.		SECT. S.E.D.	SECTION SEE ELECTRICAL DRAWINGS
CAB.		HDWE. H.M.	HARDWARE HOLLOW METAL	SH.	SHELF
C.B. CEM.	CATCH BASIN CEMENT	HORIZ.	HORIZONTAL	S.H.V.C.	SURFACE MOUNTED HOSE
CEM. PLAS.	CEMENT PLASTER	HR.	HOUR		VALVE CABINET
CER.	CERAMIC	HT.	HEIGHT	SHR. SHT.	SHOWER SHEET
C.I.	CAST IRON	I.D.	INSIDE DIAMETER (DIMENSION)	SIM.	SIMILAR
C.J. CLG.	CONTROL JOINT CEILING	INSUL.	INSULATION	S.L.D.	SEE LANDSCAPE DRAWINGS
CLKG.	CAULKING	INT.	INTERIOR	S.M.	SHEET METAL
CH.	COAT HOOK	INTERM.	INTERMEDIATE	S.M.D.	SEE MECH. DRAWINGS
C.J.	CONSTRUCTION JOINT			S.N.D. S.N.R.	SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE
CLO.	CLOSET	JAN.	JANITOR	SPEC.	SPECIFICATION
C.O. CLR.	CLEAN_OUT CLEAR	JST.	JOIST	S.P.R.	SINGLE-PLY ROOFING
COL.	COLUMN	J.H.	JOIST HANGER	SQ.	SQUARE
COMP.	COMPOSITION	JT.	JOINT	S.S.	SQUARE FOOT, SQUARE FEET STAINLESS STEEL
CONC.	CONCRETE			S.S.D.	SEE STRUCTURAL DRAWINGS
C.M.U.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	S. SK.	SERVICE SINK
CONN. CONST.	CONNECTION CONSTRUCTION			STA.	STATION
CONT.	CONTINUOUS			STD,	STANDARD
CORR.	CORRIDOR	L.B. LAM.	LAG BOLT LAMINATE	STL. STOR.	STEEL STORAGE
C.T.	CERAMIC TILE	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CTSK. CNTR.	COUNTERSINK	LKR.	LOCKER	SUSP.	SUSPENDED
CPT.	COUNTER CARPET	LOC.	LOCATION	SAT	SUSPENDED ACOUSTICAL TILE
CTR.	CENTER L.	LT.	LONG LIGHT	S.V.	SHEET VINYL
CUSP.	CUSPIDOR	L1.	LIGHT	SYM.	SYMMETRICAL
CW.	CURTAIN WALL				
		MACH.	MACHINE	T.B.	TOWEL BAR
D.	DEEP	MAX.		T.C.	TOP OF CURB
DBL.	DOUBLE DECK COATING TYPE 1 (ETC.)	M.B. M.C.	MACHINE BOLT MEDICINE CABINET	T.O.C.	
D.C. TYPE 1 (ETC.) D.D	DECK COATING TYPE 1 (ETC.) DECK DRAIN	MECH.	MECHANICAL	T.D. TEL.	TIE DOWN TELEPHONE
DEMO.	DEMOLISH	MEMB.	MEMBRANE	TEMP.	TEMPERED
DEPT.	DEPARTMENT	MFR.	MANUFACTURER	TER.	TERRAZZO
DET.		MH. MIN.	MANHOLE MINIMUM	T. & G.	TONGUE AND GROOVE
D.F. DIAM.	DOUGLAS FIR, DRINKING FOUNTAIN DIAMETER	MIN. MIR.	MIRROR	THK. THR.	THICK THRESHOLD
DIAM. DIAG.	DIAGONAL	MISC.	MISCELLANEOUS	Т.О.	TOP OF
DIM.	DIMENSION	M.O.	MASONRY OPENING	Т.О.В.	TOP OF BENCH
DISP.		MTD. MTL.	MOUNTED METAL	T.O.C	TOP OF CONCRETE
DN. D.O.	DOWN DOOR OPENING	MTE. MTP.	METAL METAL TOILET PARTITION	T.O.S. T.P.D.	TOP OF STRUCTURE TOILET PAPER DISPENSER
DR.	DOOR	MTL.	METAL SIDING	T.P.D. TRANSF.	TOILET PAPER DISPENSER TRANSFORMER
DWG.	DRAWING	MUL.	MULLION	T.O.W.	TOP OF WALL
D.W.P.	DESIGN WORKING POINT			TYP.	TYPICAL
DWR. D.S.	DRAWER DAVIT SOCKET				
D.S. D.S.P.	DAVIT SOCKET DRY STANDPIPE	(N) N.	NEW NORTH		
		N.I.C.	NOT IN CONTRACT	UNF.	UNFINISHED
E.	EAST	NO.	NUMBER	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	NOM.	NOMINAL	UR.	URINAL
E.B.	EXPANSION BOLT	N.T.S.	NOT TO SCALE		
E.F.	EXHAUST FAN				
E.F.S. E.I.F.S.	EXTER. FINISH SYSTEM EXTER. INSUL. & FIN. SYST.	O.A.	OVERALL	V.T.	
E.J.	EXPANSION JOINT	OBSC.	OBSCURE	VERT. VEST.	VERTICAL VESTIBULE
ELECT.	ELECTRICAL	0.C.		VEST. V.I.F.	VESTIBULE VERIFY IN FIELD
EL.	ELEVATION	OD O.D.	OVERFLOW DRAIN OUTSIDE DIAMETER		
ELEV. EMER.	ELEVATOR EMERGENCY	0.D. 0.F.C.I.	OWNER FURNISHED		
ENAM.	ENAMELED		CONTRACTOR INSTALLED	\\/	
ENCL.	ENCLOSURE	OFF.	OFFICE	W W.	WIDE WEST
E.P.	ELECTRICAL PANEL	O.H.	OVERHEAD	W/	WITH
EQ.	EQUAL	OPNG.	OPENING OPPOSITE	W.C.	WATER CLOSET
EQUIP. E.W.		OPP.	OPPOSITE	W.I.	WROUGHT IRON
E.W. E.W.C.	EACH WAY ELECTRIC WATER COOLER			WD.	WOOD
(E)	EXISTING			W.F. W.O.	WIDE FLANGE WHERE OCCURS
EXPO.	EXPOSED			W.O. W/O	WIERE OCCURS WITHOUT
EXP.	EXPANSION			WP.	WATERPROOF
	EXTERIOR			WP. TYPE 1 (ETC.)	WATERPROOFING TYPE 1 (ETC.)
EXT.				WR	WATER RESISTANT
				W.S.	WOOD SCREW
				W.S. WSCT.	WOOD SCREW WAINSCOT
				W.S.	WOOD SCREW

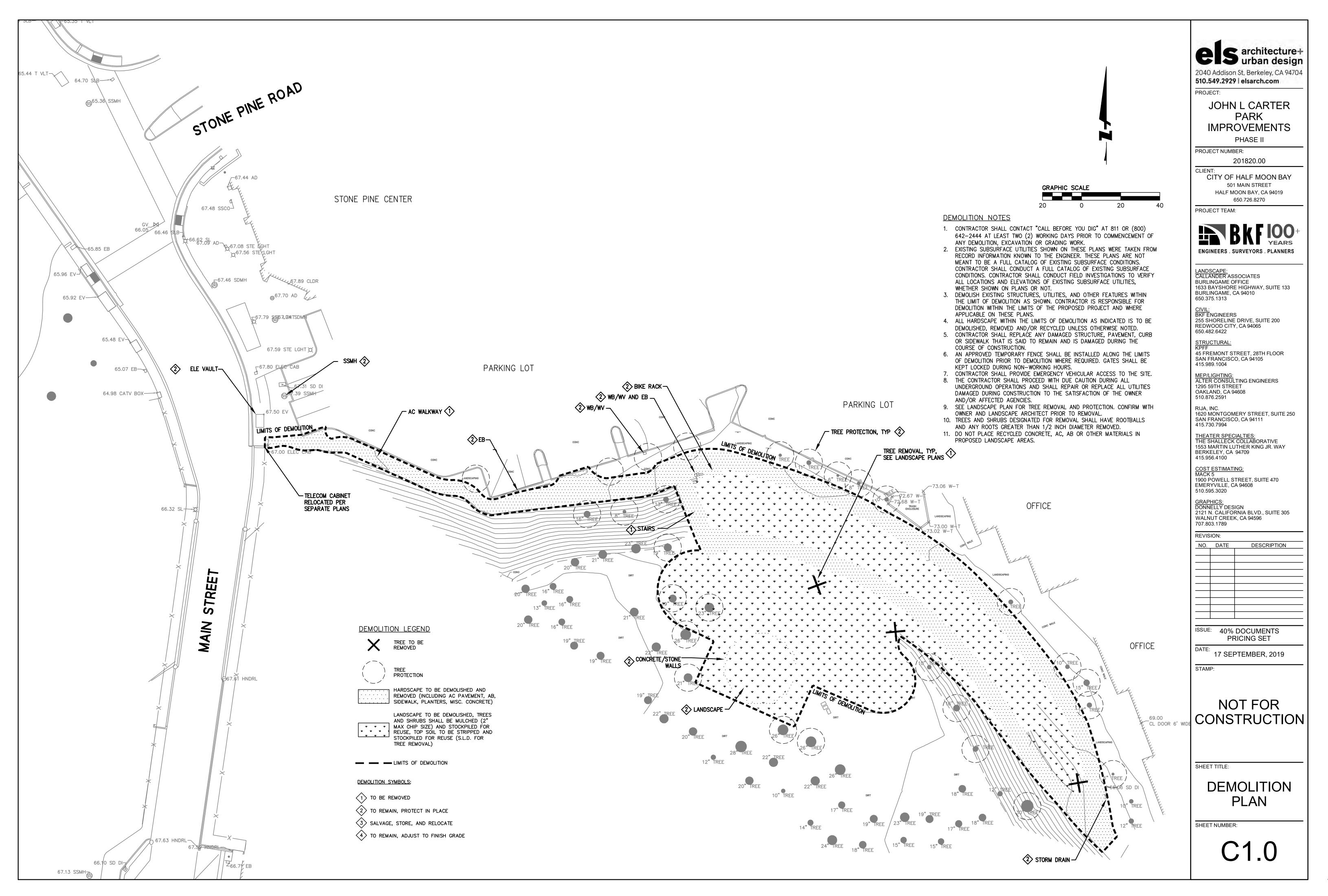
GENERAL NOTES

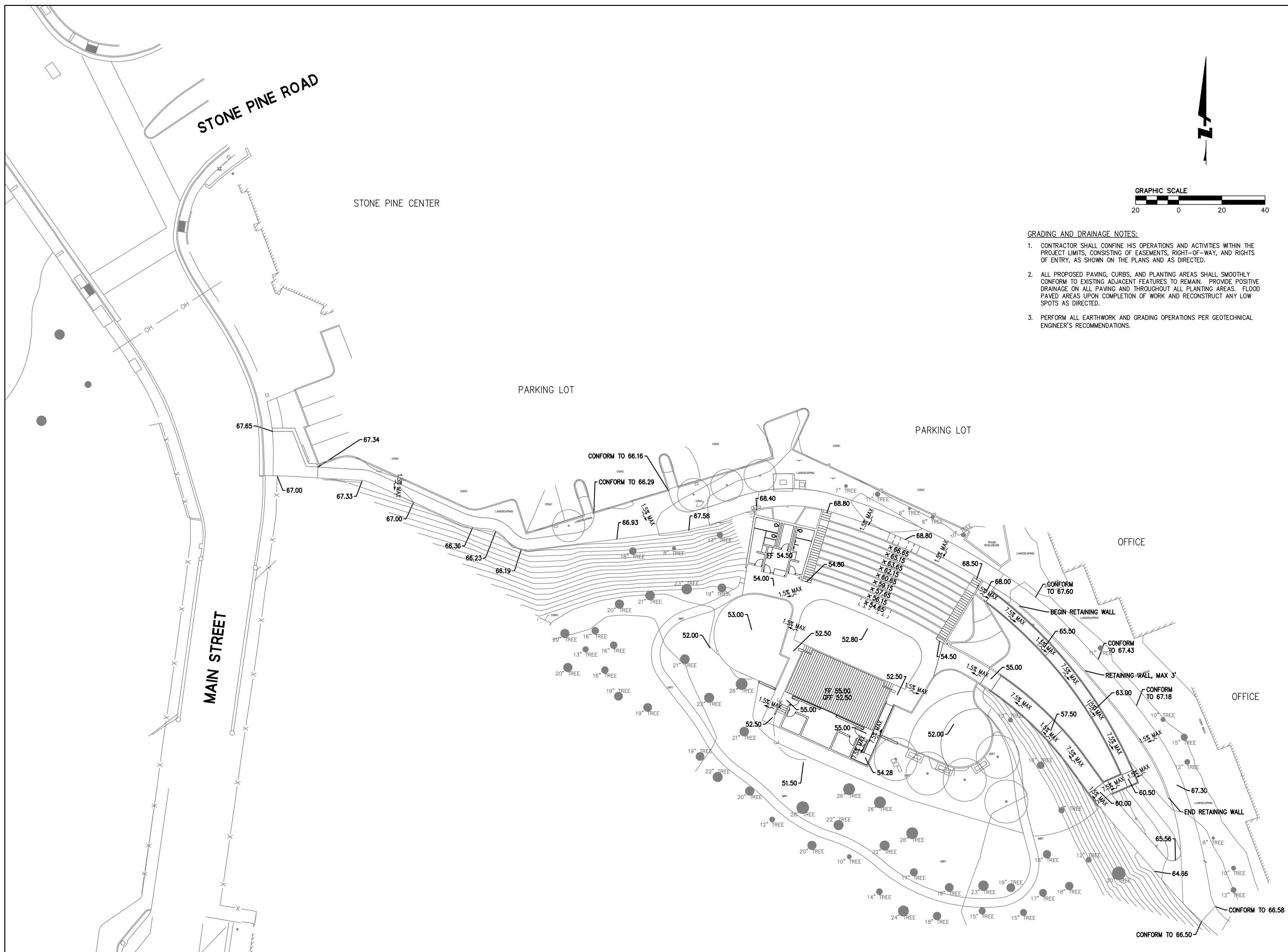


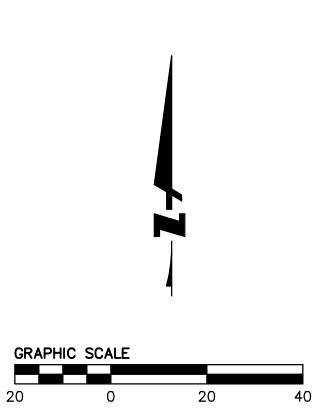
PROJECT LOCATION AJ'S Coffee 0 BalanCenter Massage & Personal Training... Half Moon Bay **Fish Marke**



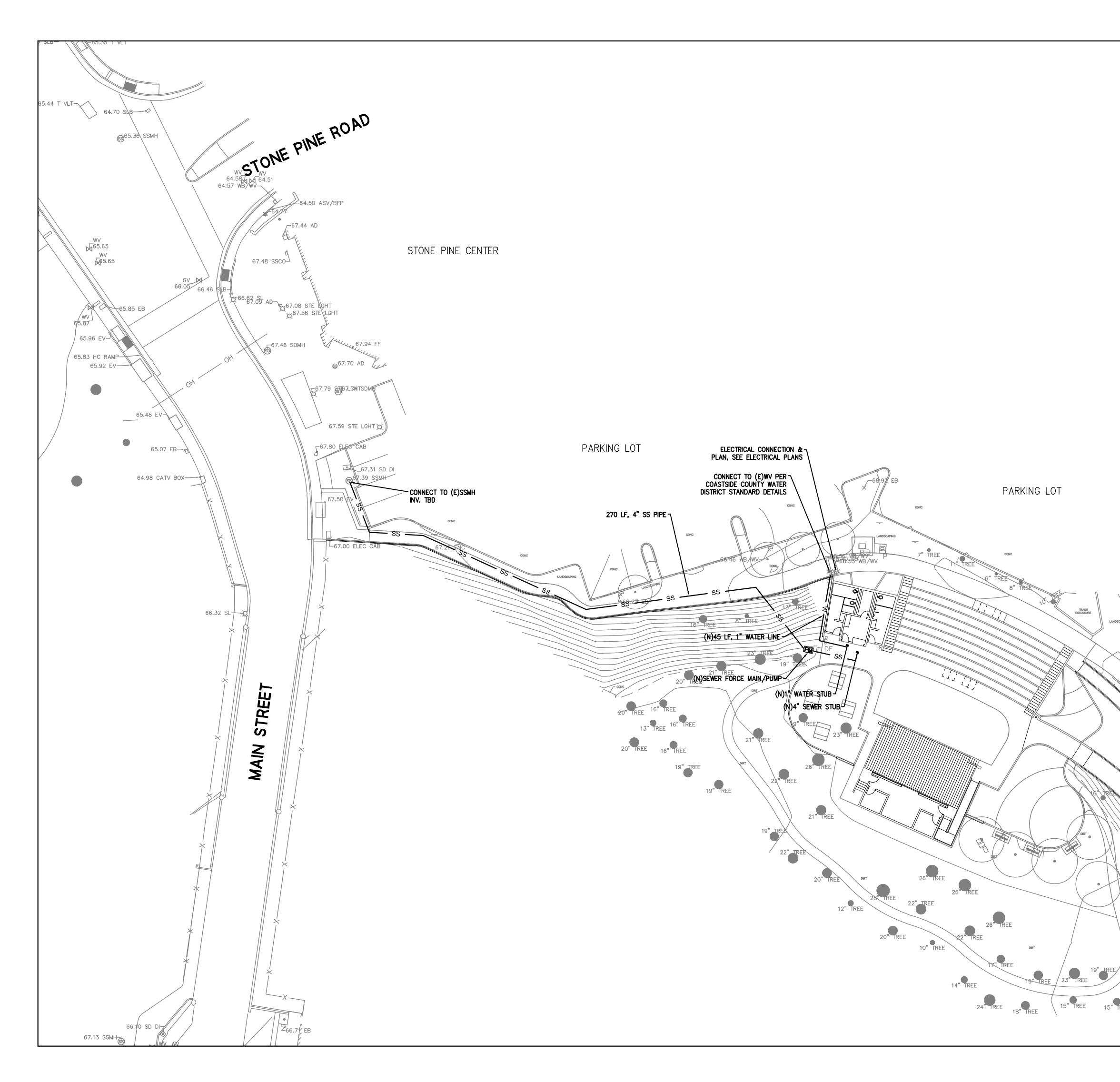
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L1 L2 L3 L4 L5 L6 L7	LANDSCAPE IRRIGATION PLAY AREA I LANDSCAPE LANDSCAPE SPECIFICATI	PLAN DETAILS ELEME ELEME ELEME	NTS NTS
L8	SPECIFICATI	ONS	
	ECTURAL		
A100 A101 A201 A300	ILLUSTRATI ENLARGED A PLAN AND	VE SEC AMPHITI SECTIO	TIONEI HEATEI N
A301 A302 A303	BUILDING EL BUILDING EL RESTROOM BUILDING SE	EVATIC EVATIC MS & CO	NS - S NS - NCES
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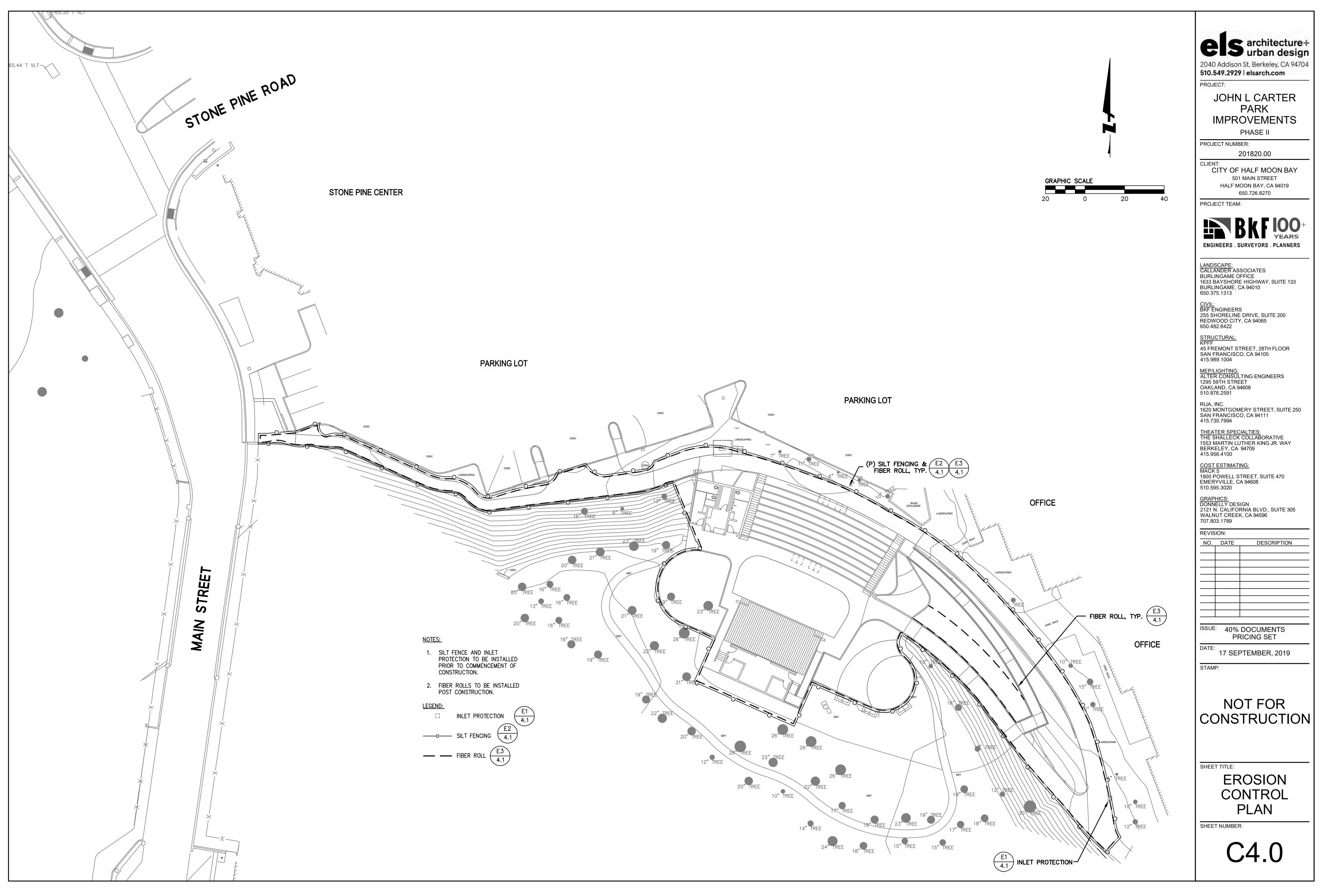


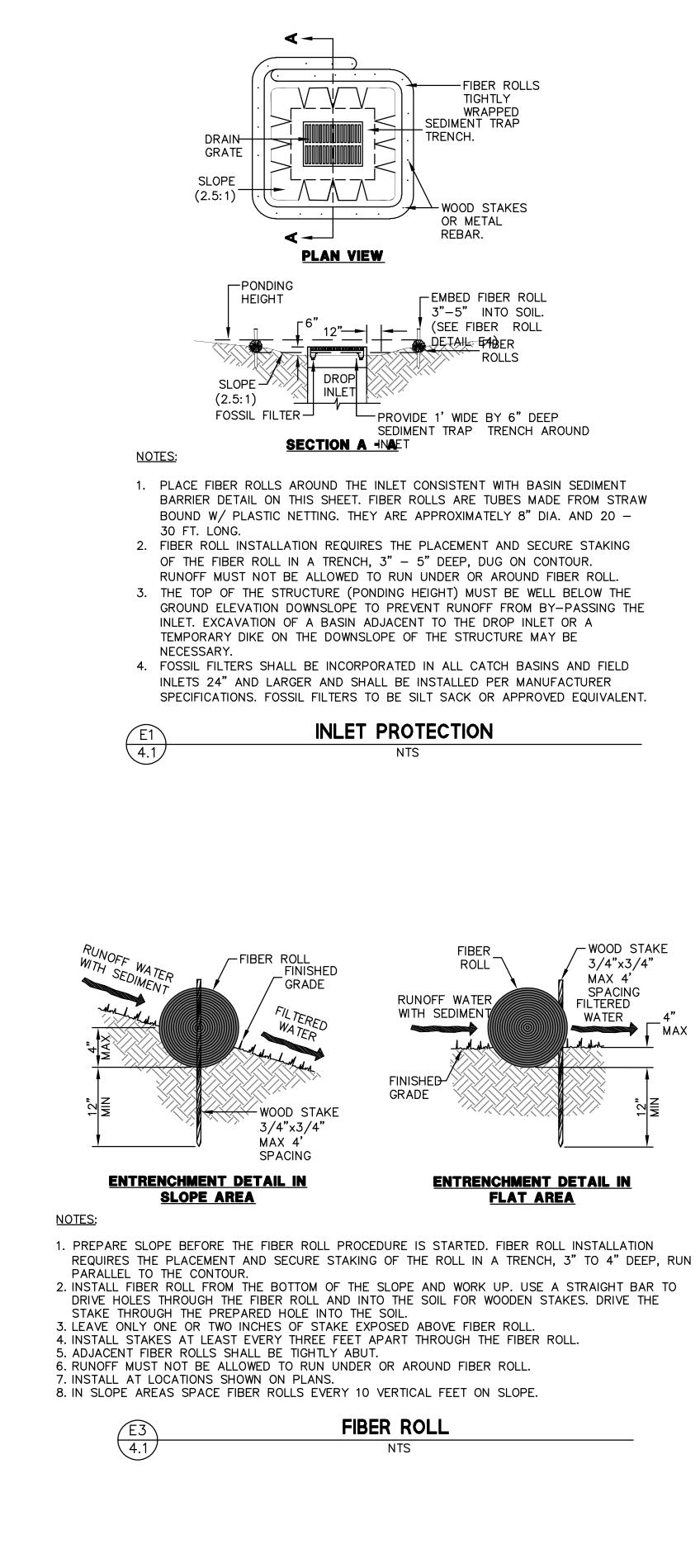


els architecture+ urban design 2040 Addison St, Berkeley, CA 94704 510.549.2929 I elsarch.com			
JOHN L CARTER PARK			
PROJECT NUMBER: 201820.00			
CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650,726,8270			
PROJECT TEAM:			
ENGINEERS . SURVEYORS . PLANNERS			
LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313			
<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422			
<u>STRUCTURAL:</u> KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004			
<u>MEP/LIGHTING:</u> ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591			
RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994			
THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100			
<u>COST ESTIMATING:</u> MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020			
<u>GRAPHICS:</u> DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789			
REVISION: NO. DATE DESCRIPTION			
ISSUE: 40% DOCUMENTS PRICING SET			
DATE: 17 SEPTEMBER, 2019			
STAMP:			
NOT FOR CONSTRUCTION			
SHEET TITLE:			
GRADING PLAN			
SHEET NUMBER:			
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	CEIS architecture+ urban design 2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
	JOHN L CARTER PARK IMPROVEMENTS PHASE II
	PROJECT NUMBER: 201820.00
GRAPHIC SCALE	CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
20 0 20 40	PROJECT TEAM:
UTILITY NOTES: 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE STANDARD PLANS, SPECIFICATIONS AND REQUIREMENTS SET FORTH IN THE CITY OF HALF MOON BAY STANDARDS, SEWER AUTHORITY MID-COASTSIDE STANDARDS, AND COASTSIDE COUNTY WATER DISTRICT STANDARDS.	ENGINEERS . SURVEYORS . PLANNERS
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO TO THE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO 	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
 THE UTILITY. CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800-642-2444. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. 	<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422
 CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND UTILITY STRUCTURES WITHIN AND ADJACENT TO PROJECT AREAS. ANY DAMAGE TO UTILITIES OR UTILITY STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ENCROACHMENT, 	<u>STRUCTURAL:</u> KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
EXCAVATION, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION. 7. CONTRACTOR MUST MAINTAIN EXISTING SANITARY SEWER FLOWS AT ALL TIMES DURING CONSTRUCTION. NOTIFY PUBLIC AND PRIVATE UTILITY OWNERS OF ANY INTERRUPTION OF SEWER SERVICES PRIOR TO ANY WORK ON THE EXISTING SEWER SYSTEM.	<u>MEP/LIGHTING:</u> ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
 SEE LANDSCAPE PLANS FOR PAVING, HARDSCAPE LAYOUT, PLANTING, AND IRRIGATION INFORMATION. SEE PLUMBING PLANS FOR MORE INFORMATION ON THE RESTROOM/CONCESSION 	RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
BUILDING. 10. SEE ELECTRICAL PLANS FOR MORE INFORMATION.	THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
	<u>COST ESTIMATING:</u> MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
OFFICE	<u>GRAPHICS:</u> DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789
row www.	REVISION: NO. DATE DESCRIPTION
LANDSCAPING	
Tree	
CONC WALK	ISSUE: 40% DOCUMENTS
OFFICE	PRICING SET
10" TREE	STAMP:
13 TREE	NOT FOR CONSTRUCTION
TREE	
DIRT 6" TREE	
18" TREE 12" TREE 30" TREE 30" TREE 4. 10" TREE 4. 10" TREE 4. 10" TREE 4. 10" TREE	UTILITY PLAN
18" TREE 17" TREE REE	SHEET NUMBER:
	C3.0
	-





EXISTING FENCE POST, TYP. -EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT FLOW FLOW FLOW PONDING PONDING HT ΗT -FILTER FABRIC ATTACH EXISTING FENCE POST, SECURELY TO UPSTREAM SIDE OF EXISTING FENCE TYP. POST, TYP. RUNOFF RUNOFF 9" MAX. — GRAVEL (RECOMMENDED) STORAGE H<u>T</u> ∽4"x6" TRENCH WITH COMPACTED BACKFILL

STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL

NOTES:

- 1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
- 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT
- CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED. 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



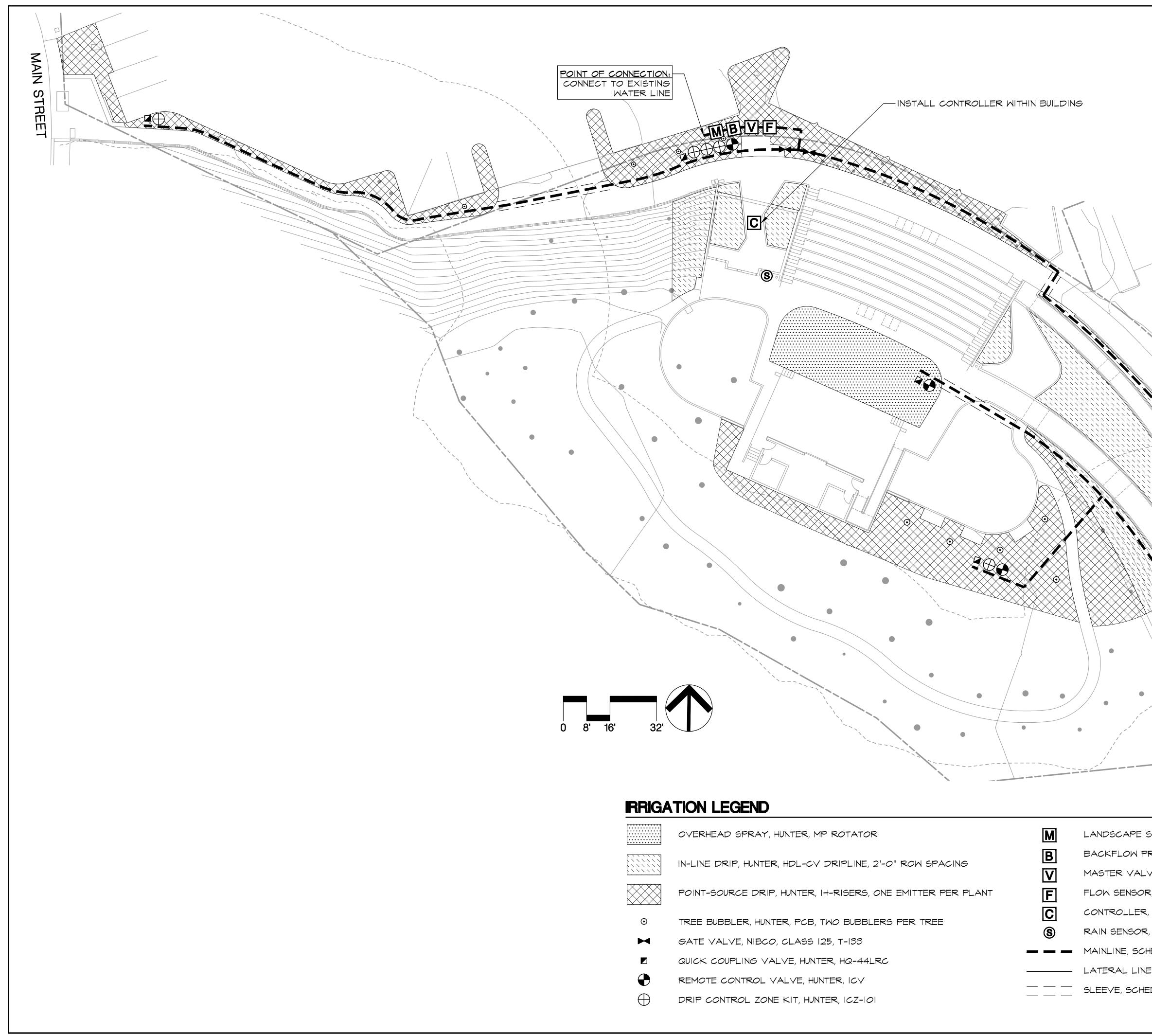
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E	3	architecture+ urban design	
		n St, Berkeley, CA 94704 9 elsarch.com	
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	-	L CARTER	
-		PARK	
I	MPR	OVEMENTS	
		PHASE II	
PROJE	ECT NUME	BER: 201820.00	
	T:	HALF MOON BAY	
	50	1 MAIN STREET	
		IOON BAY, CA 94019 650.726.8270	
PROJE	ECT TEAN	1:	
ENGI		BKF LOO+ SURVEYORS . PLANNERS	
	SCAPE: NDER AS	SOCIATES	
BURLI 1633 B BURLI	NGAME C	OFFICE E HIGHWAY, SUITE 133	
		-	
255 SH REDW	ORELINE	E DRIVE, SUITE 200 Y, CA 94065	
STRU	2.6422 CTURAL:		
KPFF 45 FRI	EMONT S	TREET, 28TH FLOOR CO, CA 94105	
415.98	9.1004		
ALTEF	IGHTING: R CONSUL 9TH STRE	LTING ENGINEERS	
	AND, CA 9		
RIJA, I	NC.		
SAN F		/IERY STREET, SUITE 250 CO, CA 94111	
THE S 1553 M BERKI	IARTIN LU ELEY, CA	COLLABORATIVE JTHER KING JR. WAY	
	6.4100 ESTIMAT	INIC.	
MACK 1900 P EMER	5	TREET, SUITE 470	
<u>GRAPI</u> DONN	<u>HICS:</u> ELLY DES	NGN	
2121 N WALN	I. CALIFO UT CREE	RNIA BLVD., SUITE 305 K, CA 94596	
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<u>NO.</u>	DATE	DESCRIPTION	
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DATE:	17 SEI	PTEMBER, 2019	
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CONSTRUCTION			
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DETAILS			
SHEET NUMBER:			
SHLL	INOMELI		
SHEE			



NATURAL TURF + + + + +

90% TALL FESCUE/ 10% BLUEGRASS BLEND, FROM SOD

SLOPED PLAY AREA	<image/> <form></form>
DR KURAPIA EE PLANT LIST) IRRIGATION	NOT FOR CONSTRUCTION
$\frac{HDR}{SEE} \xrightarrow{3}{L4} \qquad \qquad$	SHEET TITLE: LANDSCAPE PLAN SHEET NUMBER:
$LE \left(\begin{matrix} 1 \\ L6 \end{matrix} \right)$	L1



	OVERHEAD SPRAY, HUNTER, MP ROTATOR	Μ
	IN-LINE DRIP, HUNTER, HDL-CV DRIPLINE, 2'-O" ROW SPACING	B
	POINT-SOURCE DRIP, HUNTER, IH-RISERS, ONE EMITTER PER PLANT	Ē
\odot	TREE BUBBLER, HUNTER, PCB, TWO BUBBLERS PER TREE	C
\bowtie	GATE VALVE, NIBCO, CLASS 125, T-133	
	QUICK COUPLING VALVE, HUNTER, HQ-44LRC	
\bullet	REMOTE CONTROL VALVE, HUNTER, ICV	
\oplus	DRIP CONTROL ZONE KIT, HUNTER, ICZ-101	

	es architurban
	2040 Addison St, Berkel
	510.549.2929 elsarch.
	JOHN L CAF PARK
	IMPROVEM
	PHASE II PROJECT NUMBER:
	201820.00
	CLIENT: CITY OF HALF MC 501 MAIN STRE HALF MOON BAY, C/ 650.726.8270
	PROJECT TEAM:
	CALA Burlingame, T 650.375.13 www.callan
	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, BURLINGAME, CA 94010 650.375.1313
	<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUIT REDWOOD CITY, CA 94065 650.482.6422
	STRUCTURAL: KPFF 45 FREMONT STREET, 28TH SAN FRANCISCO, CA 94105 415.989.1004
	MEP/LIGHTING: ALTER CONSULTING ENGIN 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
	RIJA, INC. 1620 MONTGOMERY STREE SAN FRANCISCO, CA 94111 415.730.7994
	THEATER SPECIALTIES: THE SHALLECK COLLABORA 1553 MARTIN LUTHER KING BERKELEY, CA 94709 415.956.4100
	<u>COST ESTIMATING:</u> MACK 5 1900 POWELL STREET, SUIT EMERYVILLE, CA 94608 510.595.3020
	GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., WALNUT CREEK, CA 94596 707.803.1789
	REVISION:
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	17 SEPTEMBER
	STAMP.
BUB-METER, NETAFIM, WATER METER	
REVENTER, FEBCO, 825Y	CONSTRU
VE, SUPERIOR 3200, NORMALLY CLOSED	
R, HUNTER, FLOW-SYNC	SHEET TITLE:
HUNTER, I-CORE	SHEET HILE:
, HUNTER, SOLAR-SYNC	IRRIGATION
HEDULE 40 PVC	
E, CLASS 200 PVC	SHEET NUMBER:
DULE 40 PVC	L2

CIS architecture+ urban design				
2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com				
PROJECT:				
JOHN L CARTER PARK				
IMPROVEMENTS PHASE II				
PROJECT NUMBER: 201820.00				
CLIENT: CITY OF HALF MOON BAY				
501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270				
PROJECT TEAM:				
CALA 1633 Bayshore Highway, Suite 133 Builingame, CA 94010 T 650.375.1313 www.callanderassociates.com				
LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313				
<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422				
<u>STRUCTURAL:</u> KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004				
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REVISION: NO. DATE DESCRIPTION				
ISSUE: 40% DOCUMENTS				
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IRRIGATION PLAN				





Net Climber

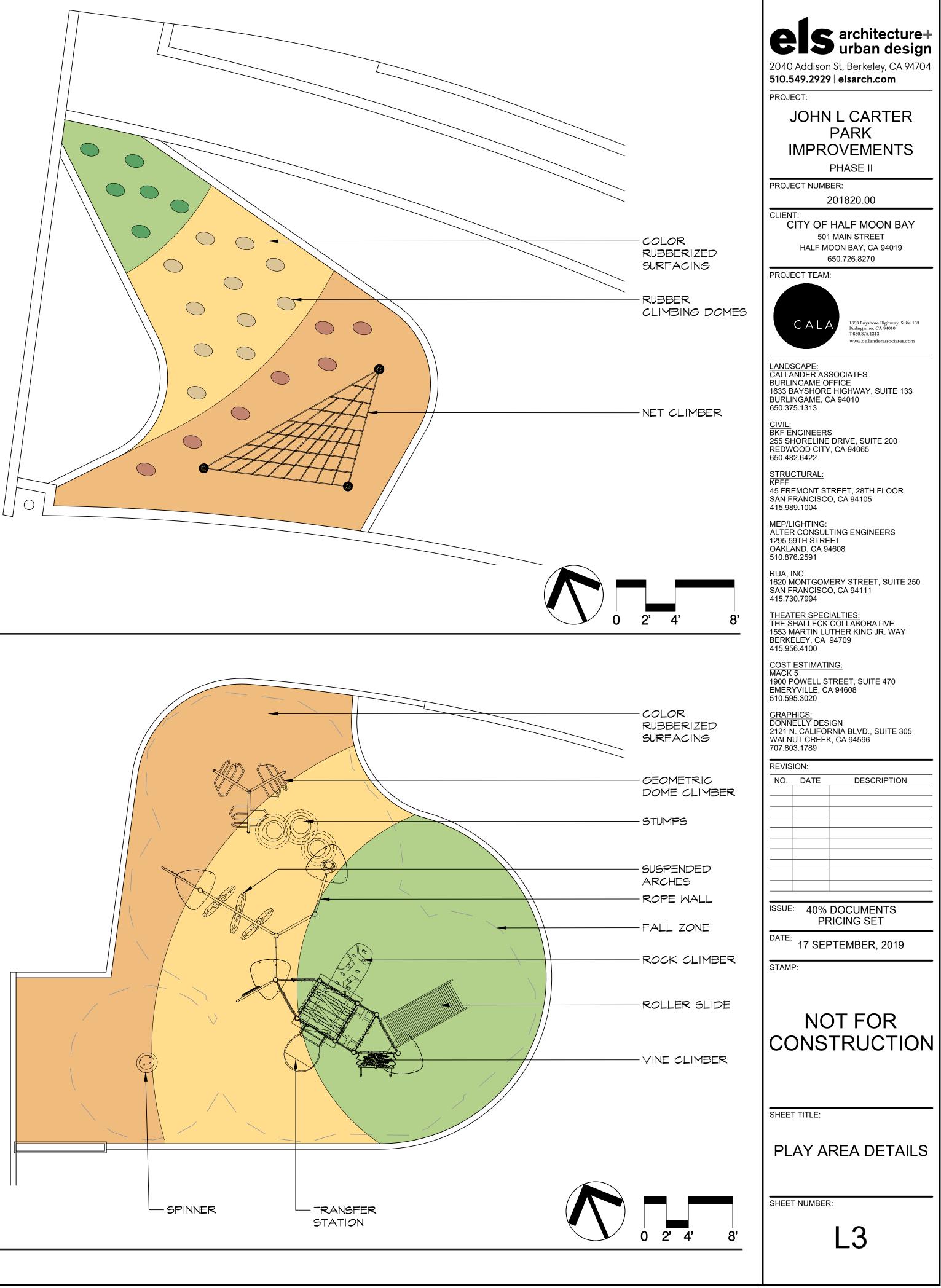
Rubber Climbing Domes

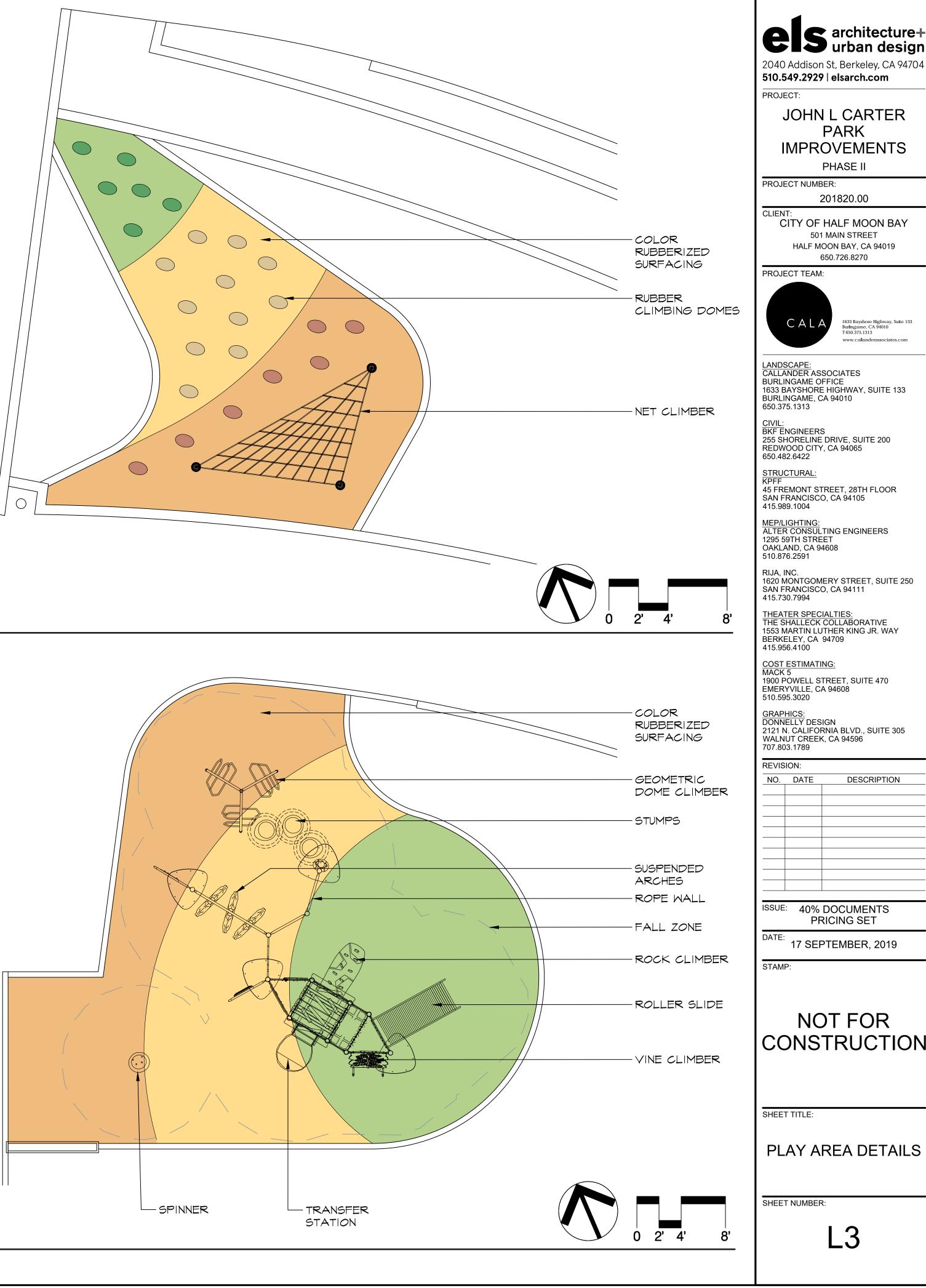
















Integral Metal Skate Stopper

SEATWALL AT MAIN STREET ENTRY



Shakespeare Tile Inset

els architecture+ urban design			
2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com			
PROJECT: JOHN L CARTER PARK			
PHASE II PROJECT NUMBER: 201820.00			
CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270			
PROJECT TEAM:			
CALA Burlingame, CA 94010 1650.375.1313 www.callanderassociates.com			
LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313			
<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422			
<u>STRUCTURAL:</u> KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004			
MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591			
RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994			
THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100			
COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020			
GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789			
REVISION: NO. DATE DESCRIPTION			
ISSUE: 40% DOCUMENTS PRICING SET			
DATE: 17 SEPTEMBER, 2019			
STAMP:			
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CONSTRUCTION			
SHEET TITLE:			
LANDSCAPE ELEMENTS			
SHEET NUMBER:			
L4			

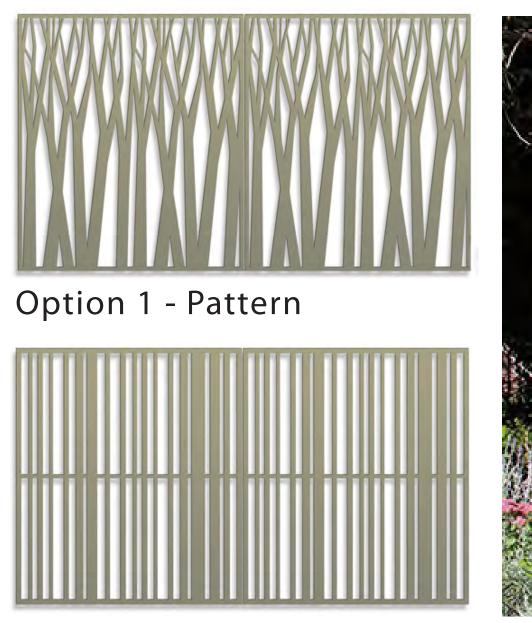


Option 1 - Vertical Pickets



Option 2 - Mesh Panels





Option 2 - Pattern









Screen Material / Character



es architecture+ urban design
2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
JOHN L CARTER PARK
IMPROVEMENTS PHASE II
PROJECT NUMBER: 201820.00
CLIENT: CITY OF HALF MOON BAY
501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
PROJECT TEAM:
CALA Burlingame, CA 94010 T 650.375.1313 www.callanderassociates.com
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<u>COST ESTIMATING:</u> MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
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DATE: 17 SEPTEMBER, 2019
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NOT FOR CONSTRUCTION
SHEET TITLE:
LANDSCAPE ELEMENTS
SHEET NUMBER:
L5





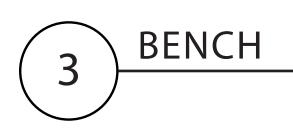


Metal Option





Wood Option



Metal Option









Option 1 - Pet Bowl

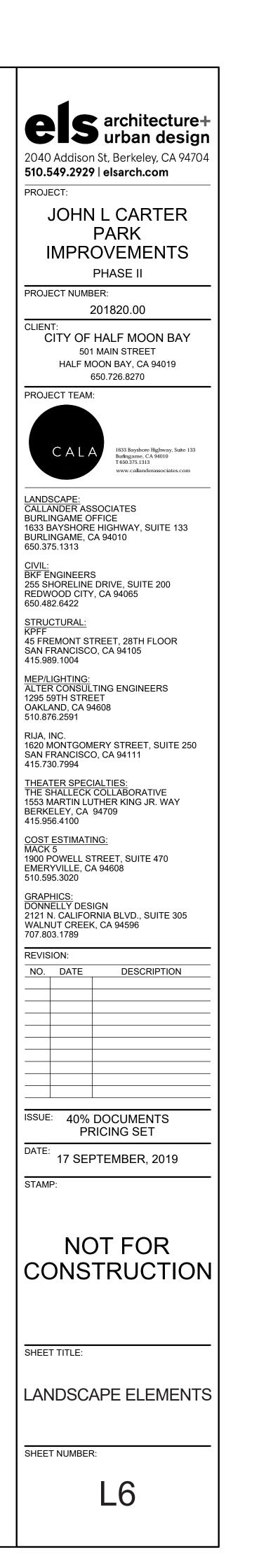




Metal Option



Option 2



DIVISION 11 EQUIPMENT

11 68 13 Play Equipment

PART 1 – GENERAL

1.1 SCOPE

Furnish and install all play equipment as shown and specified in the flat play area and Α.

sloped play area.

- PART 2 PRODUCTS
- 2.1 FLAT PLAY AREA
 - Play Equipment: Shall be manufactured by BCI Burke Company, 2-5 year old age group, Α.
 - as available from Specified Play Equipment Company, Quote #137-121859-2. Contact
- David Yosso, (650) 863-5006.
- 2.2 SLOPED PLAY AREA
 - A. Rubber Climbing Domes: Shall be site-built out of rubberized surfacing, 4" max height
 - above surrounding surfacing.
 - Net Climber: Shall be manufactured by Berliner Seilfabrik Play Equipment Corp., as В.
 - available from Specified Play Equipment Company, Quote # USP.04431-1. Contact David Yosso, (650) 863-5006.
- PART 3 EXECUTION

3.1 INSTALLATION

- Α. Assemble and install playground equipment in compliance with the written
- instructions of the manufacturer.
- 3.2 INSPECTION
 - Prior to its first use, the playground equipment shall be inspected by a Certified Α. Playground Safety Inspector who shall certify in writing that the equipment is in compliance with the playground-related standards set forth by the American Society
 - for Testing and Materials and the playground-related guidelines set forth by the U.S. Consumer Product Safety Commission.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 01 90 Landscape Maintenance

PART 1 - GENERAL

- 1.1 SCOPE Α. Work in this section includes the growing and maintenance operations necessary to establish the newly planted groundcovers, shrubs, trees, turf, and other plantings; to provide insect and disease control, and to maintain the irrigation system, and related construction elements. PART 2 - PRODUCTS 2.1 MATERIALS Fertilizer: Used during the course of the maintenance period shall be determined by Α. soils test required below. For bidding purposes only, assume the use of ammonium sulfate (21 0 0) at 5 lbs. per 1000 SF, minimum of two applications Water: During the course of construction and maintenance period, water shall be paid for by the Contractor.
- Herbicide/Fungicide/Insecticide: Shall be a commercially available chemical C. recommended for this project and these plantings by a State of California appropriately licensed individual. The licensed individual shall review all planting, including but not limited to sod, groundcovers, shrubs, and trees, the types and extent of soil preparation, the irrigation systems, drainage patterns, and other project characteristics to verify type, compatibility, and recommend the appropriate chemical(s) for use. Contractor shall be responsible for all overspray, spreading, runoff, plant health, and other impacts from the use of the chemical(s).

PART 3 - EXECUTION

- 3.1 TESTING Α. Soil Testing: Contractor shall collect two one-quart samples in container planting areas of the in-place topsoil 20 days after completion of planting and submit to Waypoint Analytical, Inc. of Anaheim, (714) 282-8777, for maintenance period fertilizer
- recommendation. Test results shall be made available to the City's Representative. Sample shall be a representative composite taken from several planting areas. Cost of
- soil test shall be paid for by the Contractor.

3.2 SCHEDULE

- Time Limits: The maintenance period shall commence from the date of substantial Α. completion of planting as defined below, and extend for a 90-day period thereafter, or until the acceptance of Final Completion.
- Substantial Completion: Shall be deemed as the time all major plantings, including В. groundcover, are installed, and when all other work is satisfactorily completed (with the exception of minor items to be completed as noted upon a checklist compiled by the City's Representative). Maintenance period shall not commence until work is deemed substantially complete by the City's Representative.
- C. Final Review: Contractor shall request a final review of the project at least five days in advance of the proposed date. Failure to request this notice shall automatically extend the date of completion. The maintenance period will continue until project is deemed complete.

32 01 91 Tree Protection and Pruning

- PART 1 GENERAL
- 1.1 SCOPE
- Α. Furnish and supply all equipment necessary for tree protection and pruning including,
- 1.2 REFERENCE TERMS Α.
- Height (DBH), whichever is greater.
- 1.3 PROTECTION ZONE REQUIREMENTS

No grading, demolition, trenching, parking, storage or dumping of any construction Α. materials is allowed within the TPZ, unless specifically noted on the plans. Exceptions must be reviewed and approved by the City's Representative.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Fencing: All trees to be protected shall be temporarily fenced with minimum 5' tall chain link fence.

PART 3 - EXECUTION

3.1 TREE PRESERVATION

- A. Fencing: Fencing shall be erected before any demolition or construction activities take place on site and shall not be removed or modified before the end of the project without written authorization from the City's Representative. Fencing may be installed in a single run around multiple trees.
- Pruning: Pruning of branches and / or roots shall be performed under the supervision B. of an arborist certified by the International Society of Arboriculture (ISA) and approved by the City.
- Watering: Water existing trees to remain throughout construction. If trees show stress C. it may become necessary for Contractor to perform deep root watering as required at no extra cost to the City.

32 12 33 Resin Pavement

<u> PART 1 - GENERAL</u>

1.1 Furnish and supply all equipment and materials necessary to install resin pavement as shown on the plans.

PART 2 - PRODUCTS

2.1 MATERIALS

Soil Solidifier: Shall be an environmentally safe water-based polymer emulsion, Α. manufactured by Poly Pavement, (323) 954-2240.

PART 3 - EXECUTION

3.1 INSTALLATION

- Surface Preparation: Rough grade and compact existing site soil, then rototill or scarify Α. the soil to a 2" minimum depth.
- Application: Apply soil solidifying emulsion to the soil per the manufacturer's specifications. Finish grade and compact soil material.
- Repairs: Repair any low spots or cracked areas with soil solidifier slurry per C. manufacturer's specifications.

32 13 13 Landscape Concrete

PART 1 - GENERAL

1.1 SCOPE

Furnish and install all concrete as shown and specified, including concrete pavement, Α. accent concrete pavement, seatwalls, retaining curbs, flush curbs, footings, forms, reinforcing, and miscellaneous items.

1.2 MOCK-UPS

A. A 3' long sample of the concrete seatwall shall be poured and finished on-site for the City's Representative to review prior to commencing concrete pouring. Once the mockup has been approved, the Contractor shall meet or exceed that quality of finish in all subsequent work.

PART 2 - PRODUCTS

2.1 CONCRETE MATERIALS

- A. Forms and Reinforcing: Per Caltrans standard specifications, Section 52.
- R Concrete: All pavement, seatwalls, retaining curbs flush curbs and footings shall conform to Caltrans standard specifications, Section 73. All other concrete work shall conform to Caltrans standard specifications, Section 90.
 - 1. Cement: Type II modified conforming to ASTM-C-150-02a.
 - 2. Aggregate: Shall not be less than 3/8" or more than 1 inch in size.
 - Compression strength at 28 days to be a minimum 3,000 p.s.i.

C. Color Admixture:

- 1. For seatwalls and accent concrete pavement add Davis Colors integral color liquid admixture per manufacturer's specifications.
- 2. For concrete pavement, retaining curbs, flush curbs, footings and all other site concrete add Hi-con black at a rate of 1/8 lb. per sack.
- D. Expansion Joint Filler: Shall be Homex 300, ½ inch thick, fiber expansion joint filler by Homasote Co. conforming to ASTM D1751. Available through Homasote Co., (800) 257-9491.
- Cleaning Agents: As required. Ε.
- Aggregate Base: Class II per Caltrans standard specifications.

2.2 TILE

- Shakespeare Tile: 4" square maximum size, glazed clay, with historic artwork from Α. William Shakespeare plays. 10 total tiles.
- PART 3 EXECUTION

3.1 CONCRETE FINISHES

- Boardform: Provide boardform finish on all exposed surfaces of seatwalls. Α.
- Broom Finish: Provide a light broom finish with strokes perpendicular to direction of Β. travel on all concrete pavement.
- Trowel Finish: Smooth, parallel to longest surface direction on retaining and flush C. curbs.

3.2 TILE

Shakespeare Tile: Inset tiles into face of seatwall. Tile surface to be flush with wall Α. surface.

but not limited to, removal, protection and pruning of existing trees.

Tree Protection Zone (TPZ): Shall mean the area beneath a tree's canopy, or all area within a distance from the trunk equal to five times the tree's Diameter at Breast

1. 2.2 SUB-BASE PART 3 - EXECUTION 3.1 INSTALLATION Α.

<u> PART 1</u>	GENE	RA
1.1	SCOPE	
	Δ	Fur

PART 2 - PRODUCTS 2.1 MATERIALS PART 3 - EXECUTION

3.1 INSTALLATION

Β.

32 14 29 Rubberized Surfacing

PART 1 - GENERAL

1.1 SCOPE

Α.

В.

D.

A. Furnish and supply all equipment and materials necessary to install rubberized surfacing as shown on the plans.

PART 2 - PRODUCTS 2.1 SURFACING

Rubber Surfacing: Surface America, Inc., Playbound Poured-In-Place System, as supplied by Playgrounds Unlimited, (209) 830-9343.

Poured-In-Place Primer: Polyurethane

Poured-in-Place Cushion Course: Blend of 100% recycled SBR (styrene butadiene rubber) and polyurethane.

Thickness: 3" within flat play area. 2" within sloped play area.

Formulation Components: Blend of strand and granular material. Poured-In-Place Wear Course: Blend of recycled EPDM (ethylene propylene diene monomer) and polyurethane.

Thickness: Nominal 1/2"

Colors: As shown on plans.

A. Concrete: Per specification Section 32 13 13, Landscape Concrete.

B. Aggregate Base: Per specification Section 32 13 13, Landscape Concrete.

Sub-base: Install concrete pavement over compacted aggregate base. Surfacing: Install rubberized surfacing over concrete per manufacturer's specifications.

32 15 40 Decomposed Granite Pavement

A. Furnish and supply all equipment and materials necessary to install decomposed granite pavement as shown on the plans.

A. Soil Sterilant: Shall be a commercially available herbicide material such as "Trifluralin HF", "Treflan", or approved equal, and as recommended for this project by a State of California appropriately licensed individual.

Decomposed Granite: Decomposed granite shall be Gold Track fines, yellow-brown color, or approved equal. Available from T.M.T. Enterprises, (408) 432-9040.

A. Soil Sterilant: Shall be applied to the subgrade soil of areas to be paved prior to paving operations. Uniformly apply per manufacturer's recommendations.

Decomposed Granite: Install in 2" compacted lifts and level to achieve a smooth surface.





	1 - GENI	thetic Turf ERAL		В.	Control Wire white, valve Splices shall
1.1	SCOPE			C.	Valve Boxes:
	A.	Furnish and supply all equipment and materials necessary to install synthetic turf as shown on the plans.			Boxes subjec Boxes shall equipment ir
1.2	QUALI	TY CONTROL		D.	Irrigation Equ
	A.	Certification: Installer shall be a certified installer, approved by the turf manufacturer.		E.	Thread Seala
2.1	<u>2 - PROI</u> MATEF		PART :	<u>3 - EXEC</u>	CUTION
	A.	Synthetic Turf: DuPont ForeverLawn Select VR, 2-1/8" pile height, with green face yarn	3.1	TESTIN	
	В.	and tan thatch. Available from ForeverLawn, (866) 992-7876. Turf Infill: Shall be rounded sand.		A.	Pressure Tes trenches. Tes
	в. С.	Turf Nailer: Shall be 2x4 size, plastic composite material, manufactured by Trex	3.2	CLOSE	
	D.	Company, Inc. or approved equal. Sub-Base: Shall be permeable material Class II crushed angular drain rock per Caltrans standard specification Section 68-1.025. Virgin material only, no recycled rock. Rock		A.	Record Drav changes mac indicated wi building, or s
олот -	3 - EXEC	shall provide minimum percolation rate of at least 10 inches per hour.			are backfille Representati
3.1		LATION	32 91	13 Lan	dscape Soil
	A.	Sub-Base: Install permeable rock in compacted lifts and smooth surface to achieve		1 - GEN	-
	В.	even planarity. Synthetic Turf: Install synthetic turf per manufacturer's specifications. Attach to nailer on all sides.	1.1	SCOPE A.	Furnish and
	C.	Turf Infill: Apply infill over entire turf surface in a uniform thickness at the pounds per		7.	amendment
		square foot density specified by the turf manufacturer.		2 - PROI	
32 31	19 Lan	dscape Metals	2.1	MATEF	
	<u>1 - GENI</u>			A.	Native Topso be a differen
1.1	SCOPE A.	Furnish and install all metal work shown and specified including handrails, metal		В.	Fertilizer: Sha assume the u
		screen, guardrail railing, and miscellaneous items.		C.	International Organic Ame
2.1	<u>2 - PROI</u> MATEF			С.	humus comp
	A.	Handrail: Schedule 40 galvanized steel, 1-1/2" diameter, 34" height, with 4' max post			
	D	spacing. Matal Screen: Cartan staal Jasar sut pattern C27, 6' tall as available from Bok Modern	3.1	TESTIN A.	IG Soil Samples
	В. С.	Metal Screen: Corten steel, laser cut pattern C27, 6' tall, as available from Bok Modern (415) 749-6500. Guardrail Railing: Custom fabricated powder-coated steel, brown color, 42" max			Waypoint Ar to this speci
PART	3 - EXEC	height.		В.	samples due Amendment amendment
3.1	INSTAL	LATION			for conforma
	Α.	Handrail: Install handrails per approved shop drawings.	32 93	00 Pla	nting
	В. С.	Metal Screen: Install metal screen and posts per manufacturer's details. Guardrail Railing: Install guardrail railing per approved shop drawings. Paint welds to	<u>PART :</u> 1.1	<u>1 - GEN</u> SCOPE	
	00 6''	match powder-coat finish.		Α.	Furnish and
	1 - GENI	e Furnishings	PART	2 - PROI	staking, and
L.1	SCOPE		2.1	MATER	
	A.	Furnish and install all site furnishings, including but not necessarily limited to, drinking fountain, pet waste bag dispenser, bike rack, trash receptacle, bench, and picnic table.		A.	Mulch: Excer invasive wee
ART	<u>2 - PROI</u>	DUCTS			1. Mulo Mulo
.1	FURNIS A.	Drinking Fountain: Shall be Hawes, Model 3500D, hi-lo barrier-free, stainless steel,			com Redi
		Coffee powder-coat finish, with pet fountain. Available from Hawes Corporation, (888) 640-4297.		В.	2. Mulo Jute Netting
	В.	Pet Waste Bag Dispenser: Shall be Barco Products, Deluxe Pet Waste Bag Dispenser, Model PET-05, brown color, embedment mount. Available from Barco Products, (800) 338-2697.		с.	biodegradab Headerboard
	C.	Bike Rack: Shall be Landscape Forms, Ring Bike Rack, stainless steel finish, embedment mount. Available from Landscape Forms, (800) 521-2546.			Color shall b Company, In
	D.	Trash Receptable: Shall be Dumor, Model 474, with bonnet cover. Available from Ross Recreation, (855) 892-3240.		D.	Sod: Shall be 8873.
	E.	Bench: Shall be Dumor, Model 472, with armrests, surface mount. Available from Ross		<u>3 - EXEC</u>	
	F.	Recreation, (855) 892-3240. Picnic Table: Shall be Dumor, Model 475, table with two seats, surface mount. Available	3.1	INSTAL A.	LATION Mulch: All p
	1.	from Ross Recreation, (855) 892-3240.			receive a mi
	<u>3 - EXEC</u>			В.	Basins: Cons under a per
3.1	INSTAL A.	LATION Install furnishings per manufacturer's specifications.			planting are bottoms sha
32 84		nting Irrigation		C.	Staking: All t aligned with
PART	<u>1 - GENI</u>	ERAL		D.	minimum of
1.1	SCOPE A.	Furnish and install a complete automatic irrigation system, including excavation for		D.	Sod Installat pavement an of adjacent
		points of connection, trenching, piping, equipment, electrical components and incidentals related thereto.			over one-qua top six to eig
	<u>2 - PROI</u>				content for r
		RIALS			
PART : 2.1	MATER A.	Plastic Pipe and Fittings: All mainline and lateral pipe shall be polyvinyl chloride (PVC),			

Wire: Type UF, 600 v. insulation, minimum size #14, copper. Common to be alve control wire to be red or black, U.L. approved for irrigation control use. hall be "Scotch-Lok" seal pack, or equal.

exes: Precast concrete or plastic free of all cracks, chips or structural defects. abject to vehicular traffic shall be concrete and have heavy duty steel covers. hall be sized to provide a 4" minimum clearance around the irrigation ent inside the box, excluding all pipes and fittings.

equipment: Shall be per plans.

ealant: Permatex Thread Sealant, part #14H, white in color.

Testing: Test mainline at line pressure for six (6) hours prior to backfilling Test and repair as necessary until satisfactory test conditions are obtained.

Drawing: Contractor shall regularly update a print of the system and any made to the system throughout the project. Features below ground shall be d with at least two measurements from surface features such as walks, or sprinkler heads. All changes shall be recorded on this plan before trenches filled. The record drawing shall be completed and submitted to the City's ntative before final payment.

Soil Preparation

and install all landscape soil preparation including topsoil placement, organic ent, fertilizer placement, and finish grading.

opsoil: Shall be the existing surface layer of soil on site. This layer typically will erent color and texture than the subsoil, and may be of varying thicknesses.

r: Shall be determined from soils analysis results. For purposes of bidding only, the use of 6-20-20 commercial fertilizer, 20-10-5 planting tablets by Agriform ional Chemicals, Inc., and iron sulfate.

Amendment: Shall be nitrogen-treated redwood sawdust, fir bark, or superompost, as determined by the horticultural soils test.

ples: Contractor shall provide a one-quart sample of the native topsoil to at Analytical, Inc. of Anaheim, (714) 282-8777, for their testing for conformance pecification. Testing costs for the initial samples and costs for any additional due to non-compliance shall be paid for by the Contractor.

nent Samples: Contractor shall provide a one-quart sample of each proposed nent to Waypoint Analytical, Inc. of Anaheim, (714) 282-8777, for their testing prmance to the specifications. Testing costs shall be paid for by the Contractor.

and install all sod, container plantings, groundcover, mulch, headerboard, and related work thereto.

xcept as otherwise noted below, mulch shall be walk-on bark, free of disease, weeds and seeds. Available from Redi-Gro (800) 654-4358. Maximum 3" grind. Mulch on slopes 3:1 or greater shall be Shredded Cedar or Redwood Bark. Mulch shall be derived from 100% Western Red Cedar, Redwood, or a combination, with woody and fibrous particles of various sizes. Available from Redi-Gro (800) 654-4358.

Mulch in bioretention areas shall be Z-Best Organic Mulch, (408) 846-1577. ting: Shall be jute mesh for all slopes of 3:1 or greater. Jute mesh shall be a

idable product consisting of spun jute yarn woven into an open weave textile. oard: Shall be 2x4 size manufactured by Trex Company, Inc. or approved equal. all be brown. Stakes shall also be made of boards manufactured by Trex

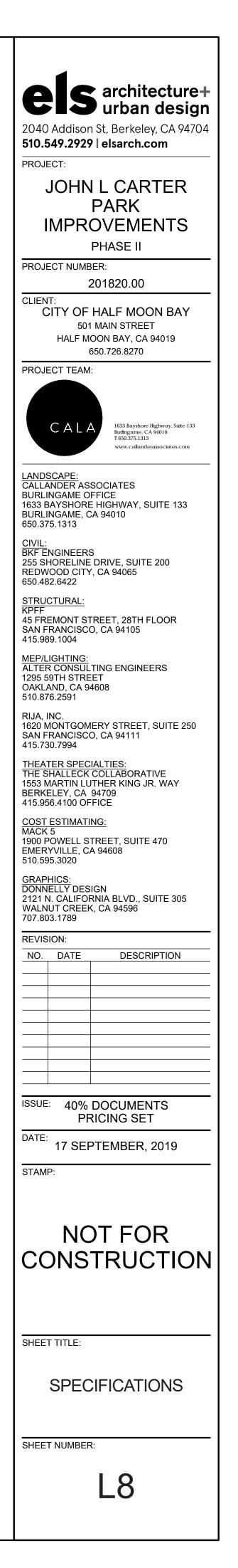
y, Inc. or approved equal. Color to match headerboard. Il be as indicated on the drawings. Available from Delta Blue Grass, (800) 637-

All planting and areas disturbed during construction, except sod areas, shall a minimum 3" layer of mulch.

Construct basins as necessary to water plants. Remove basins from all plants permanent irrigation system prior to final inspection and finish grade the area. Basins for plants to be hand-watered shall remain in place. Basin shall drain to berm away from plant stem.

All trees shall be staked as drawn with stakes driven securely into existing soil with the trunk and perpendicular to the direction of the prevailing winds. A n of two figure-eight rubber tree ties required per stake.

allation: Finish grade to smooth even surface allowing for sod thickness at nt and other structures to leave the sod one-half inch below the finish grade ent structures. The soil surface shall be sufficiently firm to resist impressions e-quarter inch deep, and shall be lightly rolled until meeting this firmness. The o eight inches of soil shall be watered until this zone has an optimum moisture for root growth.







SIMPLE MATERIAL PALETTE WITH REDWOOD GROVE BACKDROP

PARK **IMPROVEMENTS** PHASE II PROJECT NUMBER: Project Number CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270 PROJECT TEAM: LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313 <u>CIVIL</u>: BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422 <u>STRUCTURAL</u>: KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004 MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591 ELECTRICAL RIJA, INC. 1620 MONTGOMERY ST. SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994 THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100 <u>COST ESTIMATING</u>: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020 <u>GRAPHICS</u>: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789 **REVISION**: NUMBER DATE DESCRIPTION ISSUE: 40% DOCUMENTS PRICING SET DATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION SHEET TITLE: PROJECT IMAGERY SHEET NUMBER: A100

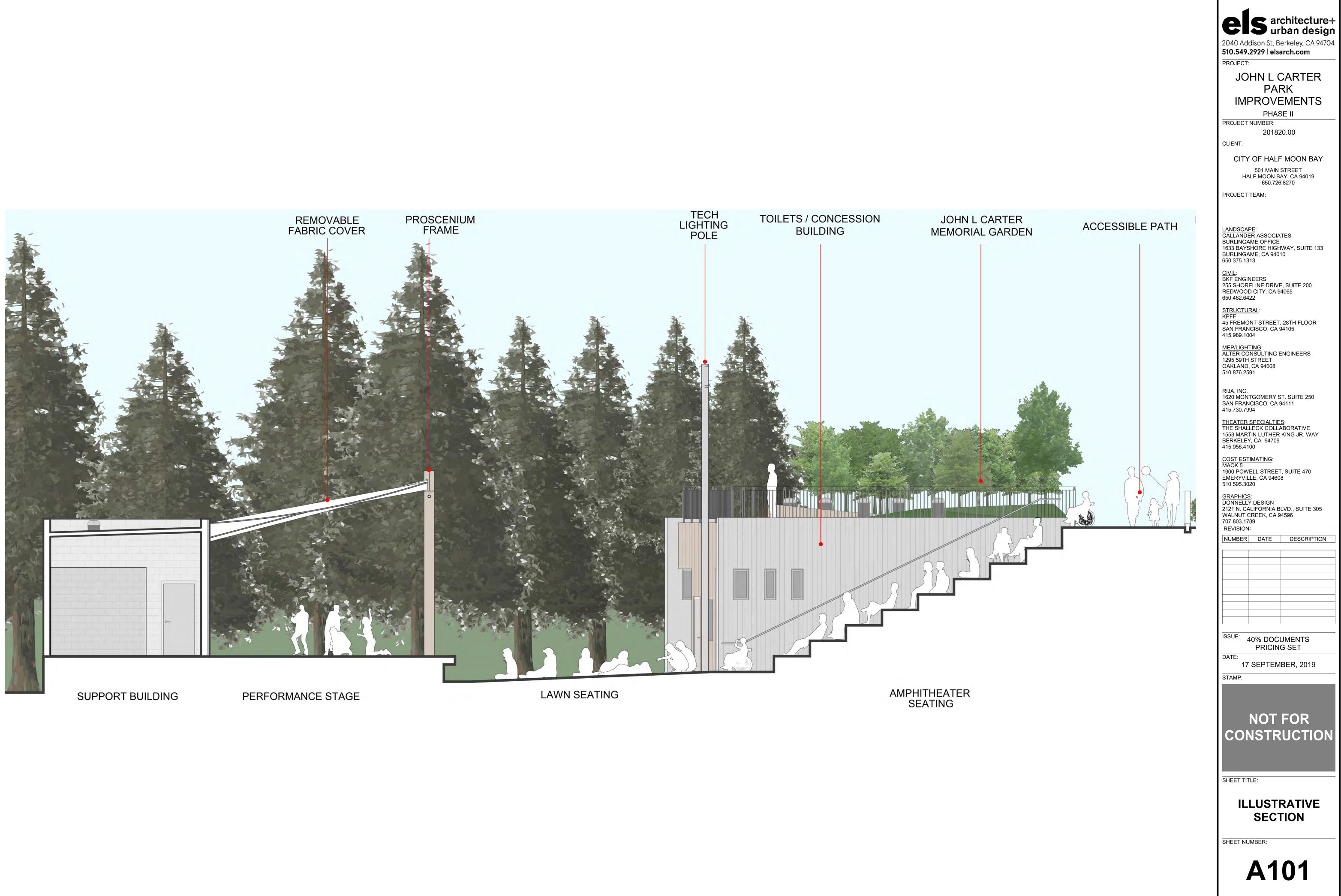
es architecture+ urban design

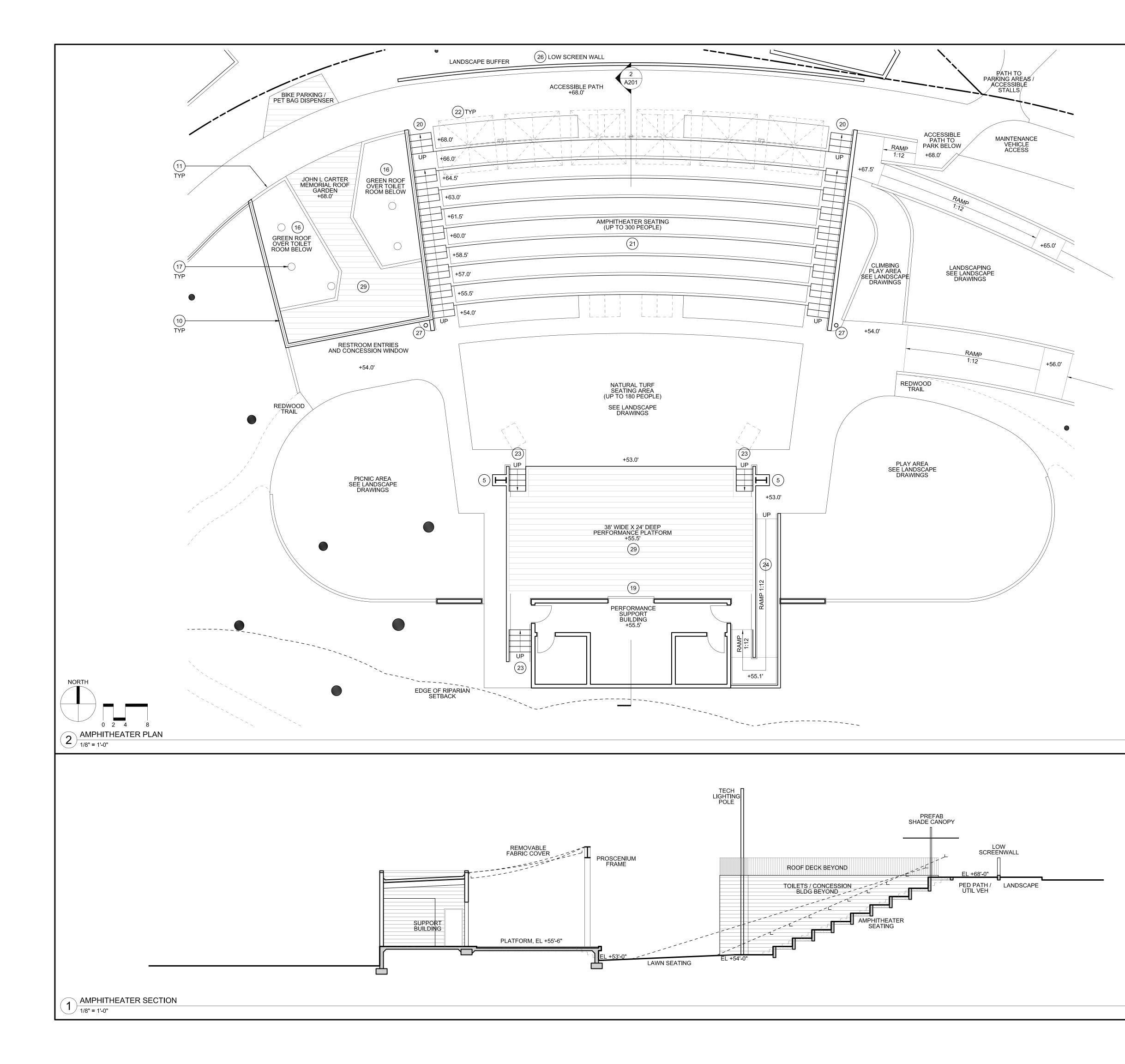
2040 Addison St, Berkeley, CA 94704

JOHN L CARTER

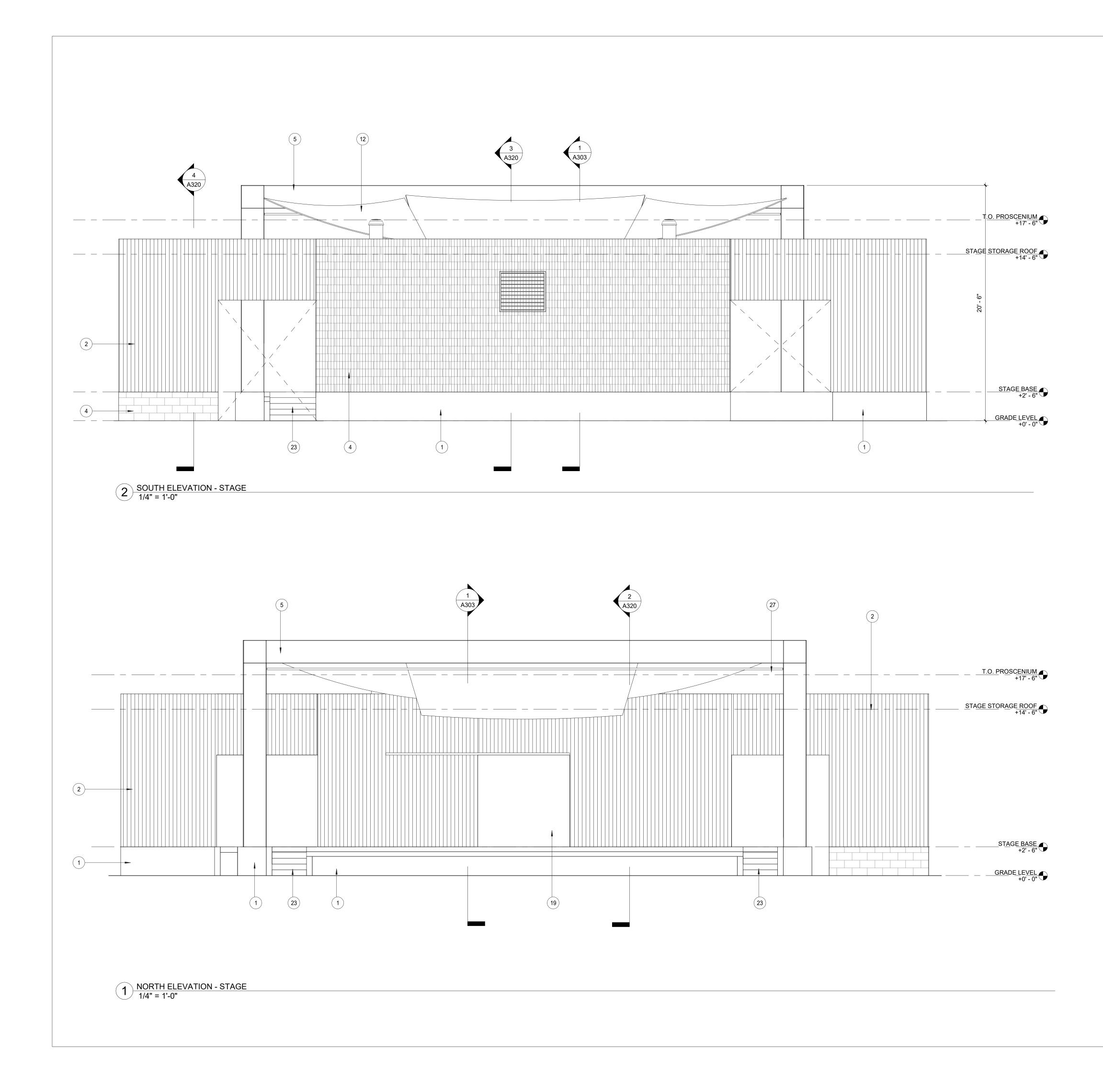
510.549.2929 | elsarch.com

PROJECT:





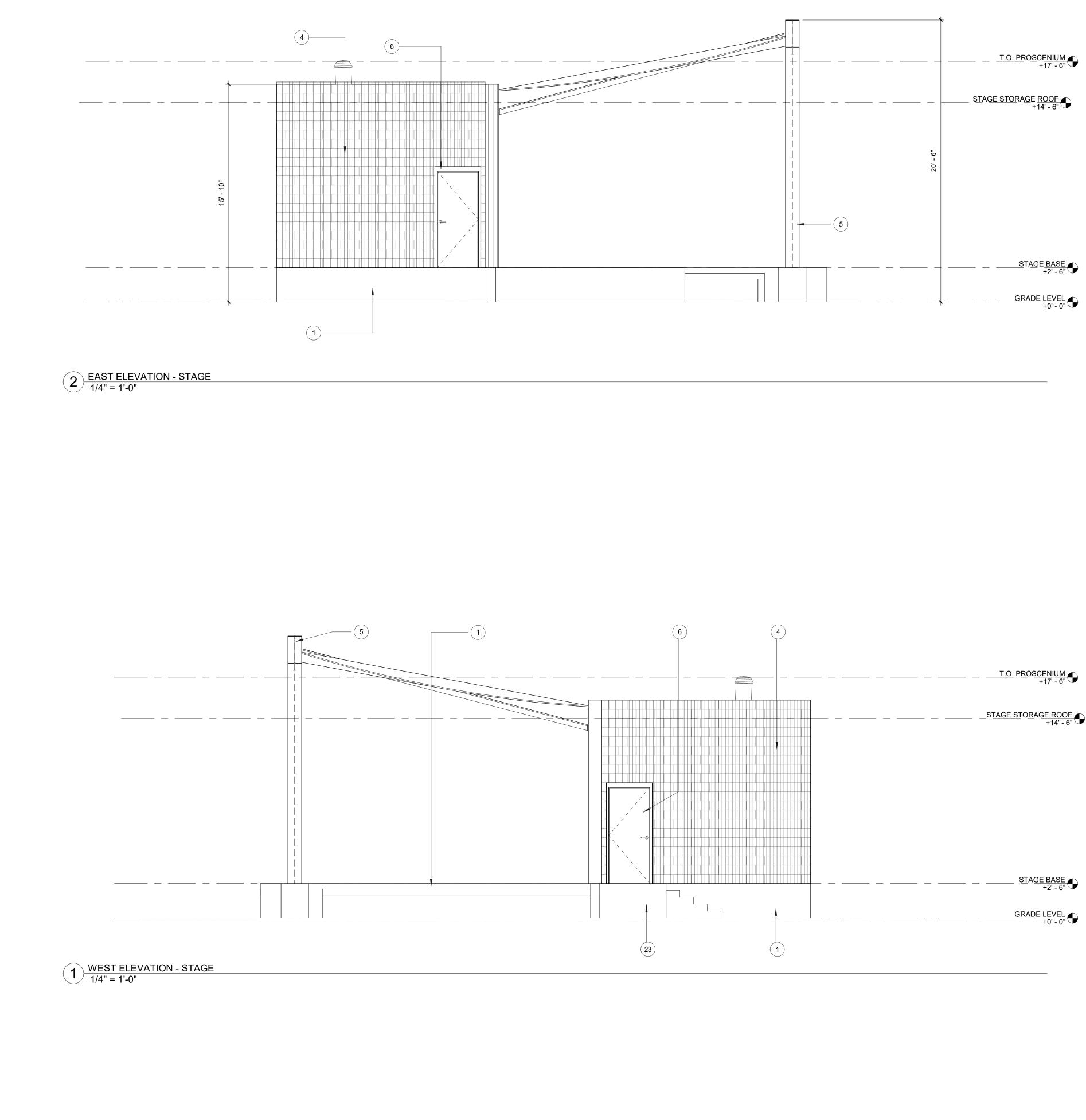
1	KEY NOTES	
	 VERTICAL BOARD FORMED CAST-IN-PLACE CONCRETE 	
2	2. VERTICAL WEATHERED STEEL STANDING SEAM	CIS architecture+ urban design
	WALL CLADDING OVER GALVANIZED STEEL HAT	urban design
3	CHANNELS OVER CMU 3. STANDARD SMOOTH FACED CMU, PAINTED	2040 Addison St, Berkeley, CA 94704
	(INTERIOR PARTITIONS)	510.549.2929 elsarch.com
	 VERTICAL FLUTED CMU (EXTERIOR) AESS 2 STEEL PROSCENIUM FRAME, PAINTED; 	PROJECT:
0	PROVIDE PAINTED STEEL PIPE FOR MOUNTING OF	JOHN L CARTER
	THEATRICAL SOUND AND LIGHTING EQUIPMENT,	PARK
6	SEE THEATER DRAWINGS FOR SIZE AND EXTENT 6. HOLLOW METAL DOOR AND FRAME, PAINTED	
	HOLLOW METAL FRAME PAINTED, AT RESTROOM	IMPROVEMENTS
	WINDOW WITH TRANSLUCENT GLAZING 3. HOLLOW METAL FRAME AT CONCESSIONS	PHASE II
Ĕ	WINDOW, PAINTED, WITH ROLL-DOWN COUNTER	PROJECT NUMBER:
	DOOR, FACTORY PAINTED	201820.00
9	 GALVANIZED STEEL WALL-MOUNTED HANDRAIL, PAINTED 	CLIENT: CITY OF HALF MOON BAY
	0. GALVANIZED STEEL GUARDRAIL, PAINTED	501 MAIN STREET
1	1. WEATHERED 3/8" STEEL PLATE PLANTING PERIMETER	HALF MOON BAY, CA 94019
1	2. 'SUNBRELLA' FABRIC SHADE	650.726.8270
	3. BUILDING SIGNAGE	PROJECT TEAM:
- 12	4. CODE COMPLIANCE SIGNAGE 15. JOHN L CARTER MEMORIAL GARDEN	
1.1	6. GREEN ROOF SYSTEM	
100	 SOLATUBE DAYLIGHTING SYSTEM PORTLAND CEMENT PLASTER CEILING WITH 	
	LIGHT, SAND FINISH, PAINTED	
1	9. SHEET METAL CLAD ROLLING DOOR, FACTORY	
2	PAINTED 20. AMPHITHEATER STEPS: CAST-IN-PLACE	LANDSCAPE: CALLANDER ASSOCIATES
	CONCRETE, 6" RISERS / 14" TREADS, TYPICAL; 36"	BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133
	HIGH CONTINUOUS PAINTED STEEL PIPE HANDRAIL, TREAD-MOUNTED, TYPICAL; FLUSH-	BURLINGAME, CA 94010 650.375.1313
	MOUNTED, LED STEP LIGHTS AT EACH RISER	
2	21. AMPHITHEATER SEATING RISERS: 10" WIDE X 18"	CIVIL: BKF ENGINEERS
	HIGH CONTINUOUS VERTICAL BOARD-FORMED CAST-IN-PLACE EDGE WITH 32" SYNTHETIC TURF	255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065
	"LANDSCAPE" STRIP	650.482.6422
2	22. AMPHITHEATER CANOPY: ADD ALTERNATE, PREFABRICATED, CANTILEVERED FABRIC SHADE	STRUCTURAL: KPFF
	DEVICE, 'UMBROSA SPECTRA SHADE'	45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105
1.5.4	23. CAST-IN-PLACE CONCRETE STEPS 24. CAST-IN-PLACE CONCRETE RAMP	415.989.1004
	25. PERFORATED PIPE PERIMETER DRAINAGE	MEP/LIGHTING:
2	26. BOK-MODERN WATER-JET METAL PLATE SCREEN	ALTER CONSULTING ENGINEERS 1295 59TH STREET
2	WALL SYSTEM W WEATHERED FINISH 27. PAINTED STEEL PIPE THEATER LIGHTING POLE -	OAKLAND, CA 94608 510.876.2591
	SEE THEATER DRAWINGS	RIJA, INC.
2	28. CLASS A SBS MODIFIED BITUMEN ROOFING OVER PROTECTION BOARD OVER RIGID INSULATION ON	1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111
	CONCRETE DECK	415.730.7994
2	29. WOOD DECKING OVER WOOD SLEEPERS OVER	
	FLUID APPLIED WATERPROOFING ON CONCRETE DECK SLOPED TO DRAIN	THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY
		BERKELEY, CA 94709 415.956.4100
		COST ESTIMATING:
		MACK 5 1900 POWELL STREET, SUITE 470
		EMERYVILLE, CA 94608 510.595.3020
		GRAPHICS:
		DONNELLY DESIGN
		2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596
		707.803.1789
		REVISION:
		NO. DATE DESCRIPTION
		ISSUE: 40% DOCUMENTS PRICING SET
		PRICING SET
		DATE: 17 SEPTEMBER, 2019
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		PRICING SET DATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION SHEET TITLE: ENLARGED
		PRICING SET PRICING SET DATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION SHEET TITLE: ENLARGED AMPHITHEATER
		PRICING SET PATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION SHEET TITLE: ENLARGED AMPHITHEATER PLAN & SECTION
		DATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION SHEET TITLE: SHEET TITLE: SHEET NUMBER:
		PRICING SET PATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION SHEET TITLE: ENLARGED AMPHITHEATER PLAN & SECTION
		DATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION SHEET TITLE: SHEET TITLE: SHEET NUMBER:

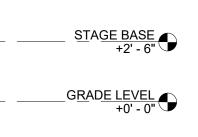


KEY NOTES

- 1. VERTICAL BOARD FORMED CAST-IN-PLACE CONCRETE
- 2. VERTICAL WEATHERED STEEL STANDING SEAM WALL CLADDING OVER GALVANIZED STEEL HAT
- CHANNELS OVER CMU 3. STANDARD SMOOTH FACED CMU, PAINTED
- (INTERIOR PARTITIONS) 4. VERTICAL FLUTED CMU (EXTERIOR)
- VERTICAL FLOTED GMO (EXTENSION)
 AESS 2 STEEL PROSCENIUM FRAME, PAINTED; PROVIDE PAINTED STEEL PIPE FOR MOUNTING OF THEATRICAL SOUND AND LIGHTING EQUIPMENT, SEE THEATER DRAWINGS FOR SIZE AND EXTENT
- HOLLOW METAL DOOR AND FRAME, PAINTED
 HOLLOW METAL FRAME PAINTED, AT RESTROOM WINDOW WITH TRANSLUCENT GLAZING
- HOLLOW METAL FRAME AT CONCESSIONS WINDOW, PAINTED, WITH ROLL-DOWN COUNTER
- DOOR, FACTORY PAINTED 9. GALVANIZED STEEL WALL-MOUNTED HANDRAIL, PAINTED
- 10. GALVANIZED STEEL GUARDRAIL, PAINTED 11. WEATHERED 3/8" STEEL PLATE PLANTING
- PERIMETER
- 12. 'SUNBRELLA' FABRIC SHADE 13. BUILDING SIGNAGE
- 14. CODE COMPLIANCE SIGNAGE
- 15. JOHN L CARTER MEMORIAL GARDEN
- 16. GREEN ROOF SYSTEM
- 17. SOLATUBE DAYLIGHTING SYSTEM
- 18. PORTLAND CEMENT PLASTER CEILING WITH LIGHT, SAND FINISH, PAINTED
- 19. SHEET METAL CLAD ROLLING DOOR, FACTORY PAINTED
- 20. AMPHITHEATER STEPS: CAST-IN-PLACE CONCRETE, 6" RISERS / 14" TREADS, TYPICAL; 36" HIGH CONTINUOUS PAINTED STEEL PIPE HANDRAIL, TREAD-MOUNTED, TYPICAL; FLUSH-MOUNTED, LED STEP LIGHTS AT EACH RISER
- 21. AMPHITHEATER SEATING RISERS: 10" WIDE X 18" HIGH CONTINUOUS VERTICAL BOARD-FORMED CAST-IN-PLACE EDGE WITH 32" SYNTHETIC TURF "LANDSCAPE" STRIP
- 22. AMPHITHEATER CANOPY: ADD ALTERNATE, PREFABRICATED, CANTILEVERED FABRIC SHADE DEVICE, 'UMBROSA SPECTRA SHADE'
- 23. CAST-IN-PLACE CONCRETE STEPS
- 24. CAST-IN-PLACE CONCRETE RAMP
- 25. PERFORATED PIPE PERIMETER DRAINAGE
- 26. BOK-MODERN WATER-JET METAL PLATE SCREEN WALL SYSTEM W WEATHERED FINISH
 27. PAINTED STEEL PIPE THEATER LIGHTING POLE –
- SEE THEATER DRAWINGS 28. CLASS A SBS MODIFIED BITUMEN ROOFING OVER
- PROTECTION BOARD OVER RIGID INSULATION ON CONCRETE DECK 29. WOOD DECKING OVER WOOD SLEEPERS OVER
- FLUID APPLIED WATERPROOFING ON CONCRETE DECK SLOPED TO DRAIN



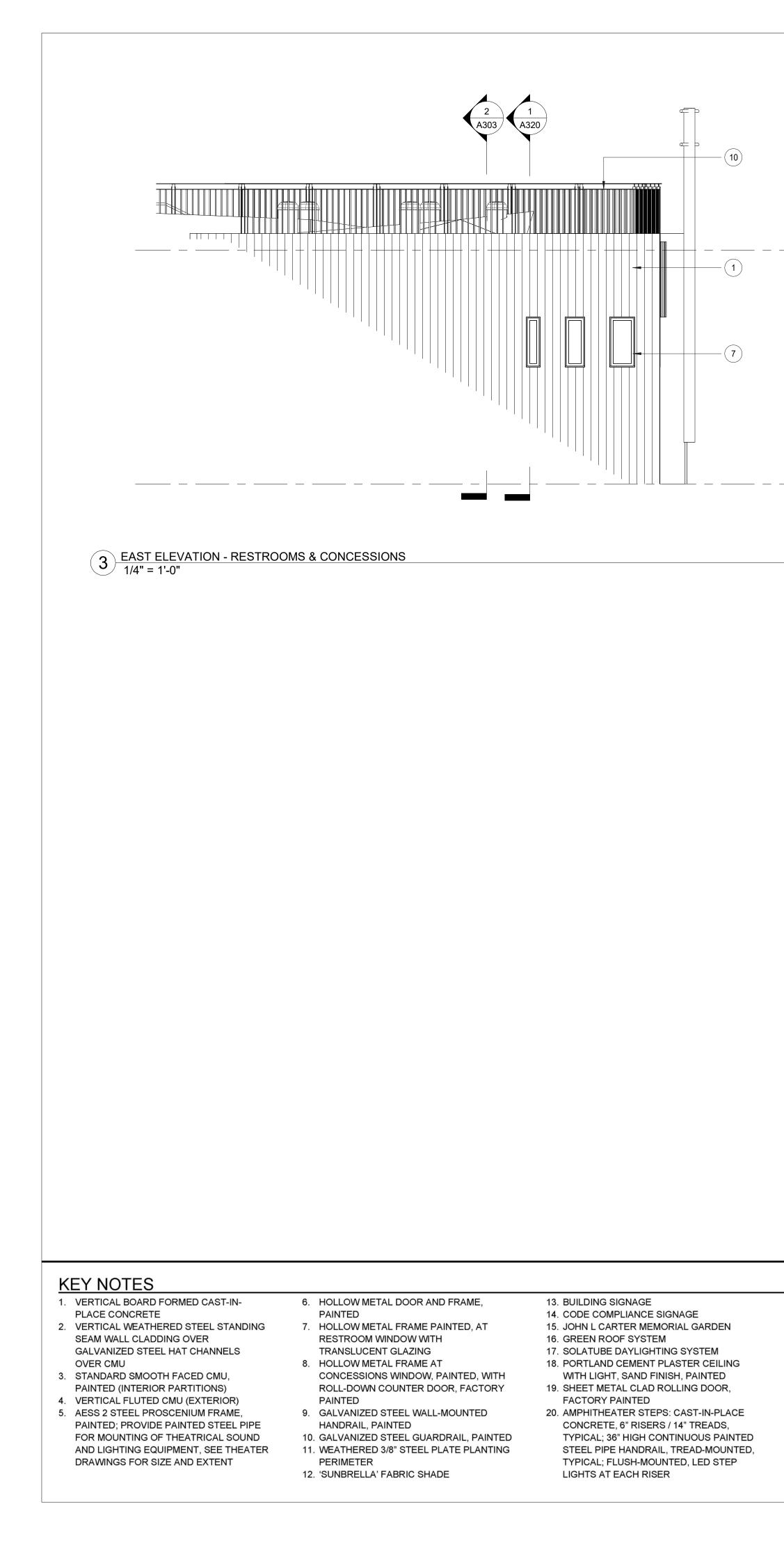


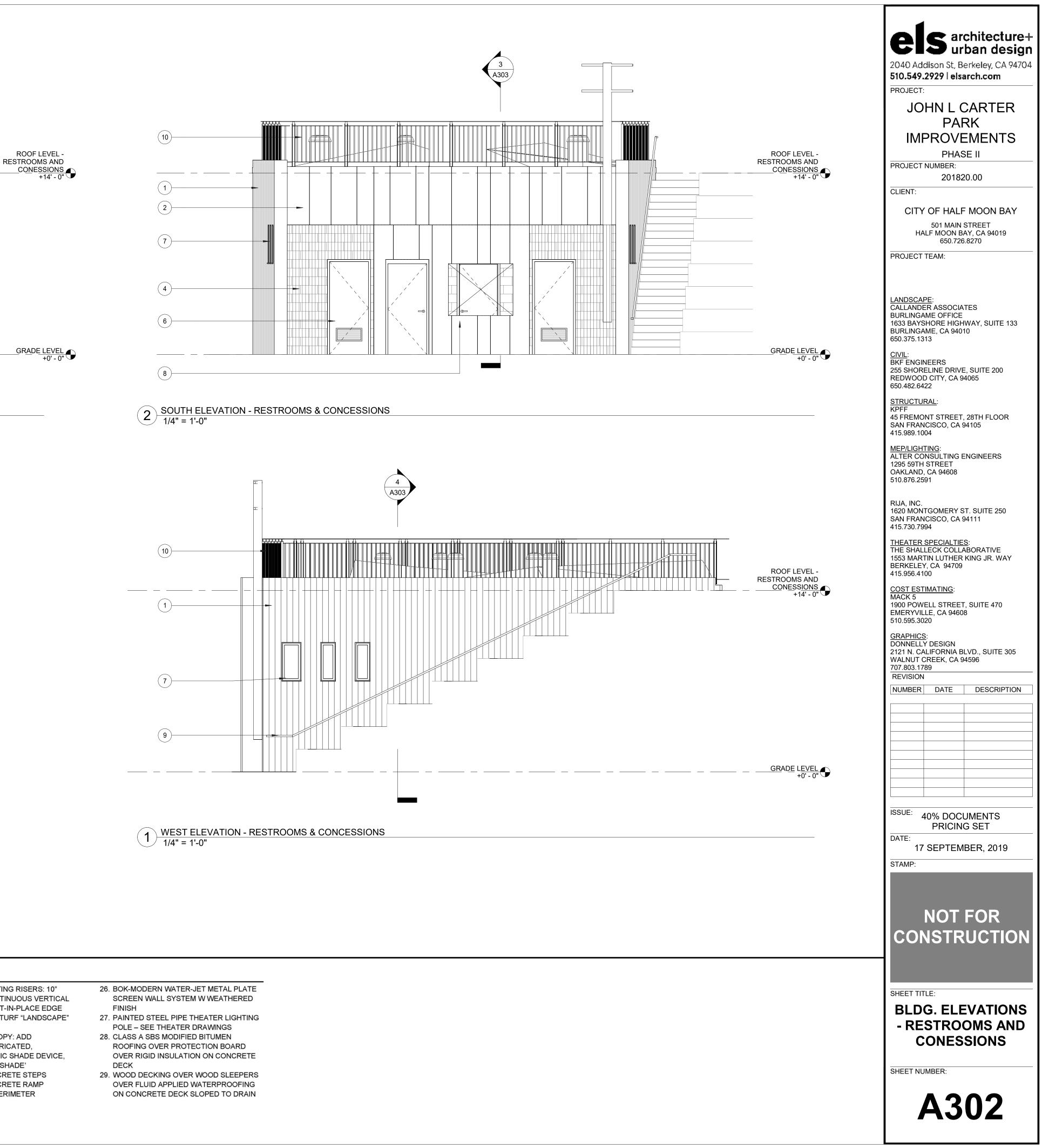


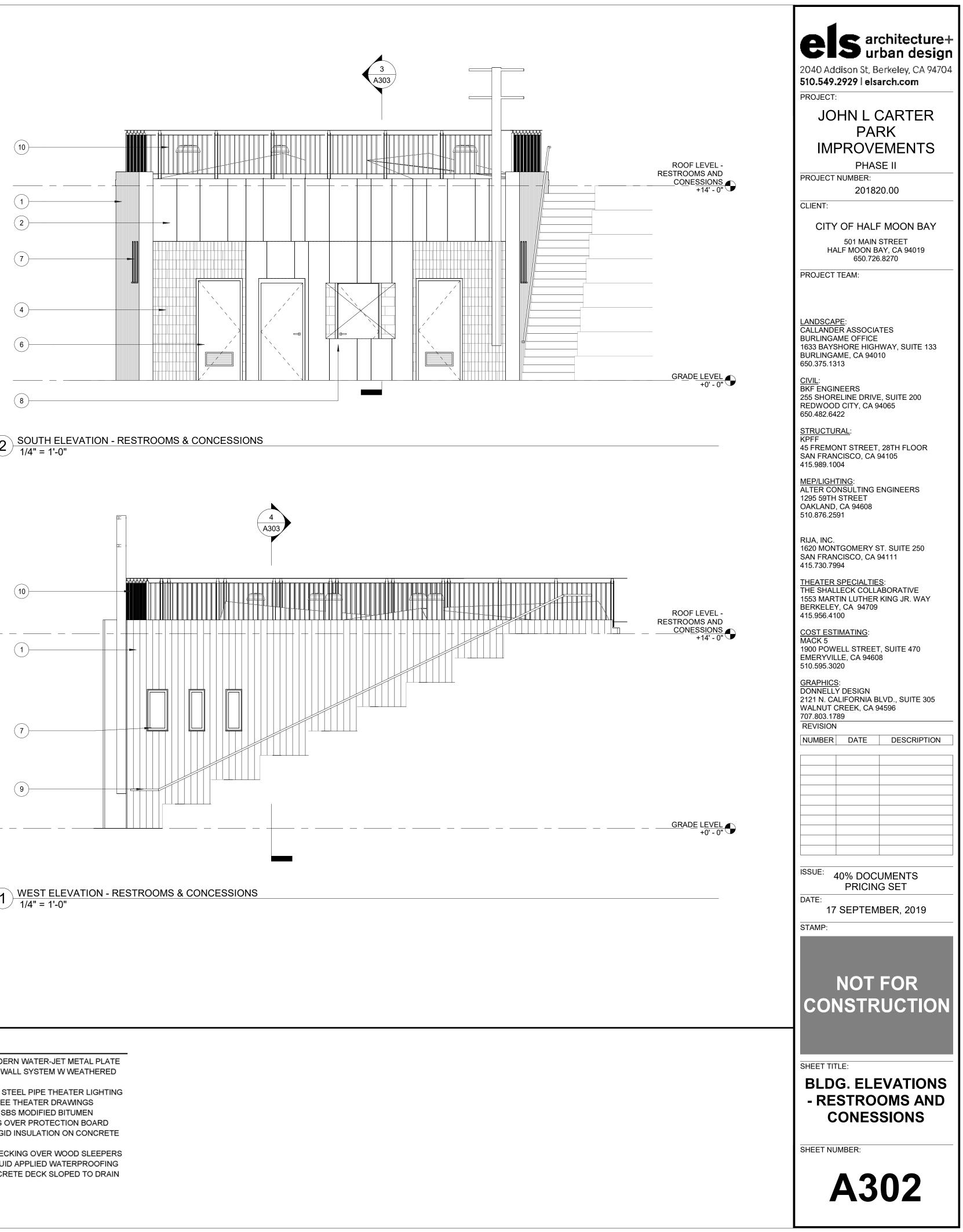
KEY NOTES

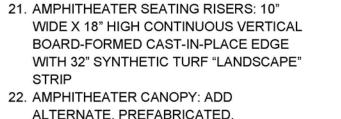
- VERTICAL BOARD FORMED CAST-IN-PLACE CONCRETE
- VERTICAL WEATHERED STEEL STANDING SEAM WALL CLADDING OVER GALVANIZED STEEL HAT
- CHANNELS OVER CMU 3. STANDARD SMOOTH FACED CMU, PAINTED
- (INTERIOR PARTITIONS) 4. VERTICAL FLUTED CMU (EXTERIOR)
- AESS 2 STEEL PROSCENIUM FRAME, PAINTED; PROVIDE PAINTED STEEL PIPE FOR MOUNTING OF THEATRICAL SOUND AND LIGHTING EQUIPMENT, SEE THEATER DRAWINGS FOR SIZE AND EXTENT
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- FLUID APPLIED WATERPROOFING ON CONCRETE DECK SLOPED TO DRAIN





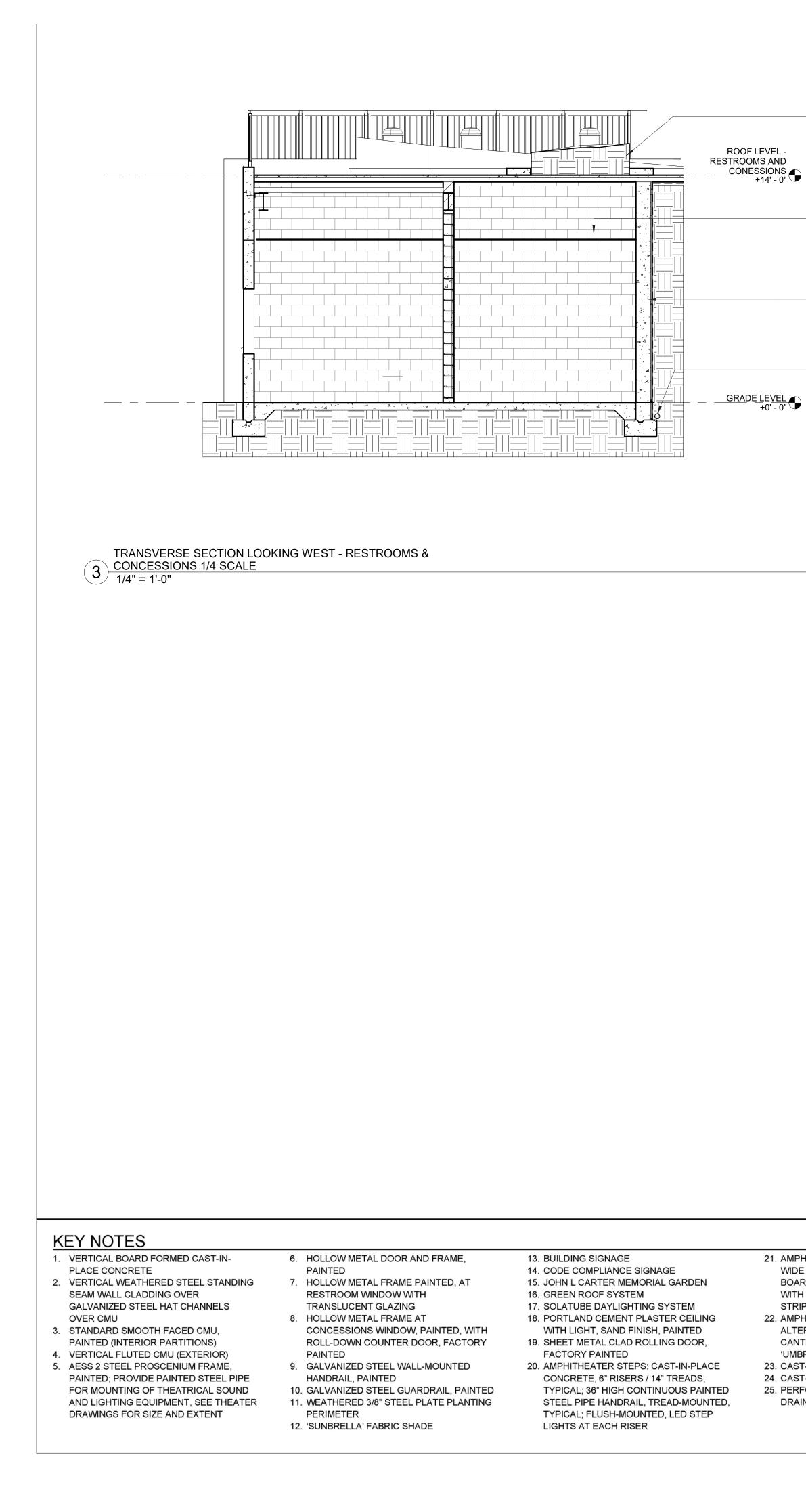


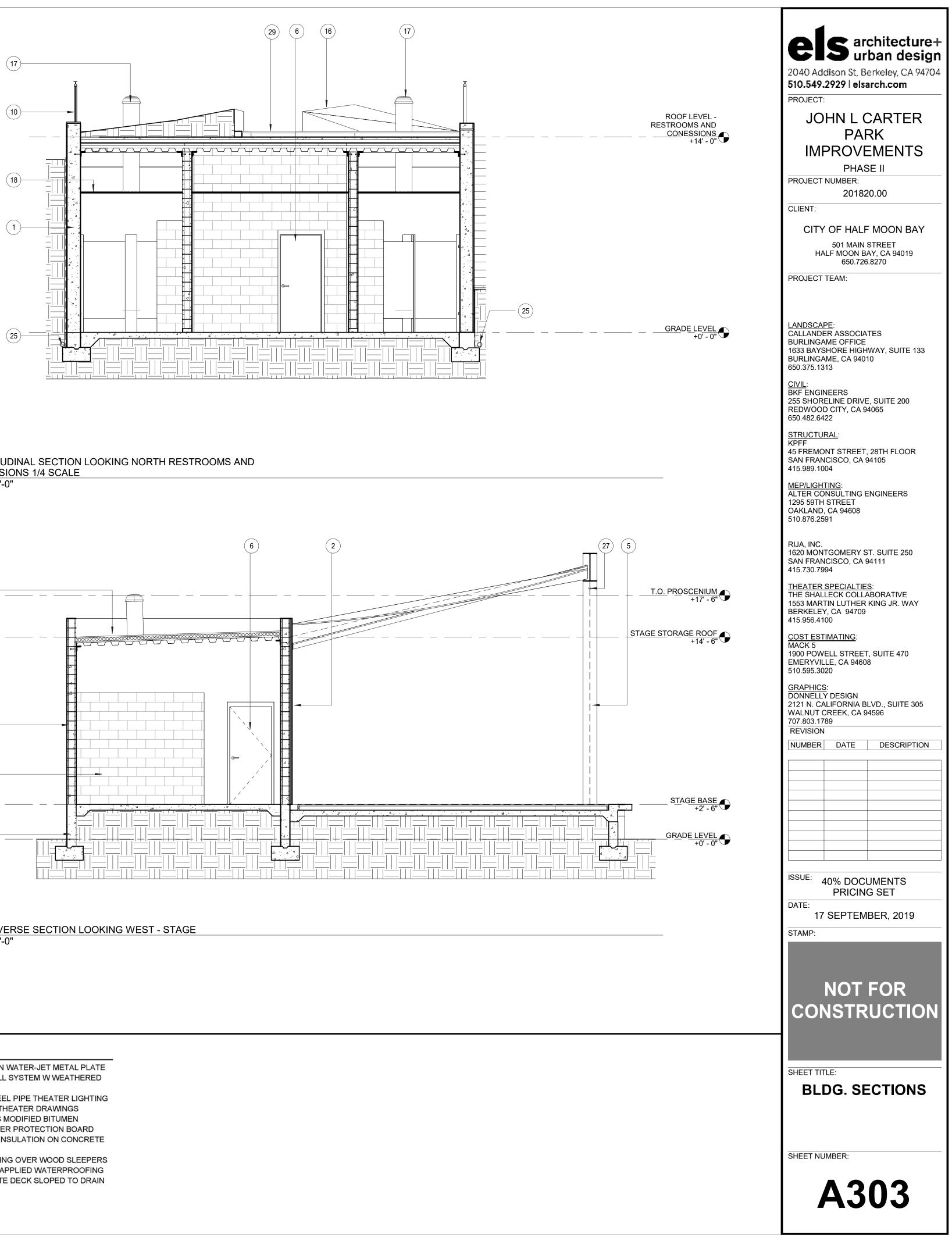


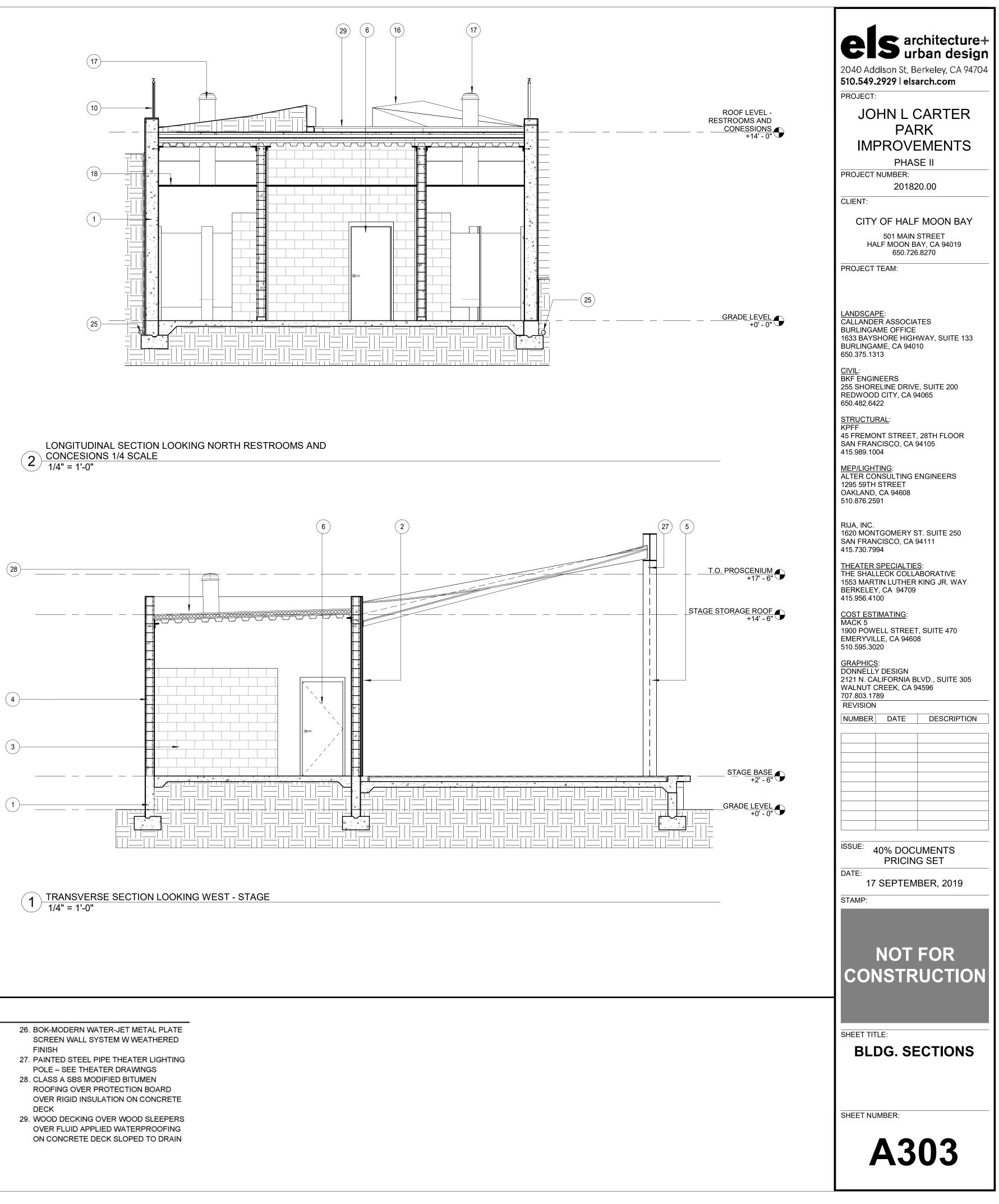


- ALTERNATE, PREFABRICATED, CANTILEVERED FABRIC SHADE DEVICE, 'UMBROSA SPECTRA SHADE'
- 23. CAST-IN-PLACE CONCRETE STEPS 24. CAST-IN-PLACE CONCRETE RAMP
- 25. PERFORATED PIPE PERIMETER DRAINAGE

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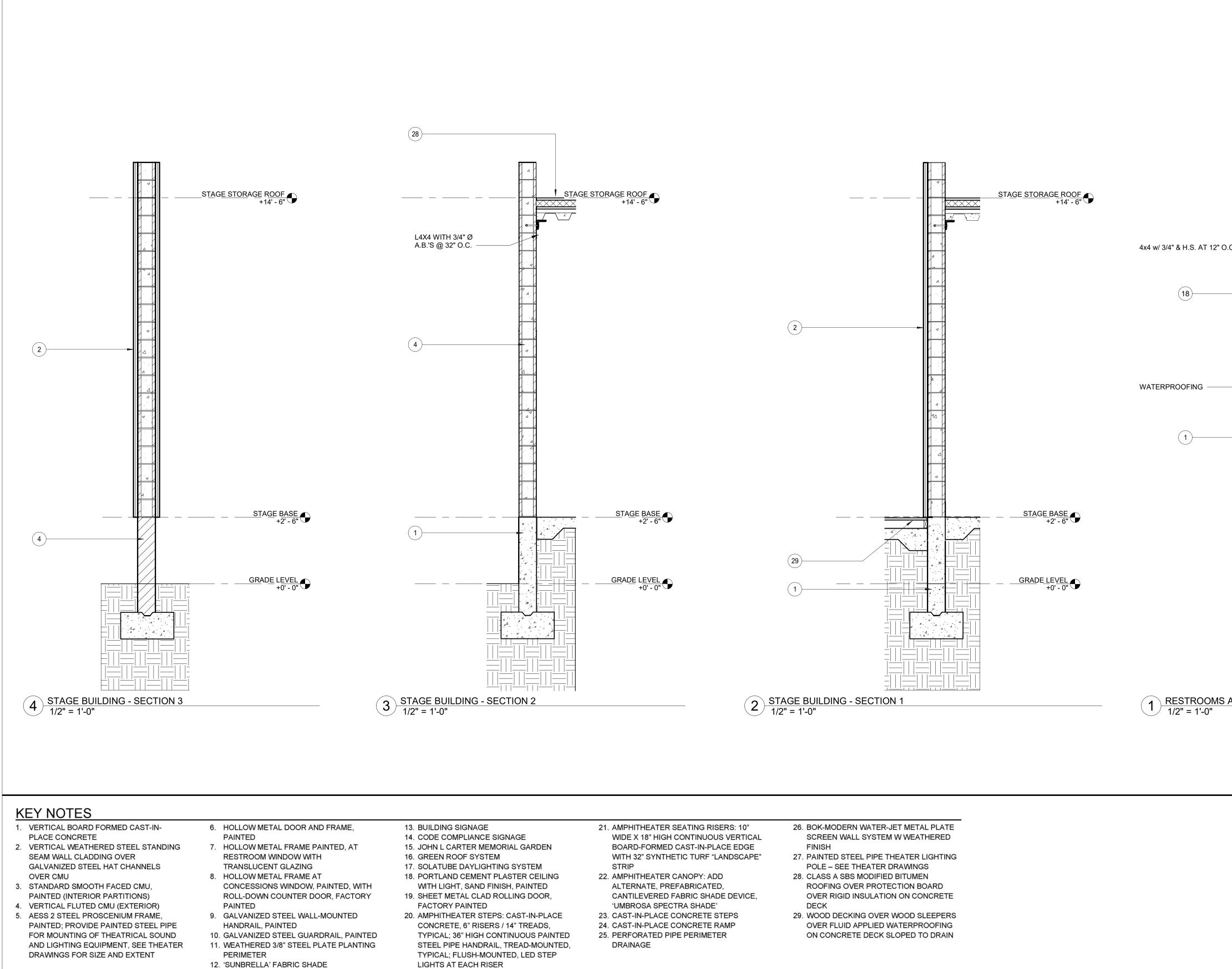


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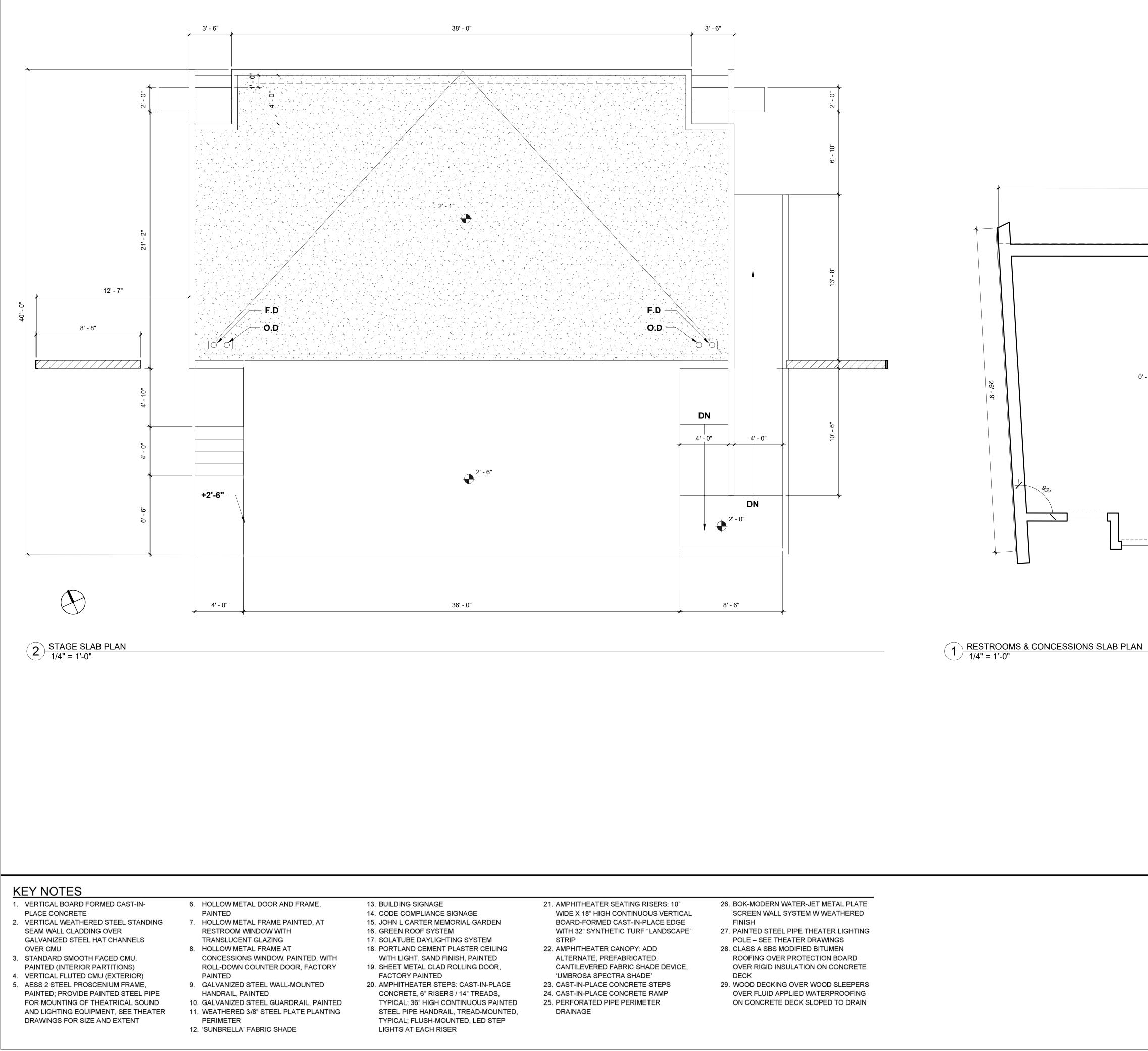
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- 25. PERFORATED PIPE PERIMETER DRAINAGE



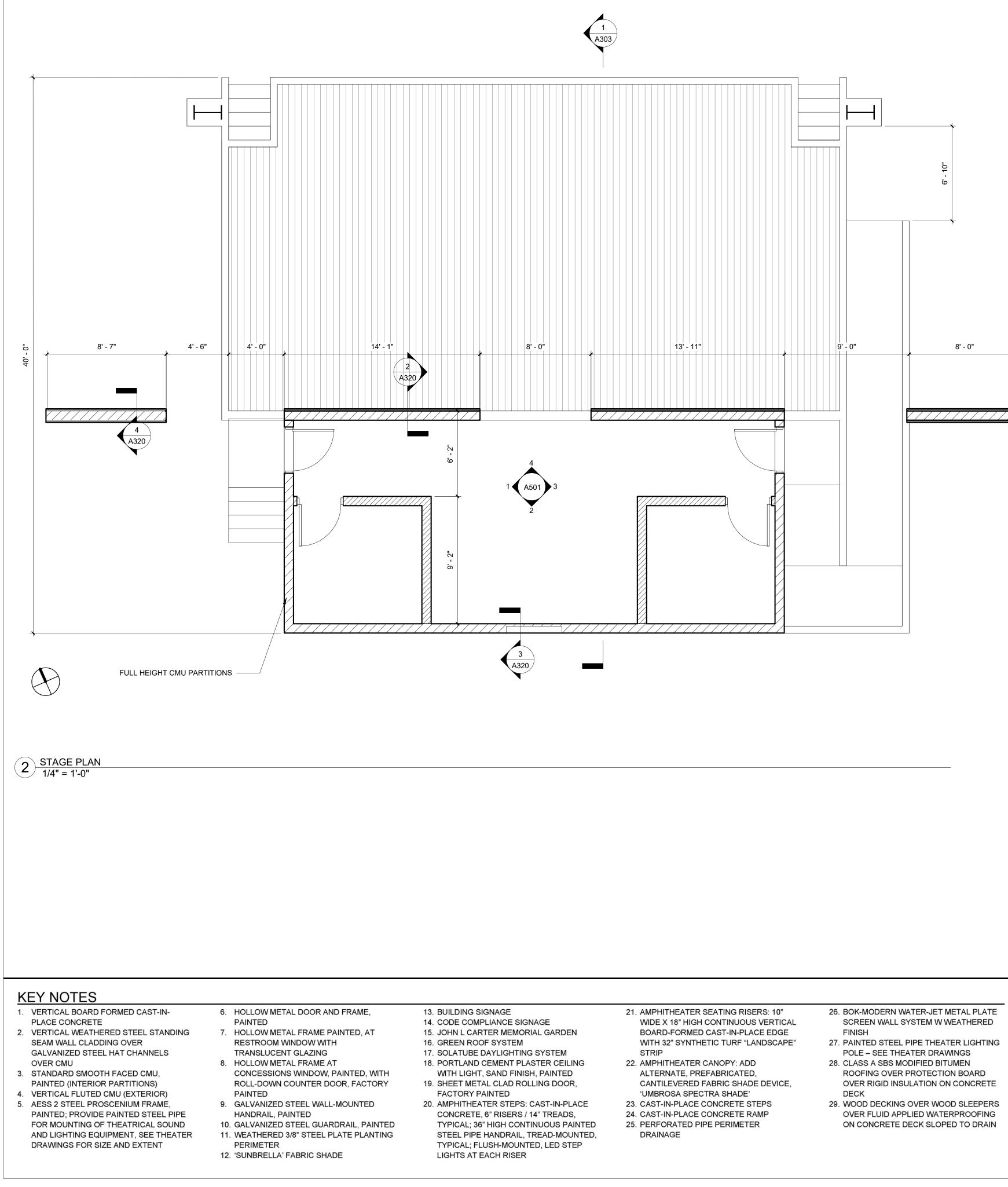
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	<section-header></section-header>	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313 CIVIL: BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422 STRUCTURAL: KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004 MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591 RIJA, INC. 1620 MONTGOMERY ST. SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994 THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
	$- \underline{CRADE LEVEL}_{+0'-0"} \bigcirc$	COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020 GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789 REVISION NUMBER DATE DESCRIPTION ISSUE: 40% DOCUMENTS PRICING SET DATE: 17 SEPTEMBER, 2019
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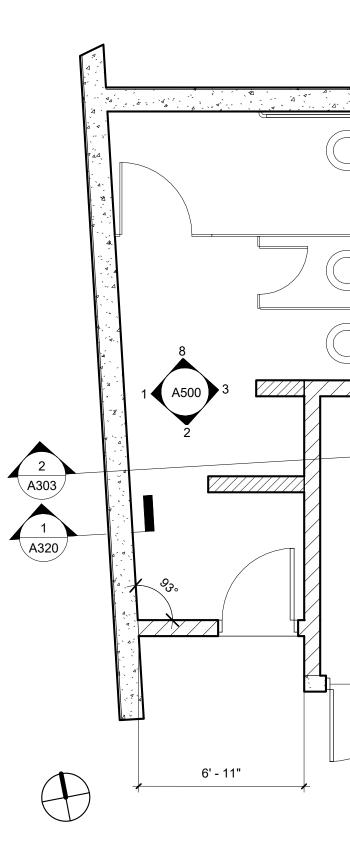


	ESS architecture+ urban design 2040 Addison St, Berkeley, CA 94704 510.549.2929 I elsarch.com PROJECT: JOHN L CARTER PARK IMPROVEMENTS PHASE II PROJECT NUMBER: 201820.00
P	CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270 PROJECT TEAM:
	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313 CIVIL: BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422 STRUCTURAL: KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004 MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591 RIJA, INC. 1620 MONTGOMERY ST. SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994 THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100 COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020 GRAPHICS: DONNELLY DESIGN 2121 N. CALIFOR
	ISSUE: 40% DOCUMENTS PRICING SET DATE: 17 SEPTEMBER, 2019 STAMP:
	SHEET TITLE: ENLARGED SLAB PLANS SHEET NUMBER: A400

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0' - 0"

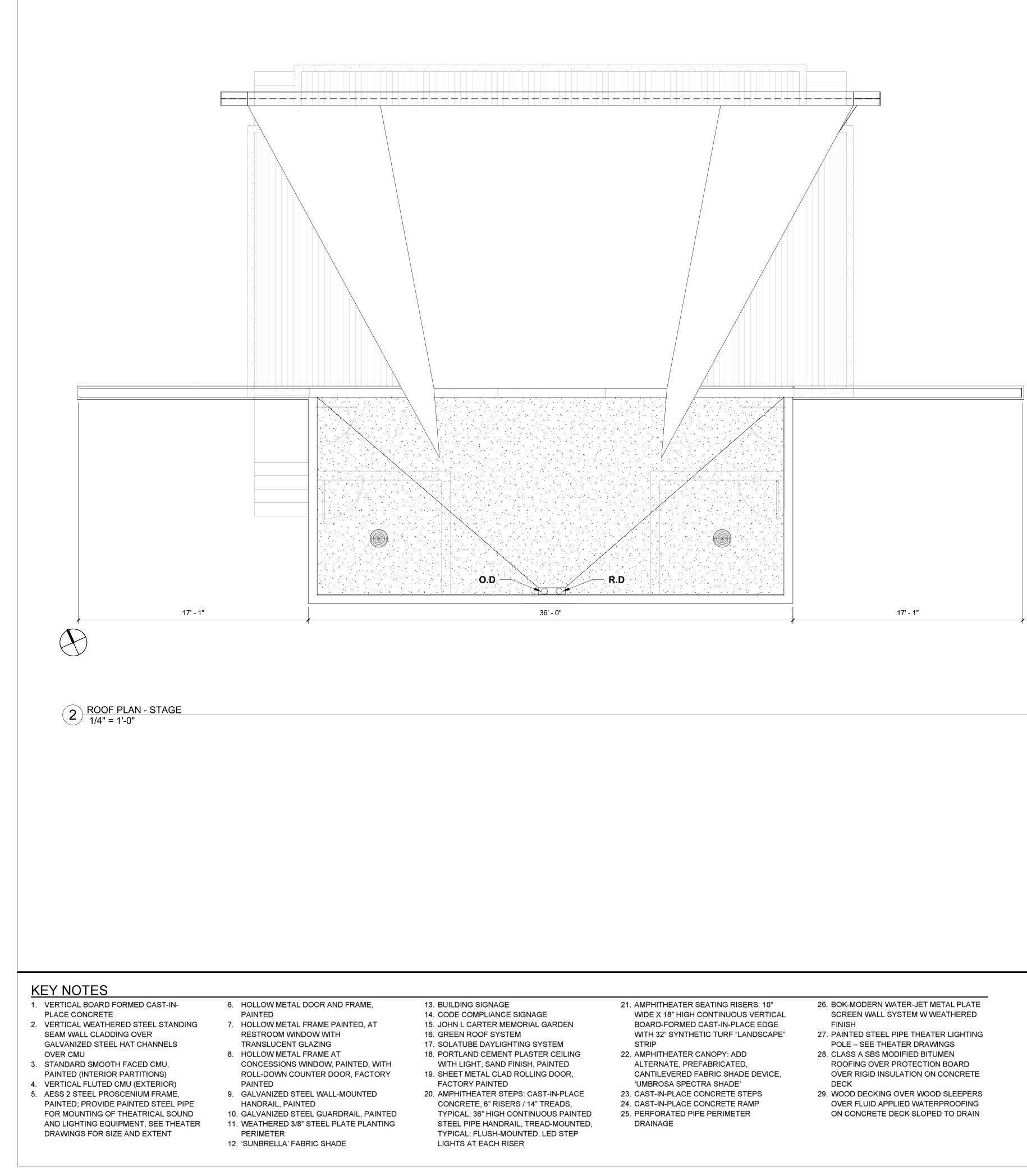


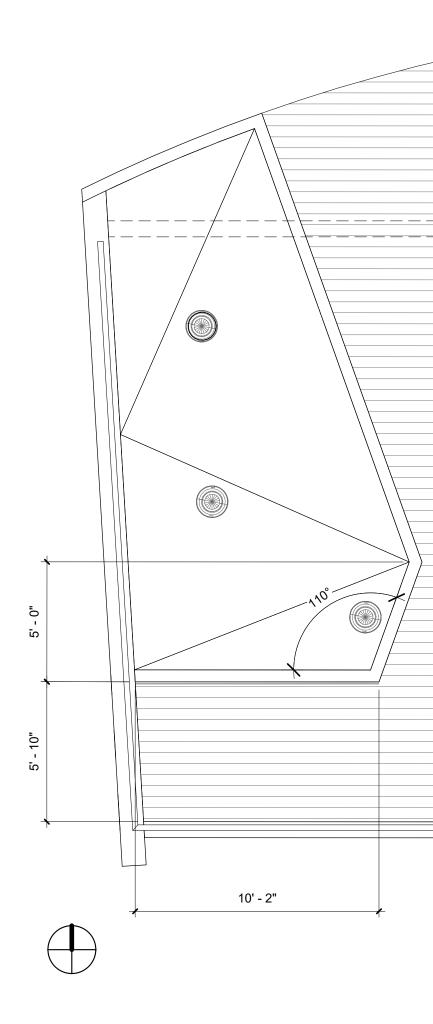


RESTROOMS & CONCESSIONS PLAN 1 <u>RESTROOM</u> 1/4" = 1'-0"

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	CLIENT:
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	BKF ENG 255 SHO REDWO
	650.482.6 <u>STRUCT</u> KPFF
	45 FREM SAN FRA 415.989.1
	<u>MEP/LIG</u> ALTER C 1295 59T
	OAKLAN 510.876.2
A501 7	RIJA, INC 1620 MO
	SAN FRA 415.730.7 <u>THEATEI</u>
	THE SHA 1553 MAI BERKELI
	415.956.4 <u>COST ES</u> MACK 5
	1900 PO EMERYV 510.595.3
	<u>GRAPHI(</u> DONNEL 2121 N. (
	WALNUT 707.803.1 REVISIO
	NUMBER
8'-0" PARTIAL HEIGHT CMU PARTITION	ISSUE:
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FULL HEIGHT CMU PARTITION	
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	son St, B	erkeley, CA 94704
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IMP	ROVE	EMENTS
PROJECT N		
CLIENT:	20182	
CITY	-	
HALI	501 MAIN F MOON B 650.726	AY, CA 94019
PROJECT TI	EAM:	
ANDSCAPE CALLANDER BURLINGAM	IE OFFICE	
1633 BAYSH 3URLINGAN 350.375.1313	IE, CA 940 ⁻	IWAY, SUITE 133 10
<u>CIVIL</u> : 3KF ENGINE		
STOREL REDWOOD 50.482.6422	CITY, CA 9	E, SUITE 200 4065
STRUCTURA (PFF 15 FREMON		, 28TH FLOOR
SAN FRANC 15.989.1004	ISCO, CA 9	94105
295 59TH S	SULTING E TREET	ENGINEERS
DAKLAND, 0 510.876.2591	CA 94608	
		T. SUITE 250
SAN FRANC	1	
	ECK COLLA	<u>S</u> : ABORATIVE KING JR. WAY
BERKELEY, 15.956.4100 COST ESTIN)	
MACK 5	L STREET	, SUITE 470
510.595.3020 GRAPHICS:		
DONNELLY 2121 N. CAL WALNUT CF	IFORNIA B	LVD., SUITE 305 4596
707.803.1789 REVISION :		
NUMBER	DATE	DESCRIPTION
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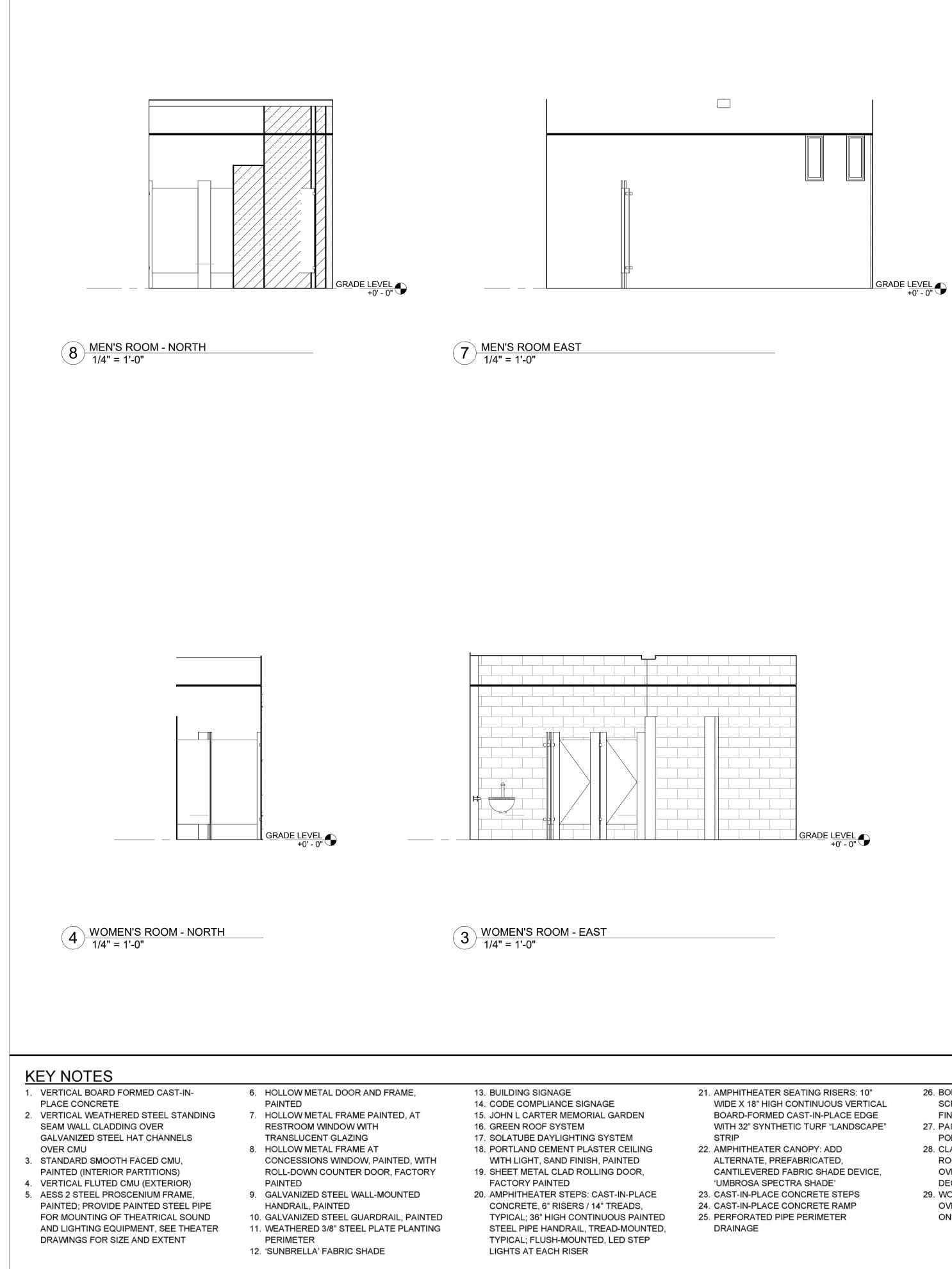




1 ROOF LEVEL - RESTROOMS AND CONESSIONS 1/4" = 1'-0"

	PARK IMPROVEMENT
	PHASE II
	PROJECT NUMBER:
	201820.00
	CLIENT:
	CITY OF HALF MOON B
	HALF MOON BAY, CA 94019 650.726.8270
	PROJECT TEAM:
	LANDSCAPE: CALLANDER ASSOCIATES
	BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE
	BURLINGAME, CA 94010 650.375.1313
	<u>CIVIL</u> : BKF ENGINEERS
	255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065
770.	650.482.6422 STRUCTURAL:
	KPFF 45 FREMONT STREET, 28TH FLOOF
	SAN FRANCISCO, CA 94105 415.989.1004
	MEP/LIGHTING:
	ALTER CONSULTING ENGINEERS 1295 59TH STREET
	OAKLAND, CA 94608 510.876.2591
	RIJA, INC.
	1620 MONTGOMERY ST. SUITE 250 SAN FRANCISCO, CA 94111
	415.730.7994 THEATER SPECIALTIES:
	THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WA
	BERKELEY, CA 94709 415.956.4100
	COST ESTIMATING: MACK 5
7' - 6"	1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608
	510.595.3020
	<u>GRAPHICS</u> : DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 3
	WALNUT CREEK, CA 94596 707.803.1789
	REVISION
	NUMBER DATE DESCRIP
	ISSUE: 40% DOCUMENTS
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	DATE: 17 SEPTEMBER, 2019
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	ENLARGED ROO
	PLANS
	SHEET NUMBER:
	A402

es architecture+ urban design										
2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com										
PROJECT:										
JOHN L CARTER PARK										
IMPROVEMENTS										
PHASE II PROJECT NUMBER:										
201820.00 CLIENT:										
CITY OF HALF MOON BAY										
501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270										
PROJECT TEAM:										
LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313										
<u>CIVIL</u> : BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422										
<u>STRUCTURAL</u> : KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004										
MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591										
RIJA, INC. 1620 MONTGOMERY ST. SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994										
THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100										
<u>COST ESTIMATING</u> : MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020										
<u>GRAPHICS</u> : DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789										
REVISION NUMBER DATE DESCRIPTION										
ISSUE: 40% DOCUMENTS										
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SHEET TITLE: ENLARGED ROOF PLANS										



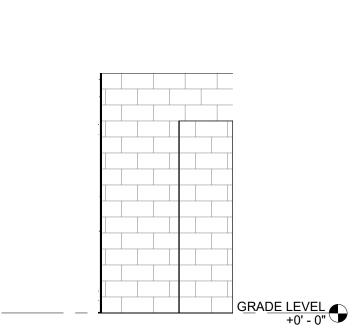
- 26. BOK-MODERN WATER-JET METAL PLATE SCREEN WALL SYSTEM W WEATHERED
- 27. PAINTED STEEL PIPE THEATER LIGHTING
- POLE SEE THEATER DRAWINGS 28. CLASS A SBS MODIFIED BITUMEN ROOFING OVER PROTECTION BOARD OVER RIGID INSULATION ON CONCRETE
- DECK 29. WOOD DECKING OVER WOOD SLEEPERS OVER FLUID APPLIED WATERPROOFING ON CONCRETE DECK SLOPED TO DRAIN

- FINISH

2 WOMEN'S ROOM - SOUTH 1/4" = 1'-0"

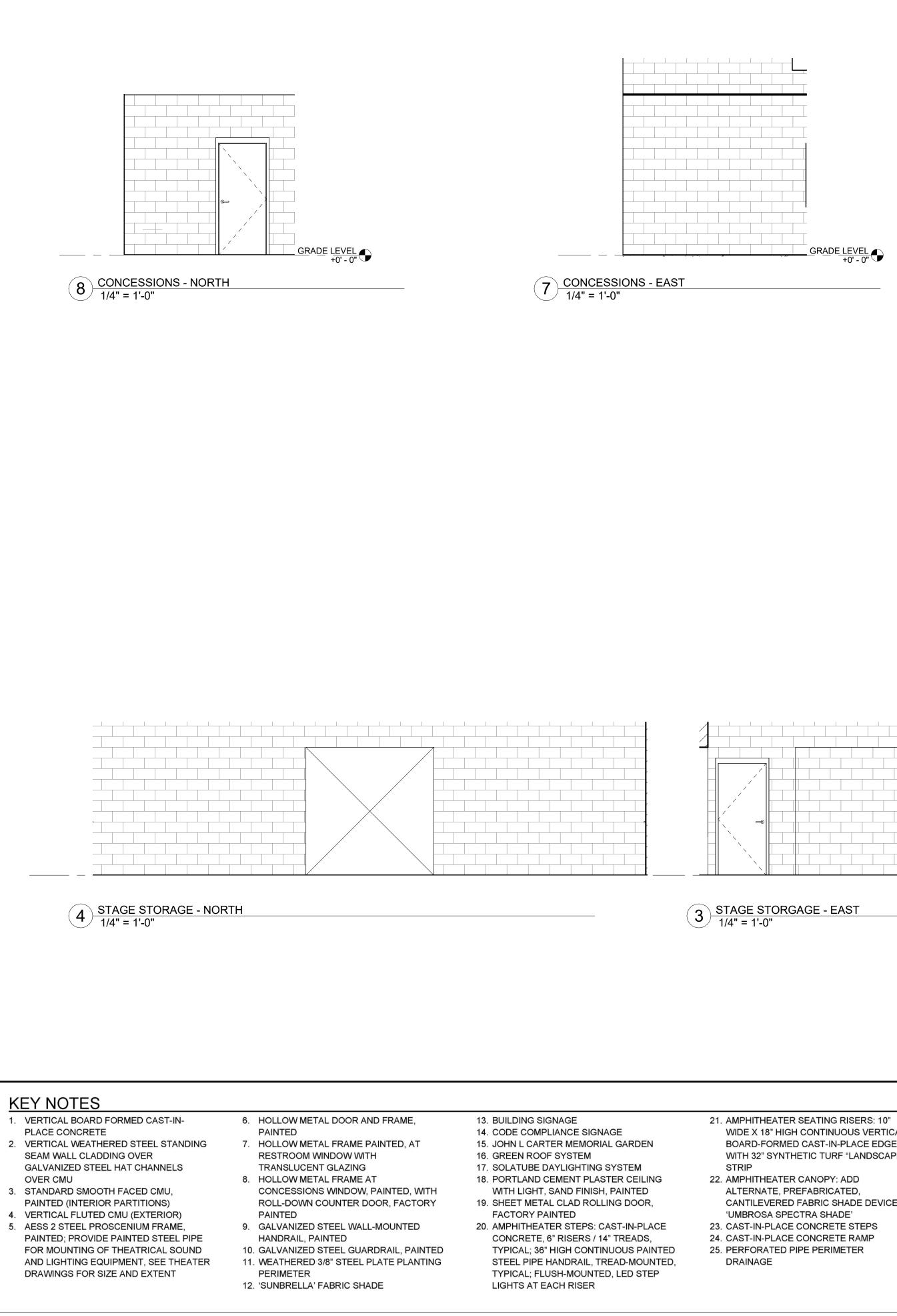
- GRADE LEVEL +0' 0"

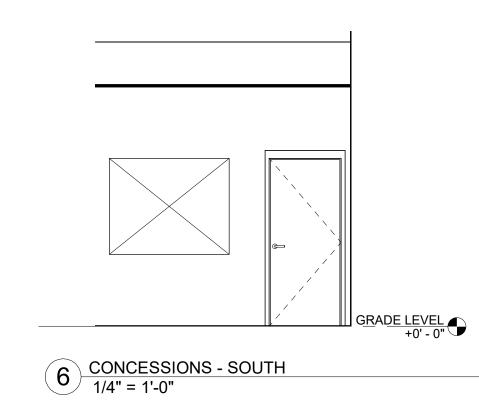
6 MEN'S ROOM - SOUTH 1/4" = 1'-0"

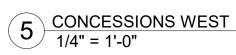


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$5 \frac{\text{MEN'S ROOM - WEST}}{1/4" = 1'-0"}$	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313 CIVIL: BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422 STRUCTURAL: KPFF 45 FREMONT STREET, 28TH FLOOR
	SAN FRANCISCO, CA 94105 415.989.1004 <u>MEP/LIGHTING</u> : ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591 RIJA, INC. 1620 MONTGOMERY ST. SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994 <u>THEATER SPECIALTIES</u> : THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
	COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020 GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789 REVISION NUMBER DATE DESCRIPTION
GRAE LEVEL +0'-0"	ISSUE: 40% DOCUMENTS PRICING SET DATE: 17 SEPTEMBER, 2019 STAMP: NOT FOR CONSTRUCTION
	SHEET TITLE: INTERIOR ELEVATIONS SHEET NUMBER: A500







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2 STAGE STORAGE - SOUTH 1/4" = 1'-0"

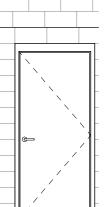
WIDE X 18" HIGH CONTINUOUS VERTICAL BOARD-FORMED CAST-IN-PLACE EDGE WITH 32" SYNTHETIC TURF "LANDSCAPE"

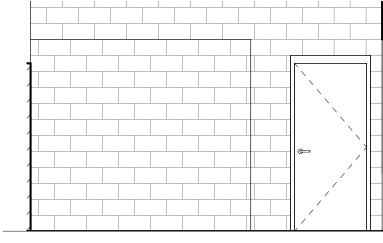
- CANTILEVERED FABRIC SHADE DEVICE,

- 26. BOK-MODERN WATER-JET METAL PLATE SCREEN WALL SYSTEM W WEATHERED
- FINISH 27. PAINTED STEEL PIPE THEATER LIGHTING
- POLE SEE THEATER DRAWINGS
- 28. CLASS A SBS MODIFIED BITUMEN ROOFING OVER PROTECTION BOARD
- OVER RIGID INSULATION ON CONCRETE DECK
- 29. WOOD DECKING OVER WOOD SLEEPERS OVER FLUID APPLIED WATERPROOFING ON CONCRETE DECK SLOPED TO DRAIN

	es architecture+ urban design
	2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
	PROJECT: JOHN L CARTER
	PARK
	IMPROVEMENTS PHASE II
	PROJECT NUMBER: 201820.00
	CLIENT:
	CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
	PROJECT TEAM:
GRADE LEVEL +0' - 0"	
	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
	<u>CIVIL</u> : BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422
	<u>STRUCTURAL</u> : KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
	<u>MEP/LIGHTING</u> : ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
	RIJA, INC. 1620 MONTGOMERY ST. SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
	THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
	<u>COST ESTIMATING</u> : MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
	GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789 REVISION
	NUMBER DATE DESCRIPTION
STAGE BASE +2' - 6"	
	ISSUE: 40% DOCUMENTS
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	NOT FOR
	CONSTRUCTION
	SHEET TITLE: INTERIOR ELEVATIONS
	SHEET NUMBER:
	A501

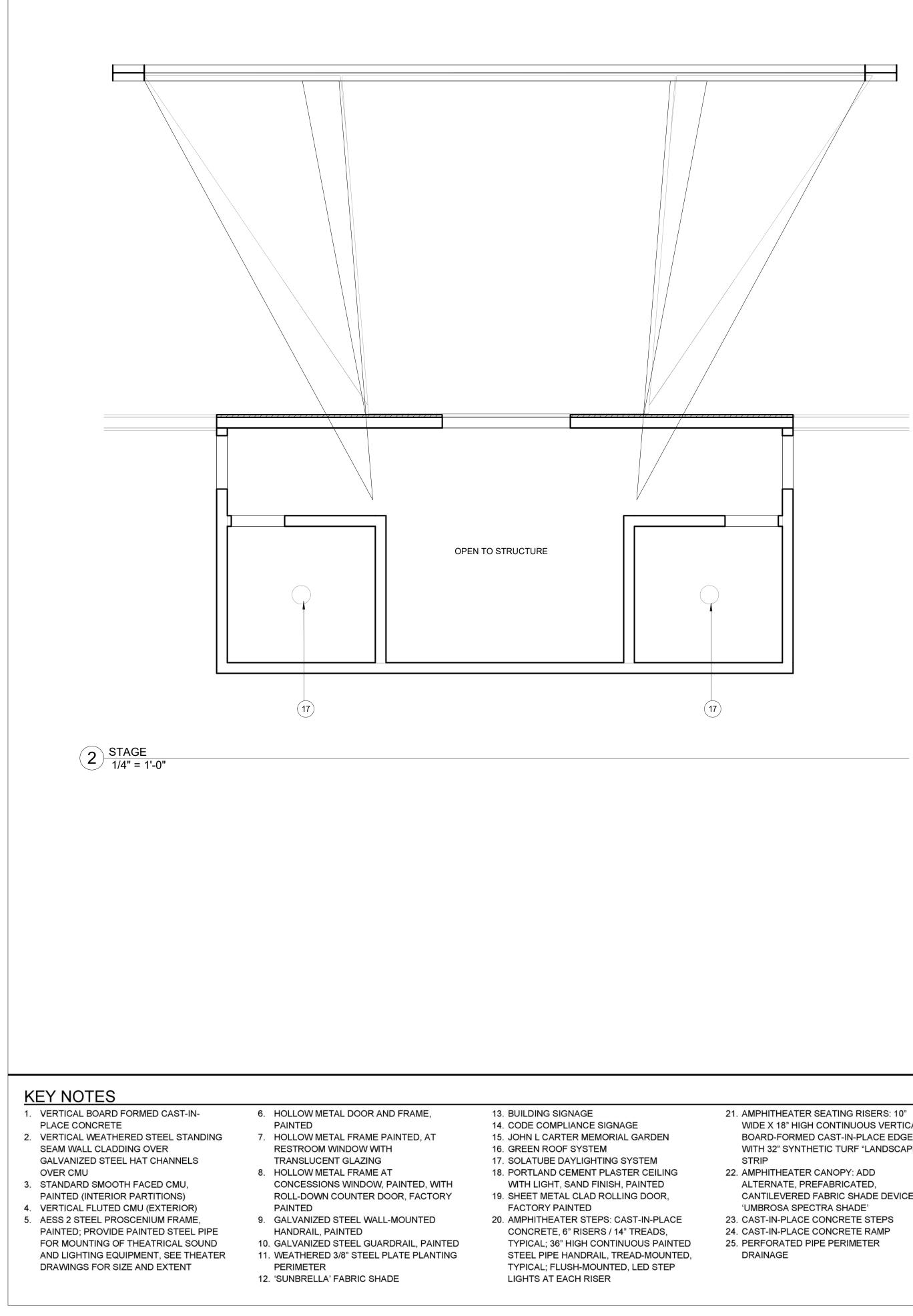


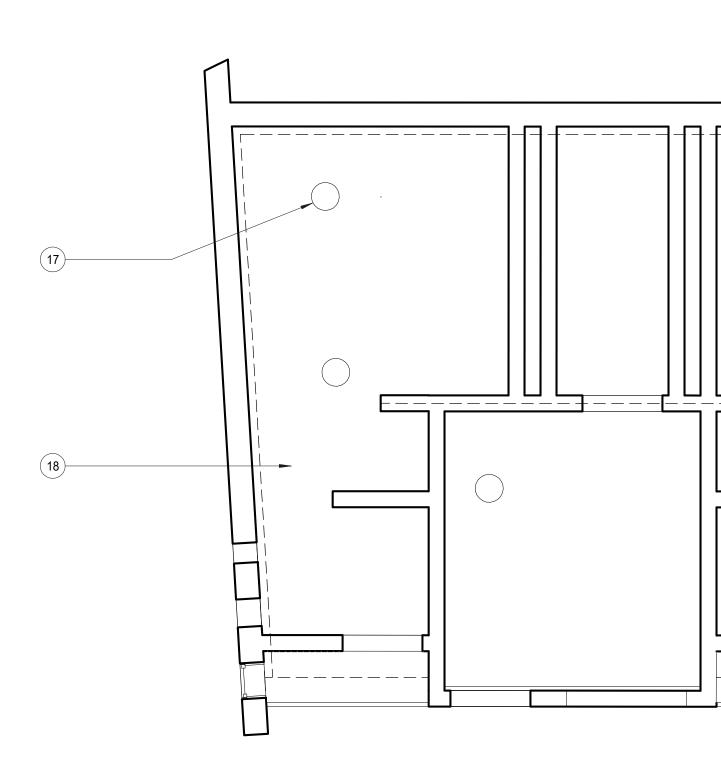






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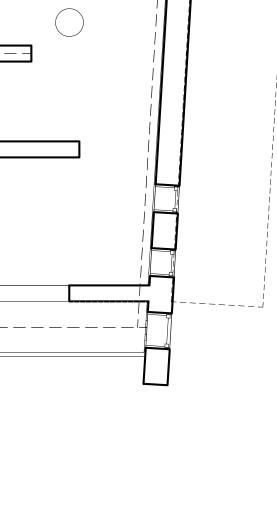


1 GRADE LEVEL 1/4" = 1'-0"

- WIDE X 18" HIGH CONTINUOUS VERTICAL BOARD-FORMED CAST-IN-PLACE EDGE WITH 32" SYNTHETIC TURF "LANDSCAPE"
- CANTILEVERED FABRIC SHADE DEVICE,

- 26. BOK-MODERN WATER-JET METAL PLATE SCREEN WALL SYSTEM W WEATHERED FINISH
- 27. PAINTED STEEL PIPE THEATER LIGHTING POLE – SEE THEATER DRAWINGS
- 28. CLASS A SBS MODIFIED BITUMEN ROOFING OVER PROTECTION BOARD OVER RIGID INSULATION ON CONCRETE DECK
- 29. WOOD DECKING OVER WOOD SLEEPERS OVER FLUID APPLIED WATERPROOFING ON CONCRETE DECK SLOPED TO DRAIN

2040 Addison St, Berkeley, C 510.549.2929 Lelsarch.com PROJECT: JOHN L CARTI PARK	CA 94704
IMPROVEMEN	TS
PHASE II PROJECT NUMBER:	
201820.00	
CIENT. CITY OF HALF MOON 501 MAIN STREET HALF MOON BAY, CA 940 650.726.8270	
PROJECT TEAM:	
LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME, CA 94010 650.375.1313 CIVIL: BKF ENGINEERS 265 SHORELING ERIVE, SUITE 22 REDWOOD CITY, CA 94065 650.482.6422 STRUCTURAL: KPFF 4 SFREMONT STREET, 28TH FLO. SAN FRANCISCO, CA 94105 415.989.1004 MEP/LIGHTING: ALTER CONSULTING ENGINEER: 1295 69TH STREET COAKLAND, CA 94608 510.876.2991 RUA, INC. TIE20 MONTGOMERY ST. SUITE 27 SAN FRANCISCO, CA 94111 415.730.7994 THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER SCAPTO BERNELEY, CA 94709 415.956.4100 COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 47 EMERYVILLE, CA 94608 510.875.3020 GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUIT WALNUT CREEK, CA 94596 707.803.1789 REVISION:	0 OR 50 50 VAY 0 E 305
NUMBER DATE DESCR	IPTION
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17 SEPTEMBER, 20 STAMP:	19
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SHEET TITLE: REFLECTED CEILING PLA	
SHEET NUMBER:	
A600	



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els architecture+ urban design 2040 Addison St, Berkeley, CA 94704 510.549.2929 | elsarch.com JOHN L CARTER PARK IMPROVEMENTS PROJECT: JOHN L CARTER PARK **IMPROVEMENTS** PHASE II PROJECT NUMBER: 201820.00 KPFF 1900173.00 HALF MOON BAY, CALIFORNIA CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270 PROJECT TEAM: Крп SHEET INDEX SYMBOLS ABBREVIATIONS 45 Fremont Street, 28th Floo San Francisco, CA 94105 415.989.1004 | kpff.com LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 SECTION A.B. Radius DETAIL NUMBER 2 S3.4 SHEET NUMBER WALL BURLINGAME, CA 94010 ISSUE LOG REFERENCE: ELEVATION: R.D. ACI GALV Roof Drain 650.375.1313 RDWD REF REINF REQD REV SHEET INDEX A.D. Redwood ADDL GLB Reference eam WALL SECTION: 2 S3.4 BKF ENGINEERS ADJ DETAIL GLC lumn Reinforcing A.F.F. 255 SHORELINE DRIVE, SUITE 200 **REFERENCE:** Required REDWOOD CITY, CA 94065 AISC GYP Revision Oype 650.482.6422 ALT RF Roof BUILDING SECTION: 2 S3.4 APPRO) HDR RM R.O. DETAIL Header Room STRUCTURAL: HGR ARCH **REFERENCE:** Hanger Rough Opening TITLE ASPH ΗK Hook 45 FREMONT STREET, 28TH FLOOR ASTM HORIZ Section Modulus Horizontal SAN FRANCISCO, CA 94105 SOO1 | TITLE PAGE & SHEET INDEX RS-12 - REVISION SHEET NUMBER High Point S.A.D. See Architectural Drawings A.C. REVISION 415.989.1004 REVISION NUMBER IDENTIFICATION: S.C.D. Hard Rock See Civil Drawings MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET 101 GENERAL NOTES BAL HSS SCHED Hollow Steel Structure Schedule 102 GENERAL NOTES S.E.D. See Electrical Drawings B.L. Height 103 GENERAL NOTES SF BLDG Square Feet OAKLAND, CA 94608 SHT 111 SPECIAL INSPECTION BLK Moment of Inertia Sheet 510.876.2591 SHTG BLKG Inside Diameter Sheathing 112 SPECIAL INSPECTION MATERIALS Inside Face SIM CAST-IN-PLACE CONCRETE Similar BM S113 | SPECIAL INSPECTION RIJA, INC. SHOWN ON B.O. NFO S.J. Shrinkage Joint, Seismic Joint Information 1620 MONTGOMERY STREET, SUITE 250 PLANS: PRECAST CONCRETE BOT NSUL or Slip Joint SAN FRANCISCO, CA 94111 Insulation S201 FOUNDATION PLANS B.P. S.L.D. 415.730.7994 See Landscape Drawings NT Interior CONCRETE MASONRY UNITS S202 ROOF FRAMING PLANS BRD S.M.D. See Mechanical Drawings THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE BRICK MASONRY UNITS BRG BRKT S.M.F. Special Moment Frames Joist S301 TYPICAL DETAILS - CONCRETE S.M.S. Joint Sheet Metal Screw STEEL MEMBERS 1553 MARTIN LUTHER KING JR. WAY BTWN S.O.G. Slab On Grade BERKELEY, CA 94709 S401 TYPICAL DETAILS - MASONRY KIPS 1000 Pounds SP WOOD OR METAL STUDS B.U. Space or Spacing 415.956.4100 S402 EXTERIOR WALL SECTIONS S.P.D. KIPS Per Square Foot See Plumbing Drawings COST ESTIMATING: MACK 5 SPEC Specification MATERIALS S501 TYPICAL DETAILS - METAL DECK CBC Angle SQ. Square SHOWN ON C.I.P. Pounds S.S.D. 1900 POWELL STREET, SUITE 470 LBS See Structural Drawings DETAILS: C.J. STAGG EMERYVILLE, CA 94608 Live Load Staggered 510.595.3020 CLG Long Leg Horizontal STD Standard LLH Stiffener STIFF Long Leg Vertical LLV Δ . GRAPHICS: DONNELLY DESIGN ĊLR LONGIT STL Steel $\Delta^{\cdot \mathsf{P}}$ Longitudinal CMU STRUCT Low Point Structural 2121 N. CALIFORNIA BLVD., SUITE 305 COL Low Shrinkage SYM Symmetric CAST-IN-PLACE PRE-CAST OR PRE-CAST WALNUT CREEK, CA 94596 CONC Laminated Strand Lumber 707.803.1789 CONCRETE C.I.P. CONCRETE CONCRETE CONN Т **&** В Top and Bottom Light IN SECTION IN ELEVATION IN SECTION CONSTR T & G Laminated Veneer Lumber Tongue and Groove ISSUE LOG KEY: _VL **REVISION**: CONTIN Т.В. LTWT Light Weight Tie Beam '√' ISSUED AS PART OF A SET NO. DATE DESCRIPTION C.J.P. THK Thick '--' NOT A PART OF ISSUED SET CTR ИАСН THRU Machine Through DATE 09-1 ' * ' ISSUED FOR INFORMATION ONLY CTRD IAS T.L. Masonry Top Lower CTRSNK T.0. JATL Material Top Of Top of Concrete **IAX** T.O. CONC Maximum A Top of Parapet T.O. PAR Machine Bolt T.O. PLY DBL Miscellaneous Channel Top of Plywood T.O. PL DEPR Mid-depth Top of Plate BRICK CONCRETE CONCRETE CMU OR D.F. ИЕСН T.O. SLAB Top of Slab Mechanical MASONRY UNITS MASONRY UNITS BRICK MASONRY UNITS T.O. STL DIA or Moment Frame Top of Steel IN ELEVATION IN SECTION IN SECTION IN PLAN DIAG T.O. WALL MFR Manufacturer Top of Wall TRANS DIM Minimum Transverse

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A.B.	Anchor Bolt	GA
ACI	American Concrete Institute	GALV
A.D.	Area Drain	G.B.
ADDL	Additional	GLB
ADJ	Adjacent	GLC
A.F.F.	Above Finish Floor	GR
AISC	American Institute of Steel Construction	GYP
ALT	Alternate	HDR
APPROX	Approximately	HGR
ARCH	Architect or Architectural	HK
ASPH	Asphalt	HORIZ
ASTM	American Society of Testing and Materials	H.P.
A.C.	Asphaltic Concrete, Air Condition	H.R.
BAL B.L. BLDG BLK BLKG BM B.O. BOT B.P. BRD BRG BRKT BTWN B.U.	Balance Bottom Lower Building Block Blocking Beam Bottom of Bottom Break Point Board Bearing Bracket Between Bottom Upper	HSS HT I.D. I.F. INFO INSUL INT JST JT KIPS KSF
C CBC C.I.P. C.J. CLG Q CLR CMU COL CONC CONN CONSTR CONSTR CONTIN C.J.P. CTR CTRD CTRSNK	Channel California Building Code Cast In Place Construction or Control Joint Ceiling Center Line Clear Concrete Masonry Unit Column Concrete Connection Construction Construction Construction Complete Joint Penetration Center Centered Countersink	L LBS LL LLH LLV LONGIT L.P. L.S. LSL LT LVL LTWT MACH MAS MATL
d	Penny weight	MAX
DBL	Double	M.B.
DEPR	Depression	MC
D.F.	Douglas Fir	M.D.
DIA or Ø	Diameter	MECH
DIAG	Diagonal	M.F.
DIM	Dimension	MFR
DL	Dead Load	MIN
DN	Down	MISC
do	Ditto	MTL
D.W.F.	Deformed Wire Fabric	(N)
DWG	Drawing	N.A.
(E)	Existing	N.A.
EA	Each	N.I.C.
E.F.	Each Face	NO.
E.J.	Expansion Joint	N.P.
EL	Elevation	N.S.
ELEC	Electrical	N.T.S.
ELEV	Elevator	O.C.
EMBED	Embedment	O.D.
E.N.	Edge Nail	O.F.
ENCL	Enclosure	O.H.
ENGR	Engineer	OPNG
E.O.	Edge of	OPP.
E.O. MAS	Edge of Masonry	OSB
E.O. PL	Edge of Plate	O.W.S.G.
E.O. SLAB	Edge of Slab	O.W.S.J.
EQ	Equal	PAR
EQPT	Equipment	PC
E.W. EXP EXT F.D. FDN F.F. FIN FLR F.O. F.O. CONC F.O. MAS F.O. STUD FRMG F.S. FT FTG	Each Way Expansion Exterior Floor Drain Foundation Finish Floor Finish Floor Face of Face of Face of Concrete Face of Masonry Face of Stud Framing Far Side Foot or Feet Footing	P/C PCF P.D.F. P.D.P. PL PLF PLY PLYWD P.J.P. PSF PSI PSL P/T P.T.D.F.

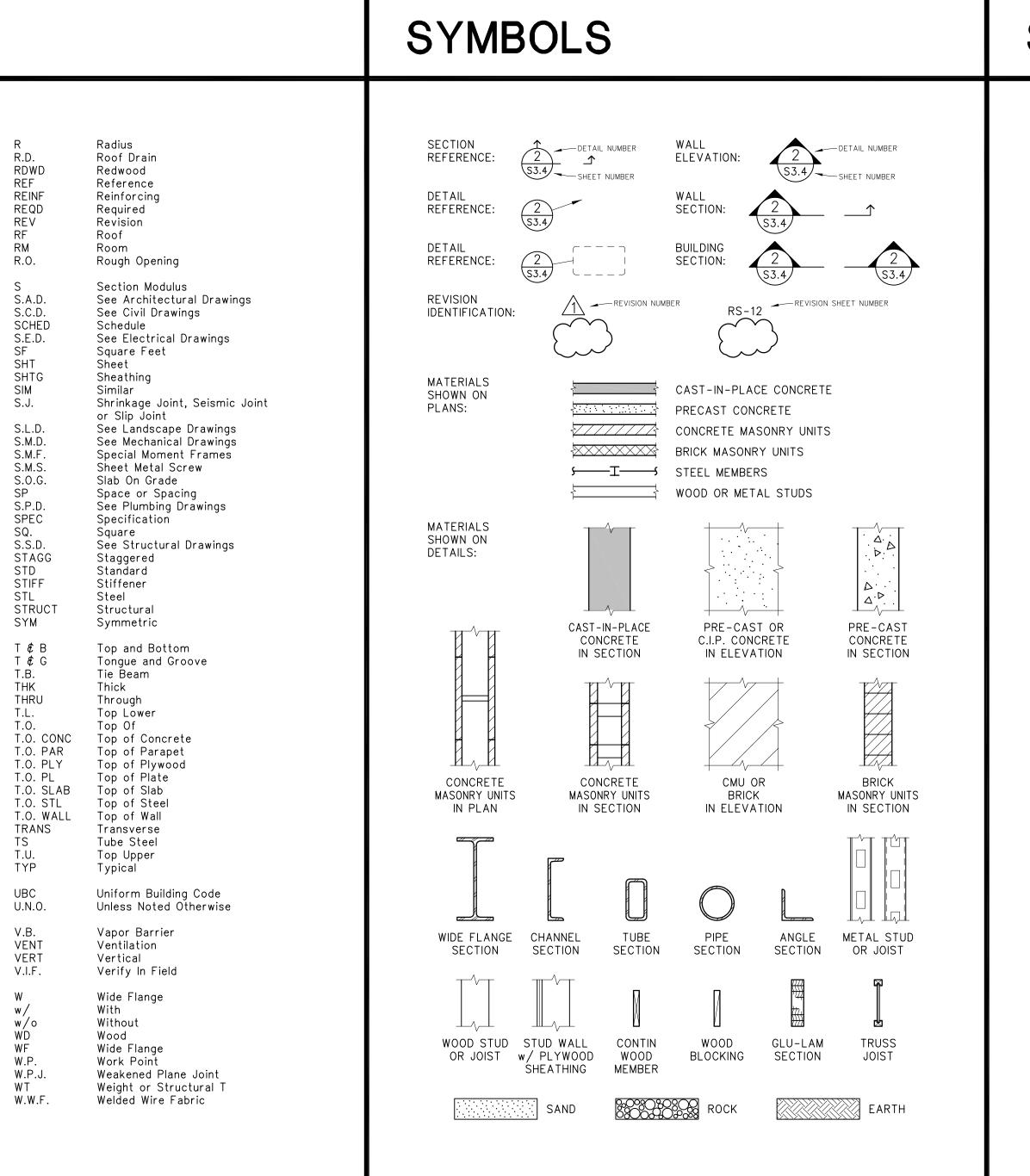
Gage	
Galvanized	
Grade Beam	
Glued Laminated	Bea
Glued Laminated	Col
Grade	
Gypsum	

Miscellaneous Metal

New Not Applicable Not In Contract Number No Profile Near Side Not To Scale

On Center Outside Diameter Outside Face Opposite Hand Opening Opposite Oriented Strand Board Open Web Steel Girder Open Web Steel Joist

Parapet Piece Precast Pounds per Cubic Foot Powder Driven Fastener Powder Driven Pin Property Line Plate Pounds per Linear Foot Plywood Plywood Partial Joint Penetration Pounds per Square Foot Pounds per Square Inch Parallel Strand Lumber Post-Tensioned Pressure Treated Pressure Treated Douglas Fir



ISSUE: 40% DOCUMENTS PRICING SET

DATE: 17 SEPTEMBER, 2019

STAMP:



SHEET TITLE:



SHEET NUMBER:

S001

GENERAL

Dimensions not shown on the structural drawings. Size and location of all floor and roof openings, except as noted. Size and location of all interior and exterior non-bearing partitions. Size and location of all door and window openings, except as noted. Size and location of inserts for cladding or ornamentation. Size and location of all concrete curbs, equipment pads, pits, floor drains, slopes, depressed areas, change in level, chamfers, grooves, inserts, etc. Floor and roof finishes.

Refer to the mechanical, plumbing, and electrical drawings for the following:

Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc., except as noted. Electrical conduit runs, boxes, and outlets in walls and slabs. Concrete inserts for electrical, mechanical, or plumbing fixtures. Size and location of machine or equipment bases or anchor bolts for motor mounts.

The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing and shoring for loads due to construction equipment, etc. Observation visits to the site by the Engineer shall not include inspection of the aforementioned items.

Contractor shall investigate the site, during clearing and earthwork operations, for filled excavations or buried structures, such as cesspools, cisterns, foundations, etc. If any such structures are found, the Engineer shall be notified immediately.

Openings, pockets, etc., larger than 6" shall not be placed in concrete slabs, decks, or walls, unless specifically detailed on the structural drawings. Notify the Engineer when drawings by others show openings, pockets, etc., larger than 6" not shown on the structural drawings, but which are located in structural members. For any further restrictions on openings in structural elements, see applicable sections below.

GENERAL NOTES

GENERAL	Construction material shall be spread out	if placed on framed reaf on floor load chall	FOUNDATI			
Dimensions refer to rough concrete surfaces, face of studs, face of concrete block, top of sheathing, or top of slab, unless otherwise indicated. The Contractor shall verify all dimensions prior to the start of construction. The Architect shall be notified of	Construction material shall be spread out if placed on framed roof or floor. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where the structure has not attained the design strength.					
any discrepancies or inconsistencies.	Specifications and detailing of all waterp sometimes indicated on the structural draw are solely the design responsibility of oth	Moon Bay, Ca Maximum soi				
All drawings are considered to be a part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies that occur shall be brought to the attention of the Architect prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents	Shop drawings, special inspections, and material sampling and testing, when required, are specified in their respective tables in the general notes and in the specifications.					
or any code requirements shall be corrected by the Contractor at his own expense and at no expense to the owner or Architect.	DESIGN		Equivalent			
Notes and details on the structural drawings shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.	Design conforms to the California Building	Code, 2016 Edition	At rest c Level			
STILLT WOLK.	Live loads:		Slopin			
All work shall conform to the minimum standards of the following codes:	Roof (flat) Green Roof	20 psf 100 psf	Surcha Seismi			
2016 California Building Code, which comprises Title 24, Part 2 of the California Code of Regulations, as adopted by the California Building Standards Commission referred to here as "The California Building Code, 2016 Edition" or "the code", and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those additional codes and standards including, but not limited to, the following incorporated codes listed below,	Wind Analysis: Basic wind speed, V3S Exposure Internal Pressure Coefficient, GCPI	(CBC Figure 1609) VULT = 110 mph (CBC Section 1609.4.3) = C (ASCE Table 26.11–1) GCPI = ±0.18	Coefficient Passive eari (ignore top			
and in these structural notes and specifications.	Components and cladding design wind pressu	res at allowable stress levels	* S = Live I			
Aluminum Association: ADM1–2015, Aluminum Design Manual: Part 1	Interior Wall Condition (psf): +20/-25		** H = Heig			
American Society of Civil Engineers: ASCE 7–10 Minimum Design Loads for Buildings and Other Structures including Supplement No. 1 and 2.	Corner Wall Condition (psf): +25/-30		Refer to the site grading			
	(+) Pressures indicate pressure towards wal	1	Report and			
American Concrete Institute (ACI): ACI 318–14 Bldg. Code Requirements for Structural Concrete and Requirements for Structural Concrete and Commentary	(-) Pressures indicate pressure away from w Corner conditions - extent of wall from bu		The Contract			
American Concrete Institute (ACI): ACI 530-13 Building Code Requirements for Masonry Structures (TMS 402-13) & ACI 530.1-13 Specifications for Masonry Structures (TMS 602-13)	Seismic Analysis: Seismic Importance Factor, I Risk Category	(ASCE Table 1.5-2) I = 1.0 (CBC Table 1604.5) = II	and shoring including la streets, and ordinances.			
American Institute of Steel Construction (AISC): AISC 325–11 Steel Construction Manual 14th Edition	Site Location, Latitude Site Location, Longitude	37.465884° -122.42779°	<u>Footings</u> Footings sha			
American Institute of Steel Construction (AISC): AISC 341–10 Seismic Provisions for Structural Steel Buildings	Spectra Accel., Short Period, SS	(CBC Figure SS - 1.962 g	compacted f shall be fou shown on the			
American Institute of Steel Construction (AISC): AISC 358–10 Prequalified Connections	Spectra Accel., Long Period, S1	(CBC Figure \$1 - 0.826 d	excavated th			
for Special Moment Frames for Seismic Applications including Supplement No. 1, and No. 2.	Site Classification	(CBC Section 1613.3.2) = D	Excavations reinforcing			
American Institute of Steel Construction (AISC): AISC 360–10 Specification for Structural Steel Buildings	Design Response, Short Period, SDS Design Response, Long Period, SD1 Seismic Design Category	(CBC Section 1613.3) SDS = 1.308 g (CBC Section 1613.3) SD1 = 0.826 g (CBC Table 1613.3.5(1)&(2)) = E	the excavat <u>Compacted F</u>			
American Iron and Steel Institute (AISI): AISI S100–12 North American Specification for the Design of Cold-formed Steel Structural Members, 2012	Lateral System (ASCE Table 12.2–1)	Bearing Wall System, Special Reinforced Concrete Shear Walls	Compacted f determined b			
American Iron and Steel Institute (AISI): AISI S213–07/S1–09 (2012) North American	Response Modification Factor,	R = 5	Geotechnica slabs on gra			
Standard for Cold-formed Steel Framing - Lateral Design with Supplement 1, dated 2009, (Reaffirmed 2012)	System Overstrength Factor, Deflection Amplification Factor	$\Omega 0 = 2.5$ Cd = 5	Slabs On Gra			
American Welding Society: AWS D1.1:2010 Structural Welding Code - Steel	Seismic Response Coefficient, CS	(ASCE Section 12.8.1) CS = 0.26	For the sub			
American Welding Society: AWS D1.3:2008 Structural Welding Code - Sheet Steel	Base Shear, V	V = Kips (N-S)	Geotechnica with a WVTR			
American Welding Society: AWS D1.4:2011 Structural Welding Code - Reinforcing		V = Kips (E-W)	E1643 over 4 surface.			
American Welding Society: AWS D1.8:2009 Structural Welding Code - Seismic Supplement	Horizontal Inelastic Story Drift Per Level Level 1 Drift = inches	Relative to the Level Below	Backfill			
American Wood Council (AWC): NDS–2015 National Design Specification (NDS) for Wood Construction with 2015 Supplement	Lateral System (ASCE Table 12.2–1)	Bearing Wall System, Special Reinforced Masonry Shear Walls	All excavat walls befor shall brace			
American Wood Council (AWC): SDPWS–2015 Special Design Provisions for Wind and Seismic	Response Modification Factor, System Overstrength Factor,	$R = 5$ $\Omega 0 = 2.5$	the attachin Contractor s			
ASTM specifications on the structural drawings shall be of the latest version, unless otherwise noted.	Deflection Amplification Factor	Cd = 3.5	Footing back mechanicall			
Refer to the architectural drawings for the following:	Seismic Response Coefficient, CS	(ASCE Section 12.8.1) CS = 0.26	by the Geote			
Dimensions not shown on the structural drawings.	Base Shear, V	V = Kips (N-S) V = Kips (E-W)	Geotechnica			

Seismic Analysis Procedure: Equivalent Lateral Force Procedure per ASCE 7-10 Section 12.8

Horizontal Inelastic Story Drift Per Level Relative to the Level Below

Drift = _____ inches

Level 1

Analysis/Design:Utilizes the "ETABS" computer software

DATIONS

ations conform to the recommendations of the Geotechnical Report entitled: echnical Engineering Investigation John L. Carter Improvements Main Street Half Bay, California," prepared by BAGG Engineers, dated June 25, 2019.

- um soil pressure
- = 1,500 psf DL = 2,000 psf DL + LL = 2,667 psf DL + LL + Lateral

= 65 + 4*(Slope (deg)/5) pcf

- ning Walls
- alent fluid pressure (for drained walls)
- rest condition (restrained) _evel backfill
- Sloping backfill (2:1 max) Surcharge
- Seismic Increment
- icient of friction
- ve earth pressure
- = 5H psf** = 0.30 = 400 pcf

= S/2 psf*

= 65 pcf

- top 12 inches)
- Live Load Surcharge (psf) Height of retained soil
- to the Geotechnical Report for additional recommendations not listed below. All rading, excavations, fills, and soil preparation shall conform to the Geotechnical and all work shall be done under the observation of the Geotechnical Engineer.
- ontractor shall provide for the design and installation of all cribbing, sheathing, horing required and shall be solely responsible for all excavation procedures ling lagging, shoring, and the protection of adjacent property, structures, ts, and utilities in accordance with all national, state, and local safety
- ngs shall extend to such depth as to bear upon firm, undisturbed native soil or ted fill. All abandoned footings, utilities, etc. shall be removed. All footings be founded at a depth at least 18" below the lowest adjacent grade. Footing depths on the structural drawings are minimum depths. Footings may be poured in neat ated trenches.
- ations for footings shall be observed by the Geotechnical Engineer prior to placing prcing and concrete. The Contractor shall notify the Geotechnical Engineer when xcavations are ready for observation.
- ted Fill
- ted fill below footings shall be compacted to 90% relative compaction as nined by the ASTM D1557 compaction test method and under the observation of the chnical Engineer. Compacted fill shall have a minimum depth of 12" beneath all on grade.
- On Grade
- he sub capillary break materials under concrete slabs on grade, refer to the chnical Report. Provide a 15 mil vapor barrier complying with ASTM E1745 Class A WVTR less than or equal to 0.008 per ASTM E96, placed in accordance with ASTM over 4" rock course under slabs on grade. Rock course shall be rolled to a smooth
- ccavations shall be properly backfilled. Do not place backfill behind retaining before the concrete or grout has attained full design strength. The Contractor brace or protect all building and pit walls below grade from lateral loads until taching floors are completely in place and have attained full strength. The actor shall provide for the design, permits, and installation of such bracing.
- ng backfill and utility trench backfill within the building area shall be nically compacted in layers in accordance with the Geotechnical Report and observed Geotechnical Engineer or Inspector. Flooding will not be permitted.
- chnical Engineer Observation Letter
- The Geotechnical Engineer shall prepare a letter for the Building Department giving an opinion regarding conformance of the footing excavations, compacted fill compaction, subgrade preparation, and backfilling with the requirements contained in the Geotechnical Report.

BIS architecture+ urban design 040 Addison St, Berkeley, CA 94704 10.549.2929 elsarch.com
ROJECT: JOHN L CARTER PARK IMPROVEMENTS PHASE II
ROJECT NUMBER: 201820.00 KPFF 1900173.00 ELIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
ROJECT TEAM: Life of the second seco
ANDSCAPE: ALLANDER ASSOCIATES URLINGAME OFFICE 633 BAYSHORE HIGHWAY, SUITE 133 URLINGAME, CA 94010 50.375.1313
IVIL: KF ENGINEERS 55 SHORELINE DRIVE, SUITE 200 EDWOOD CITY, CA 94065 50.482.6422 ITRUCTURAL: PEF
5 FREMONT STREET, 28TH FLOOR AN FRANCISCO, CA 94105 15.989.1004 IEP/LIGHTING: LTER CONSULTING ENGINEERS 295 59TH STREET
DAKLAND, CA 94608 10.876.2591 IJA, INC. 620 MONTGOMERY STREET, SUITE 250 AN FRANCISCO, CA 94111 15.730.7994
HEATER SPECIALTIES: HE SHALLECK COLLABORATIVE 553 MARTIN LUTHER KING JR. WAY ERKELEY, CA 94709 15.956.4100
ACK 5 900 POWELL STREET, SUITE 470 MERYVILLE, CA 94608 10.595.3020 GRAPHICS: ONNELLY DESIGN
I21 N. CALIFORNIA BLVD., SUITE 305 VALNUT CREEK, CA 94596 07.803.1789
NO. DATE DESCRIPTION
SSUE: 40% DOCUMENTS PRICING SET
ATE: 17 SEPTEMBER, 2019
TAMP:
NOT FOR CONSTRUCTION
GENERAL NOTES
HEET NUMBER:
S101

REINFORCING STEEL

Reinforcing Steel detailing, fabrication, and placement shall conform to the "California Building Code", Chapter 19; the "Manual of Standard Practice of the Concrete Reinforcing Steel Institute", latest edition; and the "Building Code Requirements for Structural Concrete and Commentary", ACI 318-14; unless otherwise noted.

Standards: Reinforcing steel shall conform to the following standards:

Deformed Bars, #3 Deformed Bars, #4 and larger

Shear Walls and Ductile Frames: Reinforcing bars used in shear walls or ductile moment frame beams and columns shall also meet the following requirements in accordance with ACI 318-14 Section 20.2.2.4 and 20.2.2.5:

a. Low Alloy ASTM A706 Grade 60, or

- b. ASTM A615, Grade 60 where (i) through (iii) are satisfied: Actual yield strength based on mill tests does not exceed the specified yield i)
 - strength fy by more than 18,000 psi
 - ii) Ratio of the actual ultimate tensile stress to the actual tensile yield strength is at least 1.25
 - iii) Minimum elongation in 8 in. shall be at least 14 percent for bar sizes No. 3 through No. 6, at least 12 percent for bar sizes No. 7 through No. 11, and at least 10 percent for bar sizes No. 14 and No. 18.

Placing: All steel reinforcement shall be securely tied in place so as to maintain their exact position before and during the placement of concrete. Reinforcing steel shall be securely tied in place with #16 annealed iron wire. Bars in beams and slabs shall be supported on well-cured concrete blocks or approved plastic tipped metal chairs, as specified by CRSI Manual of Standard Practice, MSP-1. Accessories for epoxy-coated reinforcing, where shown on plans, shall be as noted in the Specifications. Wire fabric in slabs shall be securely fastened to supporting devices to maintain their position during concrete placement.

Lap bars 58 diameters, laps shall be staggered, for #3 to #6 bars unless otherwise noted Lap bars 72 diameters, laps shall be staggered, for #7 to #11 bars unless otherwise noted

Mechanical splices: Where noted on plans, provide threaded couplers capable of developing at least 125% of the specified yield strength of the reinforcing steel. Couplers shall be Type 2, as per ACI 318-14 Section 18.2.7. Threaded Couplers shall be as manufactured by Erico Company, or approved equal with a current evaluation report from an approved source.

Headed Reinforcement: Where noted on plans, provide rebar terminators capable of developing the tensile strength of the reinforcing steel. Rebar terminators shall be as manufactured by Erico Inc (IAPMO ES ER-0188) or approved equal with a current evaluation report from an approved source.

Form Saver: Form savers are to be used where noted on the drawings. In addition, form savers may be substituted in lieu of dowels at construction joints. Where substituted. contractor to submit for review prior to construction. Form savers shall be capable of developing at least 125% of the specified yield strength of the reinforcing steel. Form savers shall be Type 2, as per ACI 318-14 Section 18.2.7. Form Savers shall be as manufactured by Erico Inc (IAPMO ES ER-0129) or approved equal with a current evaluation report from an approved source.

Welding: Where welding of reinforcing bars is approved by the Engineer, it shall be done by AWS certified welders using E80XX or approved electrodes. Welding procedures shall conform to the requirements of the "Structural Welding Code - Reinforcing Steel", AWS-D1.4

Clear distances, steel to forms, unless noted otherwise:

Slabs not exposed to weather, joists, interior wall surfaces 3/4"

Exterior wall surfaces, slabs exposed to weather, #5 and smaller . Exterior wall surfaces, slabs exposed to weather, #6 and larger ..

Column Ties, Beam Ties

Clear distance between bars

Slabs on rolled grade

Formed surfaces in contact with earth

Unformed surfaces in contact with earth

Shop drawings shall be submitted to the Architect for review prior to fabrication. Shop drawings shall include elevations of all beams and columns showing bar and lap locations. See Shop Drawing Submittal Requirements elsewhere in General Notes. Submit mill certificates for reinforcing steel prior to rebar placement.

GENERAL NOTES

CONCRETE WORK

ASTM A615, Grade 40 ASTM A615, Grade 60

1-1/2"

2"

1-1/2"

2"

1-1/2"

2"

3"

Forms shall be properly constructed conforming to concrete surfaces as shown on the drawings, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed to support the concrete. Forms for exposed concrete shall be board formed and shall produce a finished concrete surface according to accepted standards for architectural concrete.

Refer to architectural, electrical, and mechanical drawings for details at door and window openings, floor type hinges, etc., and for location of sleeves, pipes, and other embedded items. Openings through slabs or walls not shown on the structural drawings which would interrupt reinforcing bars shall not be made without approval of the Architect.

Debris should be entirely removed from forms prior to concrete placement.

Horizontal construction joints shall be located as shown on the structural drawings, and the hardened concrete surfaces shall be cleaned by sand-blasting or other approved means to expose firmly embedded aggregates prior to pouring additional concrete in contact with these surfaces. Vertical construction joints through beams or slabs shall be located only as shown on structural drawings.

Forms and shoring shall not be removed until the concrete has attained sufficient strength to withstand all loads to be imposed without excessive stress, creep, or deflection. See specifications for shoring requirements.

Concrete shall be ready mixed conforming to ASTM C94. Cement shall be Portland Cement Type II, conforming to ASTM C150. All hardrock (H.R.) concrete used in suspended slabs and slabs on grade shall be designed for low shrinkage (L.S.). Acceptable coarse aggregates for low shrinkage concrete include Kaiser Clayton, Granite Rock, Limestone, Sechelt, or Orcas aggregates. Fine aggregates acceptable for low shrinkage concrete include Sechelt, Orcas, or Granite Rock sands. Alternative aggregates may be submitted provided they provide a concrete mix with a shrinkage limitation of 0.040% after 28 days of drying. Submit test data to Architect for review.

Lightweight concrete, when specified, shall have aggregates that shall be vacuum saturated and conform to ASTM C330 for lightweight aggregates for structural concrete. Maximum dry weight shall be 115 pcf.

Use maximum size aggregate as noted below.

Use 3/8" maximum aggregate where necessary for proper placing, such as in thin or congested sections, etc. Superplasticizers may be used to improve workability in thin or congested sections. Incorporate superplasticizers into concrete mix designs.

Flyash shall consist of pozzolanic admixtures conforming to ASTM C618, Class F, and shall be used in quantities noted below. See specifications for additional requirements.

Ground Granulated Blast Furnace Slag (GGBFS) shall conform to ASTM C989 for slag cement and be used in quantities noted below. See specifications for additional requirements.

Admixtures used in concrete shall conform to the following ASTM standards, shall be used in dosages recommended by the manufacturer, and shall not contain more chloride than is found in the municipal drinking water supply. Liquid volume in ASTM C494, Type C admixtures shall be added to water content and water cement ratio calculations.

Water reducers	ASTM C494, Type A
Mid-range water reducers	ASTM C494, Type A/F
High-range water reducers	ASTM C494, Type F
Hydration Stabilizers (Retarders)	ASTM C494, Type B and D
Accelerators	ASTM C494, Type C
Air Entraining Agents	ASTM C260
Corrosion Inhibitors	ASTM C494, Type C
Shrinkage Reducing Admixtures	ASTM C494, Type F
Viscosity Modifying Admixtures	ASTM C494, Type S
Silica Fume	ASTM C1240
Crystalline Waterproofing	No ASTM standard

Contractor shall submit for review of the Architect the concrete mixes proposed for use, designed by the concrete supplier and reviewed by an approved testing laboratory.

Concrete shall have the following characteristics:

Concrete Location	Max Aggregate	Strength @ 56 days (psi)	Min Slump¹ (in)	Min Cement Content (Sacks)	GGBFS Content	Max Flyash Content¹	Max Water Content (gals)	Max Water/ Cement Ratio
Foundations	1"x#4 HR	3000	4	5.0	40%	30%	34	0.50
Slab on grade	1"x#4 HR-LS	3000	3.5	5.0	40%	30%	33	0.45
Walls/Pilasters	1"×#4 HR	4000	3.5	6.0	30%	25%	35	0.55
Fill on Metal Deck	1"x#4 HR-LS	3000	3.5	5.0	0%	25%	33	0.45

1 Slump shall be the minimum consistent with proper placing. Achieve slump with water reducing admixtures (ASTM C-494 Type A, F, or A/F) for desired workability. 2 Use high range water reducing admixture (superplasticizer) as needed.

4 Use water reducing admixtures or mid-range water reducing admixtures for desired workability.

5 Air-entrainment for Lightweight concrete shall be 4% minimum, 7% maximum.

Conduit, when embedded in concrete slabs, shall be spaced with one conduit diameter clear (larger conduit) or 1 inch clear, whichever is greater, between adjacent conduits or rebar. Conduit shall not be located directly over and parallel to rebar. Embedded conduit can be tied to rebar when oriented perpendicular to them, provided the location of rebar is not affected by the conduit. Conduit without clearance noted above shall be submitted to the architect for review prior to installation. Added trim reinforcement will be required where clearances cannot be met, such as electric panel rooms.

Sleeves, when installed in concrete, shall be spaced with one sleeve diameter (larger sleeve) clear between adjacent sleeves, rebar, or 1 inch, whichever is greater. Sleeves may not touch rebar or other support hardware. Provide clearance between sleeves and reinforcing for typical slab edge conditions. Added trim reinforcement is required per the typical slab opening detail when sleeves exceed 12" diameter or are placed in groups where the out-to-out dimension exceeds 12" in any direction. Sleeve placement shall not interfere with the rebar placement without the approval of the Engineer.

A Sleeve/Penetration Slab Shop drawing shall be submitted for review prior to fabrication. Shop drawings shall include all concrete sleeves, penetrations, and openings, from all disciplines, coordinated, dimensioned and located on plan. See Shop Drawing Submittal Requirements elsewhere in General Notes.

placement.

All concrete except slabs on grade 6" thick or less shall be mechanically vibrated so as to completely fill the forms without causing undue segregation.

For 56 day strengths and 4" diameter x 8" long cylinders: For Mat concrete, 7 test cylinders from each 150 yards, or fraction thereof, poured in any one day, shall be secured and tested by an independent testing agency; one to be tested at 7 days for information, one at 28 days for information, and three at 56 days for acceptance, and two held in reserve. For mild reinforced concrete, 6 test cylinders from each 150 yards, or fraction thereof, poured in any one day, shall be secured and tested by an independent testing agency; one to be tested at 7 days for information, one at 28 days for information, and three at 56 days for acceptance, and one held in reserve. For post-tensioned concrete secure 6 cylinders per 150 yards, or fraction thereof, poured in any one day, two sets minimum. Test one at 96 hours for stressing, one at 28 days for information, three at 56 days for acceptance and hold one in reserve.

For 56 day strengths and 6" diameter x 12" long cylinders: For Mat concrete, 6 test cylinders from each 150 yards, or fraction thereof, poured in any one day, shall be secured and tested by an independent testing agency; one to be tested at 7 days for information, one at 28 days for information, and two at 56 days for acceptance, and two held in reserve. For mild reinforced concrete, 5 test cylinders from each 150 yards, or fraction thereof, poured in any one day, shall be secured and tested by an independent testing agency; one to be tested at 7 days for information, one at 28 days for information, and two at 56 days for acceptance, and one held in reserve. For post-tensioned concrete secure 5 cylinders per 150 yards, or fraction thereof, poured in any one day, two sets minimum. Test one at 96 hours for stressing, one at 28 days for information, two at 56 days for acceptance and hold one in reserve.

The Contractor shall remove and replace any concrete which fails to attain specified strength in 56 days if so directed by the Architect. Any defects in the hardened concrete shall be satisfactorily repaired or the hardened concrete shall be replaced.

The Contractor shall inform the Architect at least 3 days prior to pouring any structural concrete so that the Architect may have the opportunity of reviewing the work prior to concrete

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2040 Addison St, Berkeley, CA 94704 510.549.2929 | elsarch.com PROJECT:

JOHN L CARTER PARK **IMPROVEMENTS**

PHASE II

PROJECT NUMBER: 201820.00 KPFF 1900173.00 CLIENT:

CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270

PROJECT TEAM:



CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650 375 1313

BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422

STRUCTURAL: 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415 989 1004

MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591

RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415 730 7994

THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100

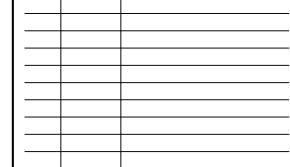
COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510 595 3020

GRAPHICS

DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789

REVISION:

NO. DATE DESCRIPTION



ISSUE: 40% DOCUMENTS PRICING SET

DATE: 17 SEPTEMBER, 2019

STAMP:



SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

S102

CONSTRUCTION JOINTS

All construction joints shall be constructed in accordance with ACI 318-14 section 18.10.9.1 and the typical construction joint details shown on the structural drawings.

All surfaces of construction joints shall be cleaned to remove dust, chips, or other foreign matter prior to placing the adjacent concrete.

The Contractor shall submit the proposed locations of construction joints to the Architect for review by the Architect before starting construction.

ROUGHENED SURFACE

Where indicated as "-----" or noted on plans as "roughened surface" concrete surface shall be shall be intentionally roughened to a minimum of 1/4" amplitude.

CONCRETE MASONRY

Specifications:

Concrete Block: ASTM C90 Block Density: Medium Weight with a density of 105 to 125 pcf Block Strength: 2800 psi minimum Grout Strength: 2000 psi minimum at 28 days Mortar Strength: Type M = 2500 psi minimum at 28 days Full Assembly Strength: f'm = 2000 psi at 28 days Reinforcing: ASTM A615, Grade 60

Use all double open end bond beam units, except closed one end at corners, openings, and ends of walls. Provide a minimum of 1/2" clear between the main reinforcing and the masonry units. Lap all splices 40 diameters or 2'-0" minimum. Place extra #4 bar at top of walls, at all ends and corners, and around all sides of openings, unless noted otherwise, and extend 40 diameters (2'-0" minimum) beyond the edges of the openings. When height of grout pour exceeds 4'-0", provide cleanouts at the bottom of the wall at all cells containing vertical reinforcing. All grout shall be mechanically vibrated by electric vibrators. Fill all cells solid with grout.

Refer to the testing requirements under the "Special Inspection" section.

STRUCTURAL STEEL AND MISCELLANEOUS IRON

Structural Steel and Miscellaneous Metal shall be detailed, fabricated, and erected in accordance with AISC 325. Fabricators and Erectors shall be AISC Certified.

Standards:

All Structural Steel shall conform to the following ASTM designations, U.N.O.

WF Shapes	A992			
WT Shapes	A992			
HP Shapes	A992			
M and S Shapes	A36			
Steel Pipe	A53,	Grade	В	(Fy
HSS Round	A500,	Grade	С	(Fy
HSS Rectangular and Square	A500,	Grade	С	(Fy
Angles, C-Shapes, MC-Shapes	A36			
Other Steel Plates and Bars	A36			

Unless otherwise shown or noted stiffener plates shall be 3/8" thick minimum.

All structural steel surfaces that are encased in concrete, masonry, spray on fireproofing, or are encased by building finishes shall be left unpainted except as required for designation of protected zones, unless noted otherwise.

All steel elements exposed to weather shall be galvanized, galvanize according to ASTM A123, hot dip process.

Erection clips, temporary bracing, and shoring required by the Contractor are not shown. Contractor shall comply with all OSHA requirements.

Additional miscellaneous metal items such as embeds, railings, and supports for interior finishes may be shown on drawings prepared by others, see architectural drawings.

Shop drawings shall be submitted to the architect for review prior to fabrication

The testing agency shall send copies of Structural Testing and Inspection Reports

Bolted Connections:

directly to the Engineer of Record.

Unless otherwise noted, all steel to steel bolted connections shall be bolted with high strength bolts per the "Specification for Structural Joints Using ASTM A325 or A490 Bolts", by the Research Council on Structural Connections (RCSC).

- 1. Unless otherwise noted, bolts in connections shall be bearing type with threads excluded from the shear plane using ASTM A325 bolts unless specifically noted otherwise. All bolts in bearing type connections may be snug tightened per RCSC.
- 2. Steel washers shall conform to ASTM F436 or F959. Nuts shall conform to ASTM A563.
- 3. Unless noted otherwise, anchor bolts and/or anchor rods shall conform to ASTM F1554 Grade 36.
- 4. Other bolted connections shall be bolted with unfinished bolts according to ASTM A307.

Welded Connections:

All welded connections shall be welded in accordance with the "Structural Welding Code -Steel (AWS-D1.1). All welding shall be done with electrodes having a minimum tensile strength of 70 ksi, unless noted otherwise. Shielded metal arc welding (SMAW) electrodes shall be low-hydrogen type. Unless otherwise noted.

1. All welders shall be qualified in accordance with AWS D1.1 for all welds they will be performing.

GENERAL NOTES

2. The weld lengths called for on the structural drawings are the net effective length required. Where fillet weld symbol is given without indication of size, use the minimum size welds as specified in AISC 360, Section J2.2b. 3. All welding shall be performed in conformance with a written welding procedure specification (WPS). Submit all WPS's applicable to the project for review listing specific electrodes to be used. The submittal shall include an index of all procedures, shall identify the actual electrode to be used for each procedure, and shall include electrode data sheets describing the products, the limitations of use, the recommended welding parameters, and storage and exposure requirements. For WPS's that are not pre-qualified per AWS D1.1, submit procedure qualification record with WPS. 4. Run-off tabs per AWS D1.1 are required for Complete Joint Penetration (C.J.P.) groove welds. All welds are to be started and completed on the run-off tabs as much as practicable. Do not end welds at cope hole locations. Use of weld dams is not allowed. 5. The minimum preheat and interpass temperatures of AWS D.1 Section 3.5 must be followed. 6. All C.J.P. groove welds in members and connections shall be made with a filler metal having a minimum Charpy V-Notch toughness of 20 FT-LBS at 40 degrees F as determined by AWS classification or manufacturer's certification. 7. All Butt welds are complete joint penetration welds. Constructio 8. Complete penetration welds and partial penetration welds shall be examined by Ultrasonic Testing. All testing and inspection shall conform to CBC requirements. Refer to the specifications for additional information. METAL DECKING Metal decking shall be cold formed of sheet steel conforming to ASTM A653-SS Grade 33 and having a galvanized coating conforming to ASTM A653 G60. The required minimum structural properties are shown on the structural drawings, as determined in accordance with the AISI "North American Specification for the Design of Cold-Formed Steel Members". Equivalent decking with equal or greater properties may be used only if written permission is obtained from the Engineer. All decking with lightweight concrete fill shall be vented. Verify venting requirements for floor and roof finishes with the Architect. Direction of the deck corrugations is denoted on the structural drawings by the symbol. Decking shall be continuous over 3 spans where structural steel layout permits. Deck, span, and gauge have been selected based upon unshored conditions, in the typical case. The Contractor shall refer to the manufacturer's recommendations for shoring to cover all conditions present on the project. Flashing and closure plates shall be 16 gauge minimum and shall be provided at the ends of all units, around columns, and at all perimeter locations requiring concrete. Welding shall be as shown in the Metal Deck Schedule. All welding of steel deck shall be done by certified light grade welders in accordance with the "Specifications for Welding Sheet Steel in Structures", AWS-D1.3. Pipes and electrical conduit shall not be embedded in the concrete fill unless specifically approved by the Engineer. y = 35 ksi) y = 46 ksi) Shop drawings showing deck properties, layout connections, and stud layout, shall be submitted to the Architect for review prior to erection. ⁻y = 50 ksi) HEADED STUDS (SHEAR STUDS) All headed studs welded to beams or concrete connections shall be "True-Weld Studs". Division of Tru-Fit Screw Corporation, Cleveland, Ohio or "Nelson Stud", TRW Fasteners and Assemblies Group, Lorain, Ohio, or approved equal. All headed studs shall be automatically end welded in the shop or field with equipment recommended by the manufacturer of studs. Steel shear studs material, welding, and inspection, shall be in accordance with the

"Structural Welding Code - Steel", AWS-D1.1. All studs shall be Type B (Fy = 51 ksi, Fu = 65 ksi).

LOW VELOCITY PINS (L.V.P.)

Provide Powder Actuated Fasteners with low velocity charges of size and spacing shown, where L.V.P. is noted on the drawings. The fasteners shall be Hilti X-U as manufactured by Hilti, Inc. (ICC Evaluation Report ESR-2269) or approved equal with a current evaluation report from an approved source.

EPOXY FOR CONCRETE

Epoxy shall be HIT-HY 200 as manufactured by Hilti, Inc. (ICC Evaluation Report ESR-3187). All drilled holes shall be sized according to the manufacturer's recommendations.

EPOXY FOR MASONRY

Epoxy shall be HIT-HY 70 as manufactured by Hilti, Inc. (ICC Evaluation Report ESR-2682). All drilled holes shall be sized according to the manufacturer's recommendations.

EXPANSION ANCHORS

Expansion Anchors shall be KB-TZ as manufactured by Hilti, Inc. (ICC Evaluation Report ESR-1917) or approved equal with a current ICC report. All drilled holes shall be sized according to the manufacturer's recommendations.

HIGH STRENGTH SCREW ANCHORS

High-Strength Screw Anchors shall be Titen HD as manufactured by Simpson Strong Tie, Inc. (ICC Evaluation Report ESR-2713) or approved equal with a current ICC report. All drilled holes shall be sized according to the manufacturer's recommendations.

Architect for review.

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SHOP DRAWING SUBMITTALS

When indicated with a "X", the following items shall have either a) shop drawings or b) certificates of conformance or c) shop drawings, calculations, and details submitted to the architect for review and approval prior to fabrication. When shop drawings, calculations, and details are required, submittals (drawings and calculations) must be signed and stamped by a Civil or Structural Engineer registered in the State of California. For additional information on the contents of the submittals, refer to the project specifications and the specific general notes sections. Submit two prints or an electronic (PDF copy) of calculations (where indicated) and shop drawings to the

		Certificate	Shop Dwgs,	
	Shop		calcs, and	
	Drawings	_	Details	Remarks
einforcing	Х			
Mockup panel, reinforcing	Х			
mixes	Х			
mixes	Х			
cement		Х		
fine aggregates		Х		
coarse aggregates		Х		
admixtures		Х		
ne Joint Layout	Х			
Joint Layout	Х			
on Joint Layout	Х			
enetration Plan	X			Plan with sleeves /blockouts coordinated, dimensioned, & located
einforcing layout	Х			
ortar design mix	X			
rout design mix	X			
ertificate for units	Λ	Х		
ime		X		
steel	Х			
ocedure ions-WPS	Х			
ing w/ stud layout	Х			

(1) Certificates shall be dated within 3 months of the submittal.

MATERIAL SAMPLING AND TESTING

When indicated with a "X", the following materials shall be sampled and/or tested by a certified inspector from an established testing agency in accordance with the project specifications, general notes, or prevailing building code, whichever is more stringent. All material sampling and testing shall be performed in accordance with ASTM requirements. For additional information on material sampling and testing, refer to the project specifications and the specific general notes sections. The testing agency shall send copies of all structural testing reports directly to the Architect, Engineer, and Building Department. Any materials which fail to meet the project specifications shall immediately be brought to the attention of the Architect.

	Required	Remarks
reinforcing	X	Mill certificate in lieu of samples
cylinders	Х	
otcrete, test panel	Х	Mock-up as noted in plans
otcrete, cylinders	Х	
oreliminary mortar cylinders	X	3 cylinders, test at 28 days per ASTM C780
oreliminary grout specimens	X	3 specimens, test at 28 days per ASTM C1019
steel, ultrasonic testing	Х	
steel, bend tests on welded studs	Х	
anchor installation	Х	
or installation	Х	

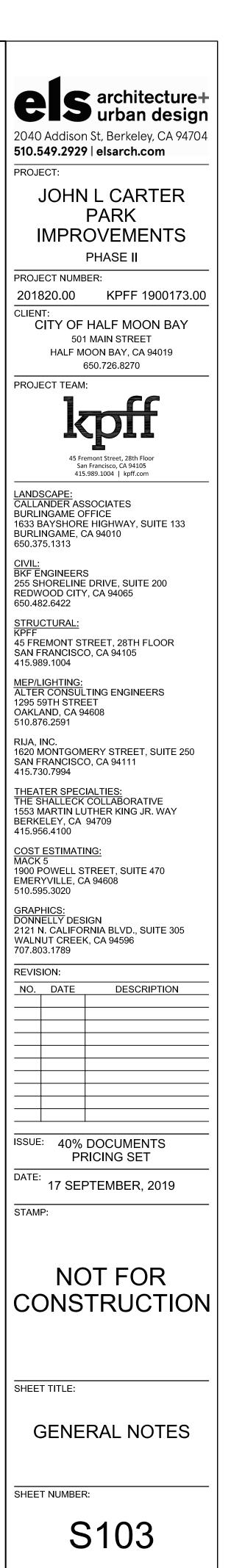


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STATI	MENT OF SPECIAL	INSPECTION NOTES:		
1.			2016 CBC contract documents and app ection and Tables 6, 7 and 7a for te	
2.	agency meeting the requ furnish to the Architec	irements of ASTM E329 (materials) t a copy of their scope of accred	ormed by an approved accredited inde . The inspection and testing agency itation. Special inspectors shall b hall be qualified per Section 6.1.4.	∕s ⊳e
3.	construction documents.	hall observe the indicated work f All discrepancies shall be brou the inspection reports.	or compliance with the approved ght to the attention of the contract	;or
4.	inspection to the build special inspection agen	cy shall submit a final report st	, architect, contractor, and owner. ating that the work requiring specia	1
5.	all discrepancies noted	a and is in conformance with the in the inspection reports have be er AISC 360 and 341 (Tables 2a and		ιſ
	Quality assuranc otherwise.	e (QA) is required for each item	in tables unless specifically noted	
	contractor as ap		ator, erector or other responsible inspector to document quality contro ion J2.	5 1
6.		full-time observation of work re r who is present in the area wher	equiring special inspection by an app e the work is being performed.	or
	by an approved s		ion of work requiring special inspec n the area where the work has been o •	
	Observe : observ pending observat		aily basis. Operations need not be de	e 1
	Perform : inspec	tions shall be performed prior to	the final acceptance of the item.	
7.	welder, with the welder tools to verify these i the welder shall perfor performance of this tas	demonstrating understanding of r tems, the perform designation of m this task. Should the inspector k, the task shall be returned to	for ten welds to be made by a given equirements and possession of skills this task shall be reduced to observ determine that the welder has disco perform until such time as the inspe ll perform the inspection tasks list	s a ve, ont ect
8.		's installation requirements. Anc	shall be in strict conformance with hor installers shall be qualified as	
	Inspection repor	ts shall identify names of instal	lers.	
		r shall provide documentation at were inspected per approved anch	the end of anchor installations stat or evaluation report.	ti
9.	<u>Table 7 abbreviations:</u> NDT - Non-Destru CJP - Complete J MT - Magnetic P RBS - Reduced Be	oint Penetration article Testing		
10.	Document (d): indicates with AISC 341.	contractor and special inspector	to provide documentation in accorda	nc
Contra	tor Responsibility:			
wind-o statem	r seismic-resisting component of responsibility to	onent listed in Tables 4, 4a, 5, o the building official and the ov	d-or seismic-force-resisting system, 7, 7a, N2, and N4 shall submit a wri wner prior to the commencement of wo bility shall contain the following:	tt
Acknow inspec		f the special requirements contain	ned in the statement of special	
1.	Acknowledgement that co documents approved by t		conformance with the construction	
2.	Procedures for exercisi reporting and distribut		s organization, the method and frequ	er
3.	Identification and qual the organization.	ifications of the person(s) exerc	ising such control and their positio	n (

/ eps T h 19001 tted

1. No testing required for masonry level A

J		CIAL TABLE 1 - RE					ECT															
				INSPECTION				1. Verify compliance with the														
Included	Not Included					uency e 6)		contract documents and approv submittals														
X		System or Material	CBC Code Reference	Code or standards reference	ontinuous	iodic	Remarks	 As masonry construction be verify that the following are compliance: 														
X X					Cont	Per		a. Proportions of site-prepa mortar														
Х	X		1	SOILS	1			b. Construction of mortar jo														
Х	X	Verify materials below shallow foundations are adequate to achieve the design bearing				x		c. Grade and size of prestructer tendons and anchorages														
X	X	capacity Verify excavations are extended to proper depth and have reached)			x		d. Location of reinforcemen connectors, and prestressing tendons and anchorages														
X		proper material				^		3. Prior to grouting, verify														
X	X	Perform classification and testing of compacted fill materials	1705.600000	Geotechnical							Geotechnical Geotechnical										By the Geotechnical Engineer	the following are in compliant
	Х	Verify use of proper materials,						a. Grout space														
		densities and lift thicknesses during placement and compaction of compacted fill	ŕ		X			b. Grade, type, and size of reinforcement and anchor bold														
		Prior to placement of compacted						and prestressing tendons and anchorages														
	documents and approved , 7 and 7a for testing	fill, observe subgrade and verify that site has been prepared properly				X		c. Placement of reinforcement														

TABLE 2 - RE	EQUIRED S	TRUCTURAL SP	ECIAL	INSP	ECTIONS	
		INSPECTION	Frequ	ency		
			(Note		-	
System Or Material	CBC code Reference	Code or standard reference	Continuous	Periodic	Remarks	
		FABRICATORS		<u> </u>	Special inspection is	
Fabricators	1704.2.5			X	required for structural load-bearing members and assemblies fabricated on the premises of a fabricator's shop per Table 2 and as required elsewhere in the special inspection program. The special inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures and shall review for completeness and adequacy relative to the code requirement. Reference Section 1704.2.5.2 for approved fabricator exception.	
		CONCRETE			Special increations of	
General	1705.3 1901.4	ACI 318 26.13			Special inspections of concrete shall conform to the requirements of Section 1705.3 of the CBC and Section 26.13 of ACI 318.	
Reinforcing steel, including prestressing tendons, and verify placement.	1910.4 1901.3.2	ACI 318 Ch. 20, 25.2, 25.3, 26.5.1-26.5.3		x	Reinforcing to comply with all code protection, spacing and tolerance limits.	
Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM	1705.2.2	AWS D1.4 ACI		X		
A706 b. Inspect single-pass fillet welds, maximum 5/16" and c. Inspect all other welds	1903.1	318: 26.5.4	X	Х		
Inspect anchors cast in concrete	1908.5 1909.1	ACI 318: 17.8.2	X	x	All bolts visually inspected for size and embedment	
Inspect anchors post-installed in hardened concrete members. a. Adhesive anchors installed in horizontally or upwardly inclined	1909.100000	ACI 318:	X		Specific requirements for special inspection shall be included in the research report for the anchor	
orientations to resist sustained tension loads. b. Mechanical anchors and adhesive		17.8.2.4			issued by an approved source in accordance with	
anchors not defined in part "a" above		ACI 318: 17.8.2		Х	ACI 355.2 or other qualification procedures.	
Verifying use of required design mix.	1904.2 1910.2 1910.3	ACI 318: CH. 19, 26.4.3, 26.4.4		х		
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	1910.10	ASTM C172 ASTM C31 ACI 318: 26.4.5, 26.12	Х			
Inspect concrete and shotcrete placement for proper application techniques	1910.6 1910.7 1910.8	ACI 318: 526.4.5	Х			
Verify maintenance of specified curing temperature and techniques	1910.900000	ACI 318: 26.4.7-26.4.9		Х		
Inspect formwork for shape, location and dimensions of the concrete member being formed		ACI 318: 26.10.1(b)		х		
Embedded items in concrete				X	All non-structural embedded items, such as conduits, pipes and sleeves, shall be reviewed for conformance with structural documents for size, spacing, location, edge distance and trim reinforcing.	
Reinforcing steel mechanical couplers, terminators and formsavers		ICC EVALUATION REPORTS		Х	Torque test couplers and form savers	

on† ubr	tr	а	С	t		d																			
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	MASONRY LEV	EL B QUALITY ASS	URANCE		
he ved		TMS 602 ART. 1.6 TABLE 4 TMS 602 ART. 1.5		х	
egins, e in		TMS 602 ART. 1.6 TABLE 4			
ared		TMS 602 ART. 2.1, 2.6A		Х	
oints		TMS 602 ART. 3.3 B		Х	
essing		TMS 602 ART. 2.4B, 2.4H		Х	
t,		TMS 602 ART. 3.4, 3.6A		х	
y that nce:		TMS 602 ART. 1.6 TABLE 4			
		TMS 602 ART. 3.2D, 3.2F		Х	
ts,		TMS 402 SEC. 1.16; TMS 602 ART. 2.4, 3.4		Х	
nt,		TMS 402 SEC. 1.16; TMS 602 ART. 3.2 E, 3.4, 3.6 A		х	
ared		TMS ART. 2.6 B, 2.4 G.1.b		Х	
oints		TMS 602 ART. 3.3 B		Х	
on		TMS 602 ART. 1.6 TABLE 4			
		TMS 602 ART. 3.3F		Х	
of ails or		TMS 402 SEC. 1.16.4.3, 1.17.1		Х	
		TMS 402 SEC. 2.1.7.7.2, 3.3.3.4(c), 8.3.3.4(b)	Х		
n, and cold Of		TMS 602 ART. 1.8C, 1.8D		х	
c))		TMS 602	X		
rout		ART. 3.5, 3.6C TMS 602 ART. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4		X	
ΕΝΩΕ ΤΔ	BIF 2A FOR RE	STEEL EQUIRED SPECIAL I	NSPECTIO	NS FOR	STEFI
		RMED STEEL FRAMI			
d		AWS D1.3 Section 7		Х	Manufacturer's certified test reports Retain a record of welding
S				Х	procedure specifications Retain a record of
ons	1705.2.2.1			Х	qualification cards
ecks	1705.2.2.1.1			Х	Welding inspection and inspector qualification
	1705.2.2.1	AWS D1.3 Section 7		Х	All welds visually inspected per AWS D1.3 7.1



TABLE 2A - R	EQUIRED S	TRUCTURAL S	TEEL	SPECI	AL I	NSPE	CTIONS
		INSPECTION		INSPEC	TION		
				(NOT 5 AND	ES		
System or Material	CBC Code Reference	Code or standard reference	ONTINUOUS	PERIODIC	OBSERVE	PERFORM	REMARKS
		STRUCTURAL STE	EL				
ontractor quality control equirements		AISC 360 CHAPTER N			Х	X	Contractor to provide quality control for all items indicated to be observe and/or perform in table below
		STEEL FABRICATI	I O N				Refer to inspection of
abrication of structural elements	1704.2.5.2	AISC 360 N2		X			fabricator requirements
laterial verification of tructural steel	1705.2.1 2203.1	ASTM A6 ASTM standards specified in construction documents AISC 360 A3.1 AISC 360 N3.2		x			Certified mill test reports
or other steel, identification arkings to conform to ASTM tandards specified in the pproved construction documents		APPLICABLE ASTM STANDARDS		x			Manufacturer's certified test reports
laterial verification of high trength bolts, nuts, and washers		AISC 360 A3.3 AISC 360 N3.2 ASTM standards specified in construction documents RCSC 2.1		x			Manufacturer's certified test reports
laterial verification of anchor olts and threaded rods		AISC 360 A3.4 AISC 360 N3.2 ASTM standards specified in construction documents		x			Manufacturer's certified test reports
laterial verification of weld iller metals	TABLE 1705.2	AISC 360 A3.5 AISC 360 N3.2 APPLICABLE AWS A5 DOCUMENTS		x			Manufacturer's certified test reports
nspection tasks prior to welding	ST	RUCTURAL STEEL W	ELDING				
elding procedure specifications VPSs) available						X	
lanufacturer certifications for						X	
elding consumables available aterial identification							
type/grade) elder identification system					x		The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. stamps, if used, shall be the low-stress type
<pre>it-up of groove welds (including oint geometry) joint preparation dimensions (alignment, root pening, root face, bevel) cleanliness (condition of steel urfaces) tacking (tack weld quality and ocation) backing type and fit (if pplicable)</pre>	1705.200000	AISC 360 TABLE N5.4-1			x		
Configuration and finish of access					Х		
holes it-up of fillet welds (including oint geometry) dimensions (alignment, gaps at oot) cleanliness (condition of steel urfaces)					x		

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Inspection tasks during welding	· · · · · · · · · · · · · · · · · · ·				· · · · · ·		
Use of qualified welders					Х		
Control and handling of welding							
consumables					х		
– packaging					^		
- exposure control	4						
No welding over cracked tack welds					Х		
Environmental conditions							
 wind speed within limits 					Х		
 precipitation and temperature 							
WPS followed]						
 settings on welding equipment 	1705 000000	AISC 360					
- travel speed	1705.200000	TABLE					
 selected welding materials 		N5.4-2					
 shielding gas type/flow rate 					Х		
- preheat applied							
- interpass temperature maintained							
(min./max.)							
 proper position (f, v, h, oh) 							
Welding techniques							
 interpass and final cleaning 							
 each pass within profile 					х		
limitation					^		
 each pass meets quality 							
requirements							
Inspection tasks after welding							
Welds cleaned	ן				Х		
Size, length and location of welds	1					Х	
Welds meet visual acceptance	- I					~	
criteria							
- crack prohibition							
- weld/base-metal fusion							
- crater cross section						Х	
- weld profiles						^	
- weld size	1705 200000	AISC 360 TABLE					
- undercut	1705.200000	N5.4-3					
- porosity							
Arc strikes	-	·				Х	
	-	·					
K - area	4					Х	
Backing removed and weld tabs						Х	
removed (if required)	_						
Repair activities						Х	
Document acceptance or rejection]					v	
of welded joint or member						Х	
Complete and partial joint							
penetration groove welds			Х				
Multipass fillet welds	1		Х				
Single pass fillet welds greater	-	AWS D1.1	~				All welds visually
than 5/16"	TABLE 1705.2	SECTION 6	Х				inspected per AWS D1.16.9
Plug and slot welds	-	SECTION 0	V				
-	-		Х				
Single pass fillet welds less than							
or equal to 5/16"	1			X			
				Х			
		AWS D1.1					All welds visually
Welding stair and railing systems	1705.2(2.5)	AWS D1.1 SECTION 6		X X			inspected per AWS
Welding stair and railing systems		AWS D1.1 SECTION 6					
Welding stair and railing systems Verification of frame joint							inspected per AWS
Welding stair and railing systems Verification of frame joint details including member and		SECTION 6		X			inspected per AWS
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and	1705.2(2.5)	SECTION 6					inspected per AWS
Welding stair and railing systems Verification of frame joint details including member and	1705.2(2.5)	SECTION 6		X			inspected per AWS D1.1 6.9
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and	1705.2(2.5)	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and	1705.2(2.5)	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete	1705.2(2.5) TABLE 1705.2	SECTION 6		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement	1705.2(2.5) TABLE 1705.2	SECTION 6 AISC 360 N5.7		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab	1705.2(2.5) TABLE 1705.2 1705.1.1	SECTION 6 AISC 360 N5.7		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement	1705.2(2.5) TABLE 1705.2	SECTION 6 AISC 360 N5.7		X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth,
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab	1705.2(2.5) TABLE 1705.2 1705.1.1	SECTION 6 AISC 360 N5.7		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab	1705.2(2.5) TABLE 1705.2 1705.1.1	SECTION 6 AISC 360 N5.7		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab	1705.2(2.5) TABLE 1705.2 1705.1.1	SECTION 6 AISC 360 N5.7		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply to decking type, depth
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab decking	1705.2(2.5) TABLE 1705.2 1705.1.1 1705.1.1	SECTION 6 AISC 360 N5.7 ICC EVALUATION REPORT ASCE 9 CHAPTER 3		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply to decking type, depth and gauge, power actuated
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab	1705.2(2.5) TABLE 1705.2 1705.1.1	SECTION 6 AISC 360 N5.7 ICC EVALUATION REPORT ASCE 9 CHAPTER 3		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply to decking type, depth and gauge, power actuated fasteners, screws,
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab decking	1705.2(2.5) TABLE 1705.2 1705.1.1 1705.1.1	SECTION 6 AISC 360 N5.7 ICC EVALUATION REPORT ASCE 9 CHAPTER 3		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply to decking type, depth and gauge, power actuated fasteners, screws, proprietary side seam
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab decking	1705.2(2.5) TABLE 1705.2 1705.1.1 1705.1.1	SECTION 6 AISC 360 N5.7 ICC EVALUATION REPORT ASCE 9 CHAPTER 3		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply to decking type, depth and gauge, power actuated fasteners, screws, proprietary side seam attachments, and button
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab decking	1705.2(2.5) TABLE 1705.2 1705.1.1 1705.1.1	SECTION 6 AISC 360 N5.7 ICC EVALUATION REPORT ASCE 9 CHAPTER 3		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply to decking type, depth and gauge, power actuated fasteners, screws, proprietary side seam attachments, and button punches and shear
Welding stair and railing systems Verification of frame joint details including member and component locations, bracing, and stiffeners Proprietary moment resisting frame connection systems Reinforcing steel welding Steel elements of composite construction prior to concrete placement Installation of composite slab decking	1705.2(2.5) TABLE 1705.2 1705.1.1 1705.1.1	SECTION 6 AISC 360 N5.7 ICC EVALUATION REPORT ASCE 9 CHAPTER 3 ICC EVALUATION REPORT		X X			inspected per AWS D1.1 6.9 Refer to welding and high strength bolting special inspection requirements and Tables 6 and 7 for material specific testing requirements. Refer to deferred submittal for additional information See concrete section Special inspections apply to decking type, depth, gauge, and fastening Special inspections apply to decking type, depth and gauge, power actuated fasteners, screws, proprietary side seam attachments, and button

1705.2 (2.3 and 3)	AISC 360 N6 AWS D1.1 SECTION 7		X			Continuous inspection is not required when welds installed with an automatically timed stud welding machine per Section 7 of AWS D1.1(only periodic), 1705.2(3) all welds visually inspected per AWS D1.1 7.8.1
					х	
1705.200000	AISC 360 TABLE N6.1				Х	
					Х	
	HIGH-STRENGTH BOL	TING				
1705.2.1	5050		х			All connections visually inspected and verified snug
1705.2.1	SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION 9		x			All connections visually inspected. Connections using direct tension indicators, all bolts shall be inspected after snugging and after pretensioning
1705.2.1	SECTION M2.5	Х				All connections visually inspected
				X	X	
	AISC 360 TABLE N5.6-1			X		
				X		
1705.200000				X		
				X		
-				X		
	AISC 360 TABLE			х		
	SPECIFICATION			Х		
1705.200000	JOINTS USING ASTM A325 OR			X		
	A490 BOLTS SECTION 9			X		
1705.200000	AISC 360 TABLE N5.6-3				X	
	(2.3 and 3) 1705.200000 1705.2.1 1705.2.1 1705.200000 1705.200000	(2.3 and 3) D1.1 SECTION 7 1705.200000 AISC 360 TABLE N6.1 1705.2.00000 AISC 360 TABLE N6.1 1705.2.1 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION M2.5 1705.2.1 AISC 360 TABLE N5.6-1 1705.200000 AISC 360 TABLE N5.6-1	(2.3 and 3) D1.1 SECTION 7 1705.200000 AISC 360 TABLE N6.1 1705.2.0 AISC 360 TABLE N6.1 1705.2.1 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION 9 AISC 360 SECTION M2.5 1705.2.1 AISC 360 SECTION 9 AISC 360 SECTION M2.5 1705.2.00000 AISC 360 TABLE N5.6-1 1705.200000 AISC 360 TABLE N5.6-2 1705.200000 AISC 360 TABLE N5.6-2 1705.200000 AISC 360 TABLE N5.6-2 1705.200000 AISC 360 TABLE N5.6-1	(2.3 and 3) D1.1 SECTION 7 X 1705.200000 AISC 360 TABLE N6.1	(2.3 and 3) D1.1 SECTION 7 X 1705.200000 AISC 360 TABLE N6.1 I I 1705.200000 AISC 360 TABLE N6.1 X I 1705.2.1 RCSC SPECIFICATION FOR STRUCTURAL ASTM A325 OR A490 BOLTS SECTION M2.5 X I 1705.2.1 RCSC SECTION M2.5 X I 1705.2.1 RCSC SECTION M2.5 X I 1705.2.1 AISC 360 SECTION M2.5 X I 1705.2.1 AISC 360 SECTION M2.5 X I 1705.2.1 AISC 360 TABLE N5.6-1 X X I1705.200000 AISC 360 TABLE N5.6-1 X X I1705.200000 AISC 360 TABLE N5.6-2 X X I1705.200000 AISC 360 TABLE N5.6-1 X X I1705.200000 AISC 360 TABLE N5.6-2 X X I1705.200000 AISC 360 TABLE N5.6-1 X X I1705.200000	(2.3 and 3) D1.1 SECTION 7 X X X 1705.200000 AISC 360 TABLE NG.1 X X X 1705.200000 AISC 360 TABLE NG.1 X X X 1705.2.1 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A490 BOLTS SECTION M2.5 X X X 1705.2.1 RCSC SECTION M2.5 X X X X 1705.2.1 AISC 360 TABLE NG.5 X X X X 1705.2.1 AISC 360 TABLE NG.5 X X X X 1705.2.1 AISC 360 TABLE NG.5 X X X X 1705.200000 AISC 360 TABLE NG.6-1 X X X X 1705.200000 AISC 360 TABLE NG.6-1 X X X X 1705.200000 AISC 360 TABLE NG.6-1 X X X X 1705.200000 AISC 360 TABLE NG.6-2 X X X X 1705.200000 AISC 360 TABLE NG.6-2 X X X X 1705.200000 AISC 360 TABLE NG.6-2 X X X



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S112

TABLE 4 - REQ	JIRED SPEC	IAL INSPECT	IONS FOR	SEISMIC	RESISTANCE		
		INSPECT	TION				
			Frequenc	y (Note 6)			
System or Material	CBC code reference	Code or standard reference	Continuous	Periodic	Remarks		
	I	CONCRETE	1				
Material verification of reinforcing steel and post tensioning tendons used in moment resisting frames and shear wall boundary elements				Х	Certified mill test reports		
Reinforcing steel placement in special moment resisting frames and boundary elements of special structural walls			Х		Inspector to be qualified to perform these inspections		
TABLE 5 - RE	QUIRED SPI		_	DR WIND R	ESISTANCE		
		INSPECT	TION		_		
			Frequenc	y (Note 6)			
System or Material	CBC code reference	Code or standard reference	Continuous	Periodic	Remarks		
		GENERAL					

Х

Х

1705.11.3

1705.11.3

Roof covering, roof deck and roof

Exterior wall covering and wall

connections to roof and floor

framing connections.

diaphragms and framing.

IABLE 6 - REQ	UIRED TES	TING FOR SP	ECIAL INSP	ECTIONS	
		INSPECTION	Frequency	-	
System or Material	CBC code reference	Code or standard reference	Periodic Continue Periodic Co	 Remarks	
			Per		
	 GE	 EOTECHNICAL	0		
fill in-place density or prepared subgrade density	1705.600000	Varies: Geotechnical Report or minimum per IBC Appendix J107.5.	X	By the geotechnical engineer	
laterial verification		Varies: Classification and testing of controlled fill materials		By the geotechnical engineer	
	1	CONCRETE		1	
oncrete strength	1705.3	ASTM C39	Each 150 CY nor less than	Fabricate specimens at	
Concrete slump	ASTM C172 ASTM C31	ASTM C143	each 5000 sf	time fresh concrete is	
Concrete air content	ACI	ASTM C231	of slab or wall placed	placed from tailgate	
concrete temperature	318:5.6,5.8	ASTM C1064	each shift		
Shotcrete strength	1910.5 1910.10	ASTM C39		Specimen taken from the in-place or from test panels	
		ee testing note	,		
	•	ity assurance -		+- +	
Verification of slump flow and accordance with Specif					
Verification of f'm in accordance		cation Article 1 exempted by this STEEL		construction, except where	
Jltrasonic (UT) testing of welds	1705.2.2	AWS D1.1 6.13 & 6.14.3		All C.J.P. welds 5/16" and thicker require UT testing.	
1agnetic particle (MT) testing of velds	1705.2.2	AWS D1.1 6.14.4 AISC360 N5.5c		Required at thermally cut access holes where flange thickness exceeds 2" for rolled shapes or when the web thickness exceeds 2" for built-up shapes. Required where specifically noted on drawings or as directed by KPFF at welds identified to be in question based on inspections	
Pre-construction testing of welding studs	1705.2.2	AWS D1.1 7.7.1	Each size and type of stud each shift	confirmed by special inspector	
Stud application qualification	1705.2.2	AWS D1.1 7.6	Non-prequalifi ed applications	This testing performed by contractor and confirmed by special inspector	
re-installation verification of retensioned high strength bolts	1705.2.2	RCSC specification for structural joints using ASTM A325 or A490 bolts			

SPECIAL INSPECTION

TABLE 7 - REQUIRED

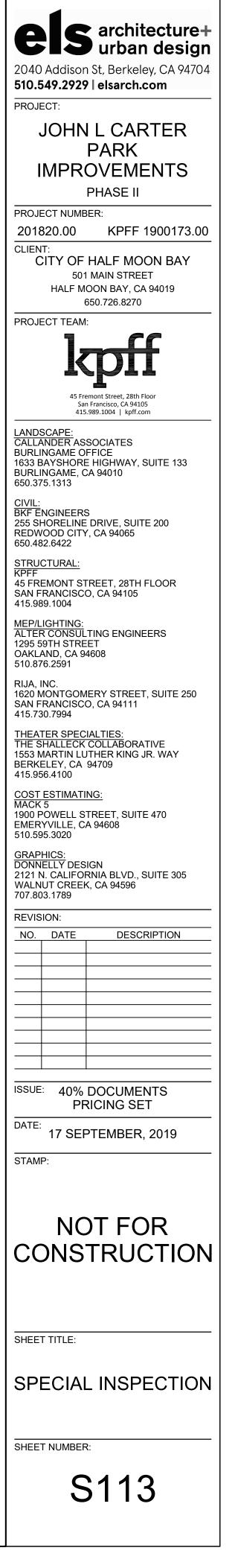
System or Material

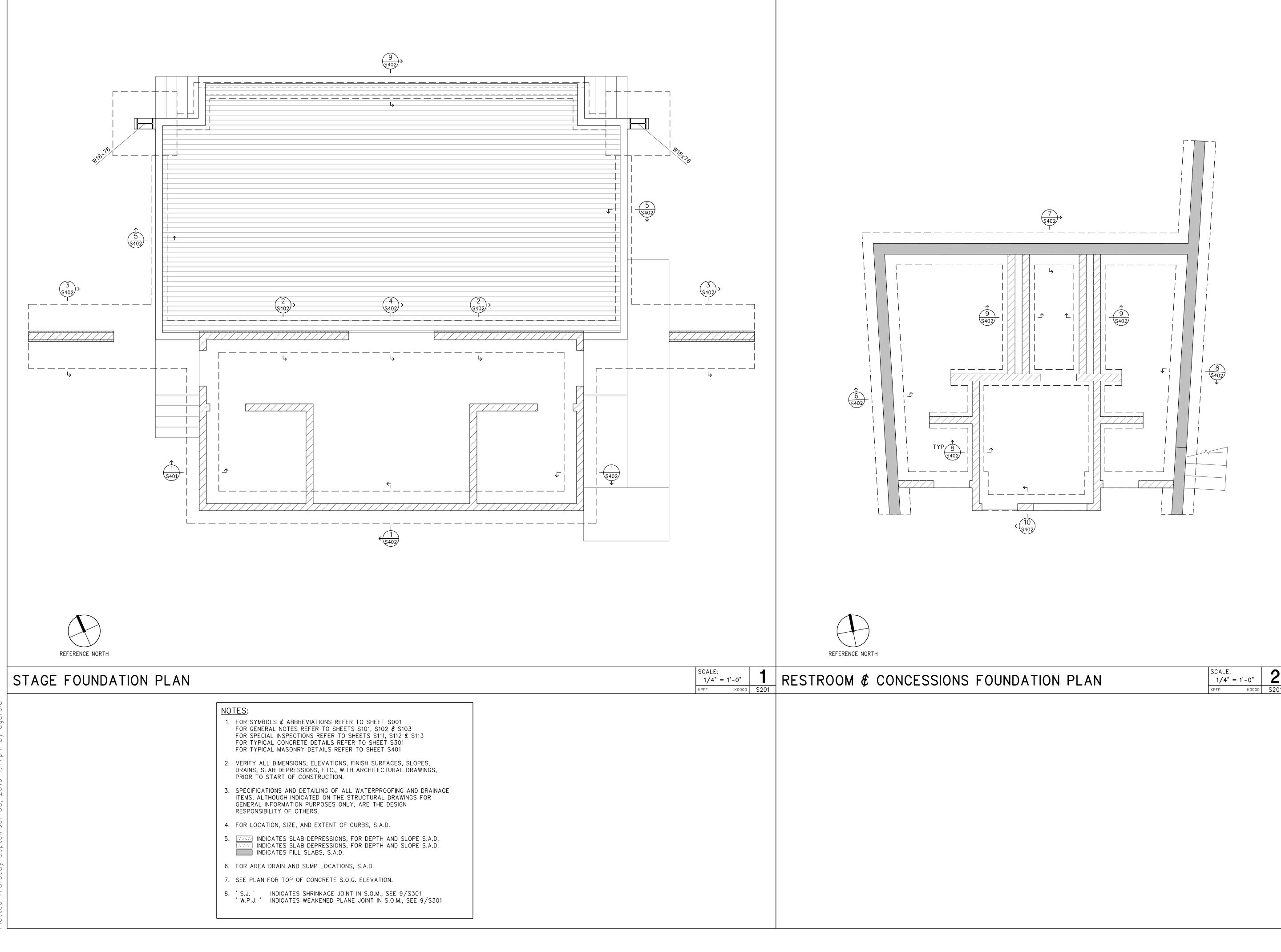
Test A615 reinforcement in spec moment frames, special structur walls, and end coupling beams connecting structural walls

Test A615 reinforcement for weldability when such reinforcement is to be welded

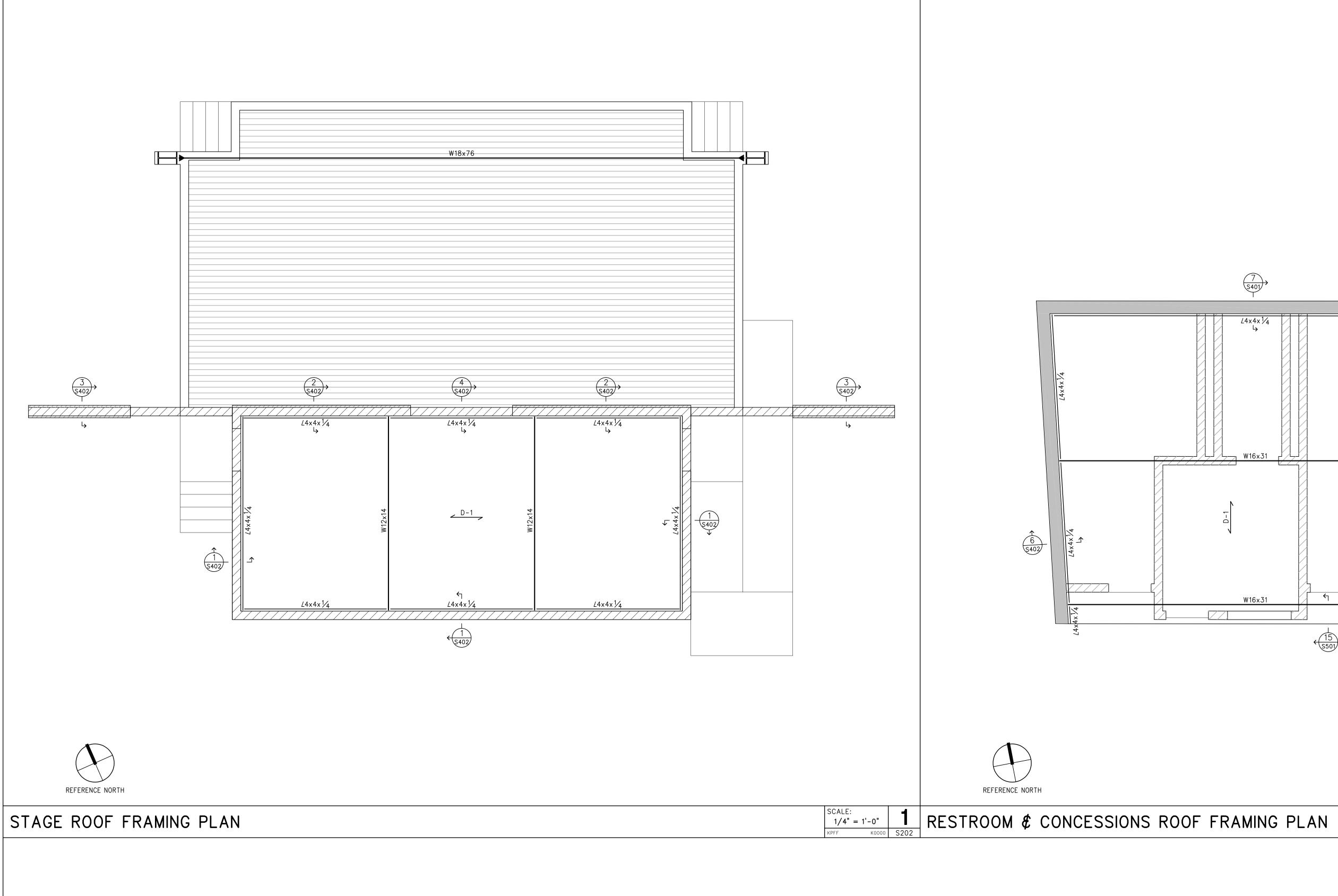
STEEL Reference Table 7A for required testing for seismic resistance special inspections of structural steel

) TES	STING FOR	SEISMIC R	RESISTANCE	SPECIAL	INSPECTIONS		
		INSPECTION					
	CBC code reference CBC code code or standard reference		Frequency		Remarks		
	CONCRI	ETE REINFORCEN	MENT				
ecial ural		ACI 318: 20.2.2.4, 20.2.2.5, 26.13.2.3		when cer reports	ired in SDC A or tified mill test are provided. e drawings for s		
		ACI 318: 26.6.4.1 (a))				
		0					

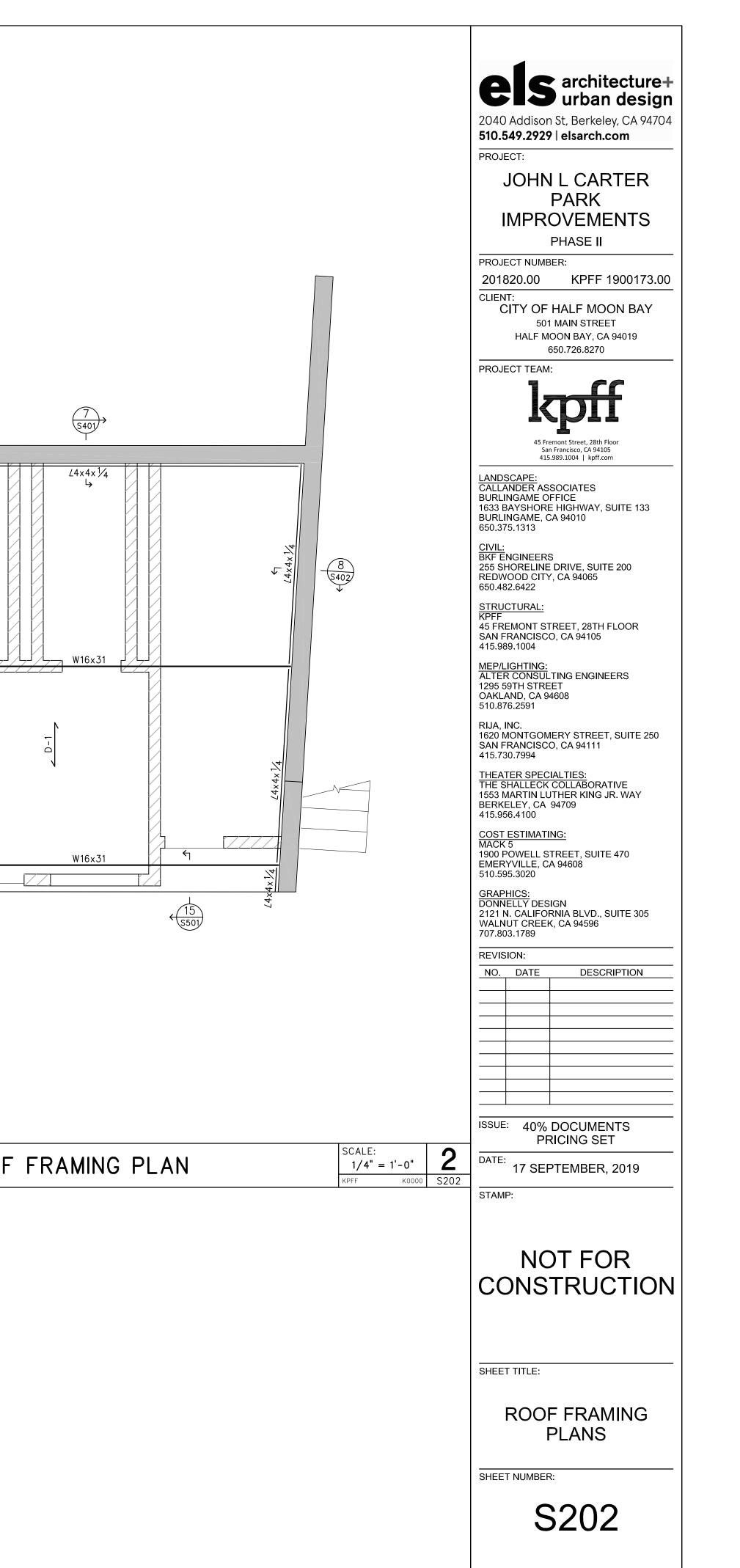


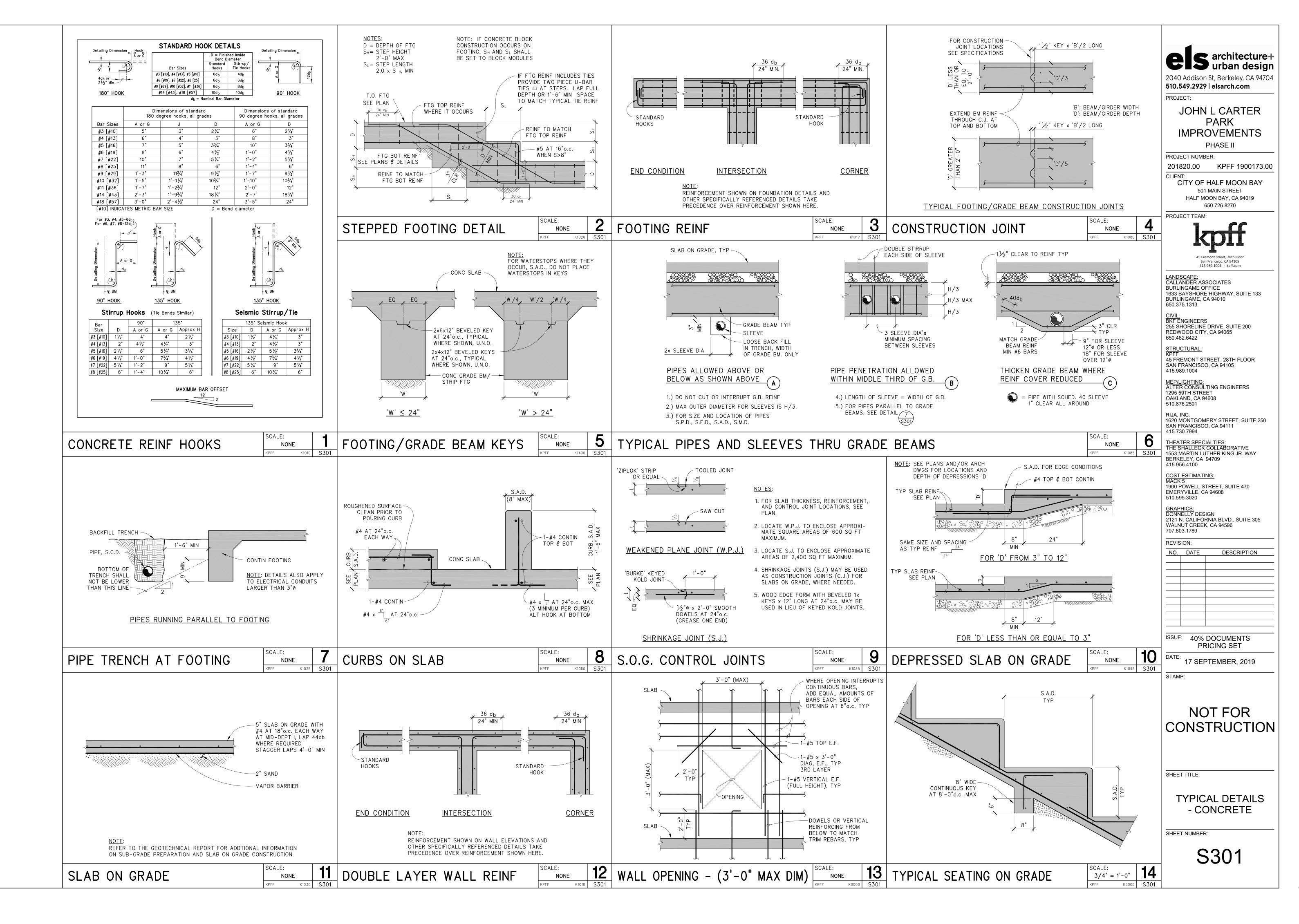


	els architecture+ urban design
	2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
	PROJECT:
	JOHN L CARTER PARK
	IMPROVEMENTS
	PHASE II PROJECT NUMBER:
	201820.00 KPFF 1900173.00 CLIENT:
	CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
	PROJECT TEAM:
	kpff
	45 Fremont Street, 28th Floor San Francisco, CA 94105 415.989.1004 kpff.com
	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
	<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422
X	STRUCTURAL: KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
	MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
	RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
	THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
	COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
	GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789
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	FOUNDATION PLANS
	SHEET NUMBER:
	S201

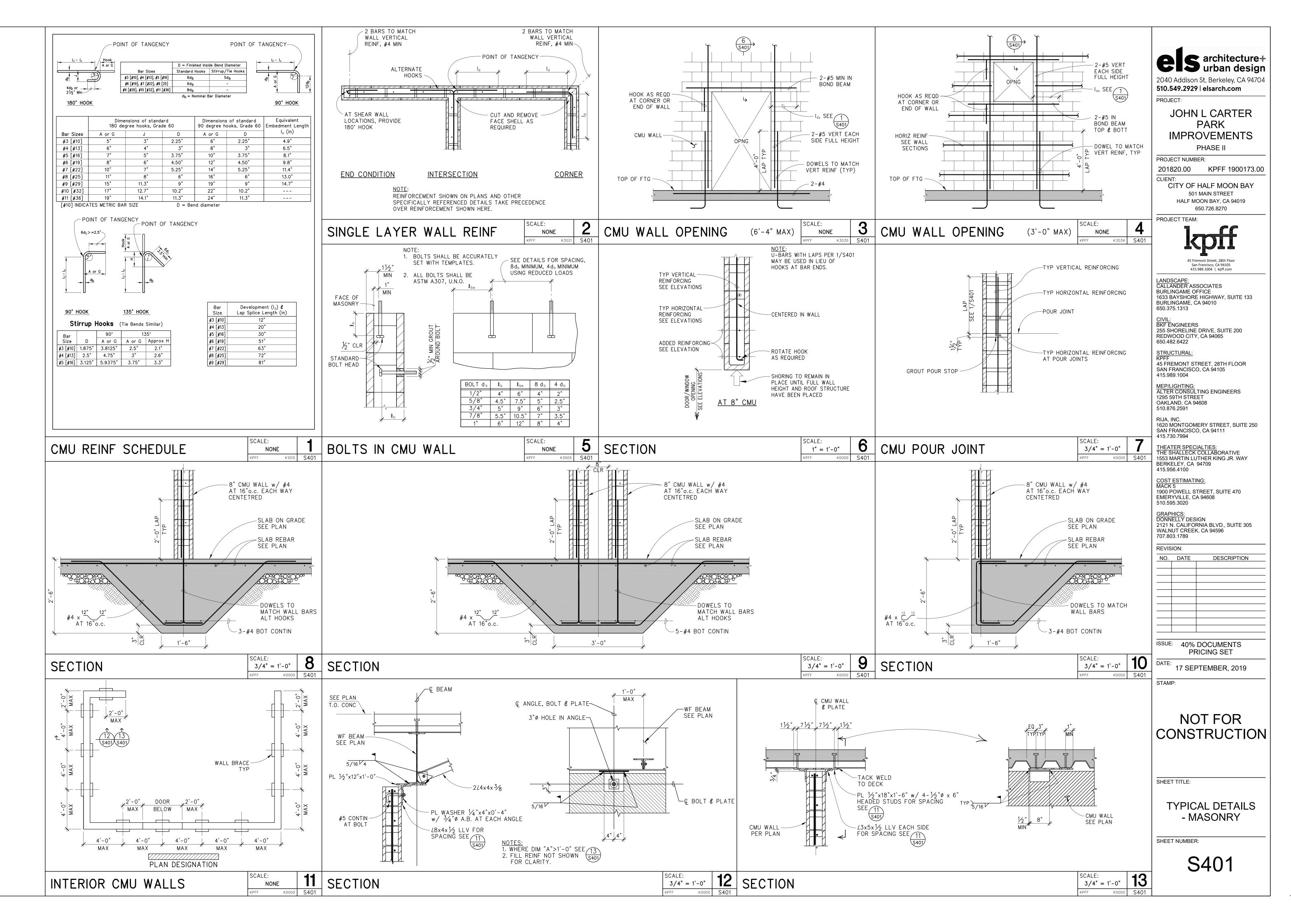




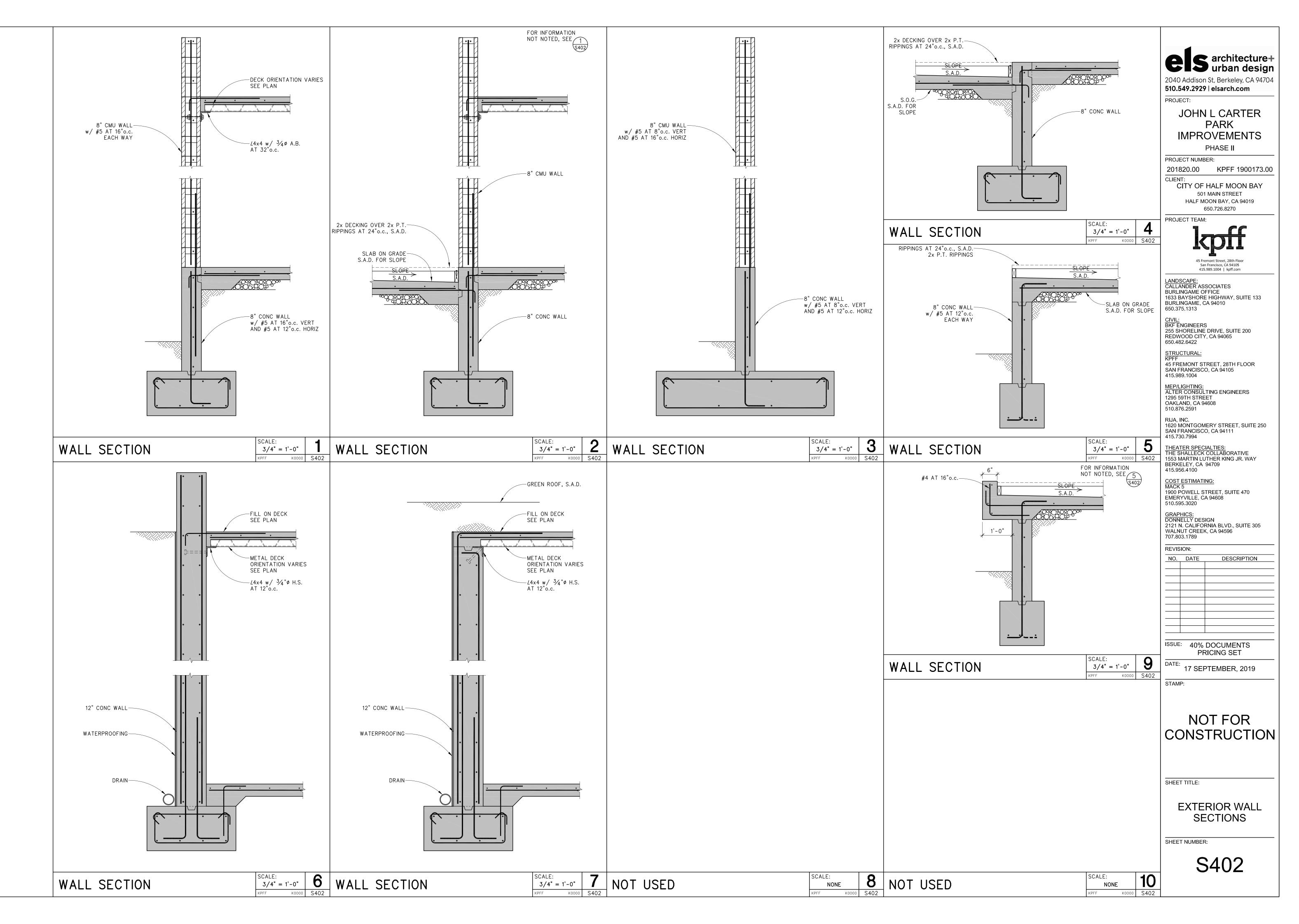




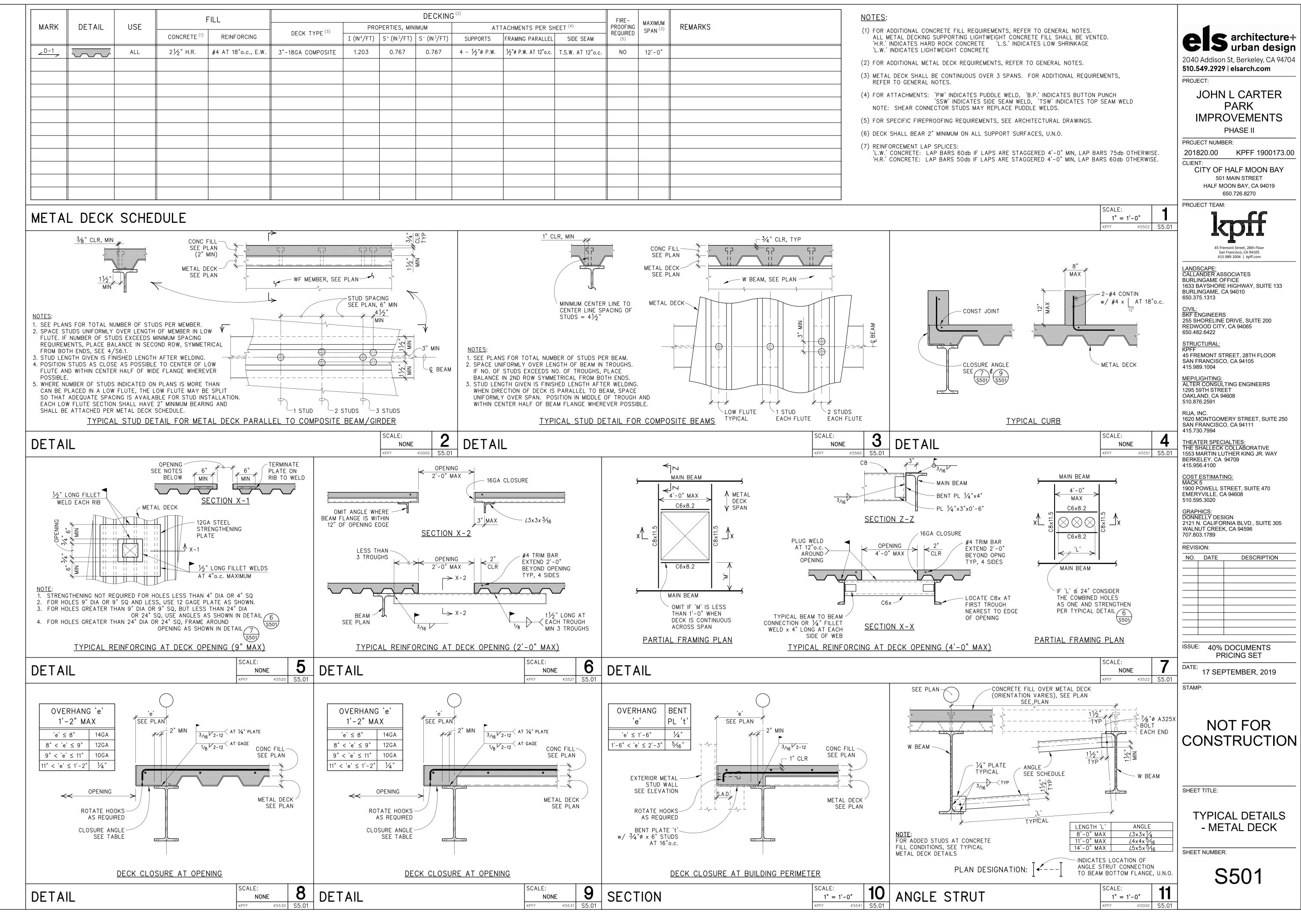
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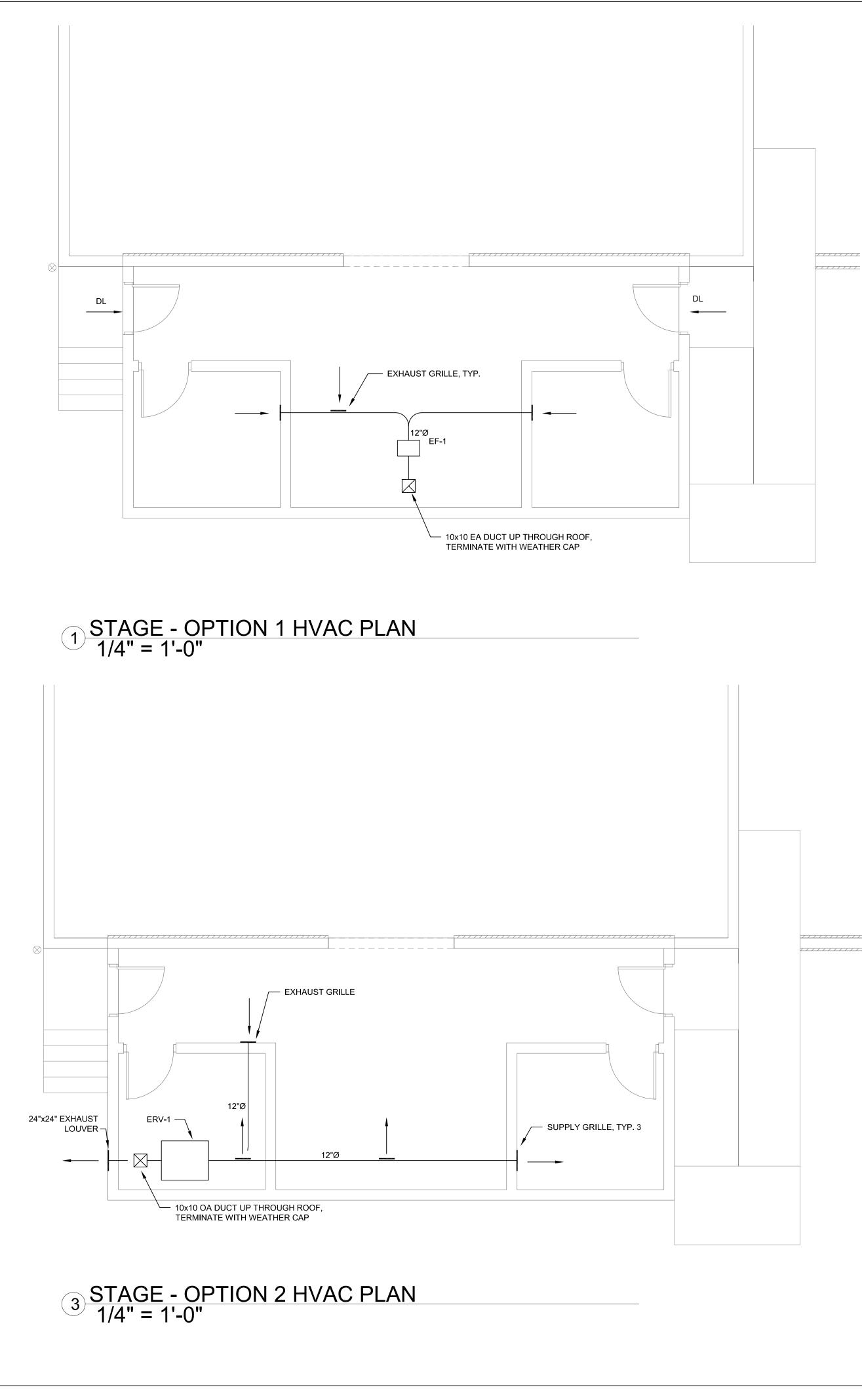


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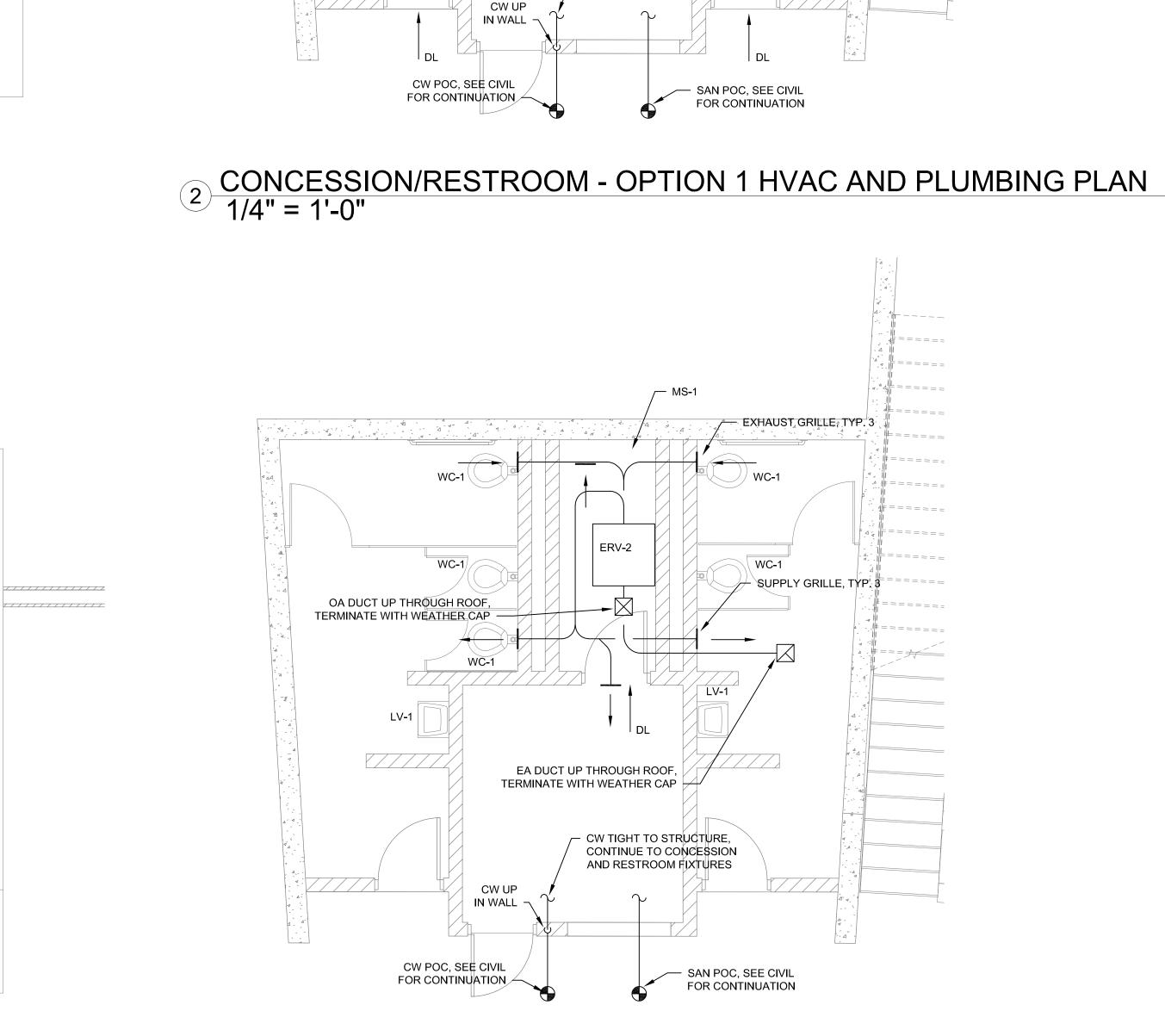


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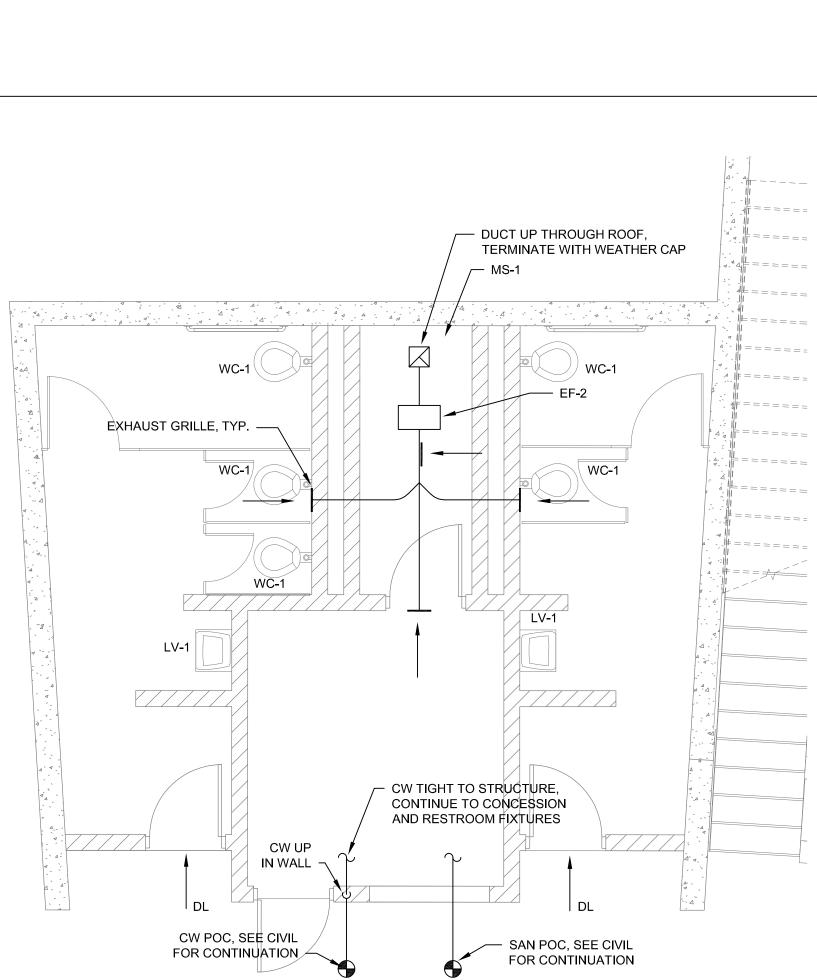
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4 CONCESSION/RESTROOM - OPTION 2 HVAC AND PLUMBING PLAN 1/4" = 1'-0"







<u>LEGEND</u>

CW COLD WATER DL DOOR LOUVER EA EXHAUST AIR EF EXHAUST FAN ERV ENERGY RECOVERY VENTILATOR LV LAVATORY MS MOP SINK OA OUTSIDE AIR SAN SANITARY

WC WATER CLOSET

MP401

149

SHEET NUMBER:

SHEET TITLE: ENLARGED FLOOR PLANS

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COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510 595 3020

1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100

THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE

RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994

OAKLAND, CA 94608 510.876.2591

MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET

45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004

<u>STRUCTURAL:</u> KPFF

650.482.6422

<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065

LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313

els architecture+ urban design

2040 Addison St, Berkeley, CA 94704

JOHN L CARTER

PARK

IMPROVEMENTS

PHASE II

201820.00

CITY OF HALF MOON BAY

501 MAIN STREET

HALF MOON BAY, CA 94019 650.726.8270

Alter

Consulting Engineers

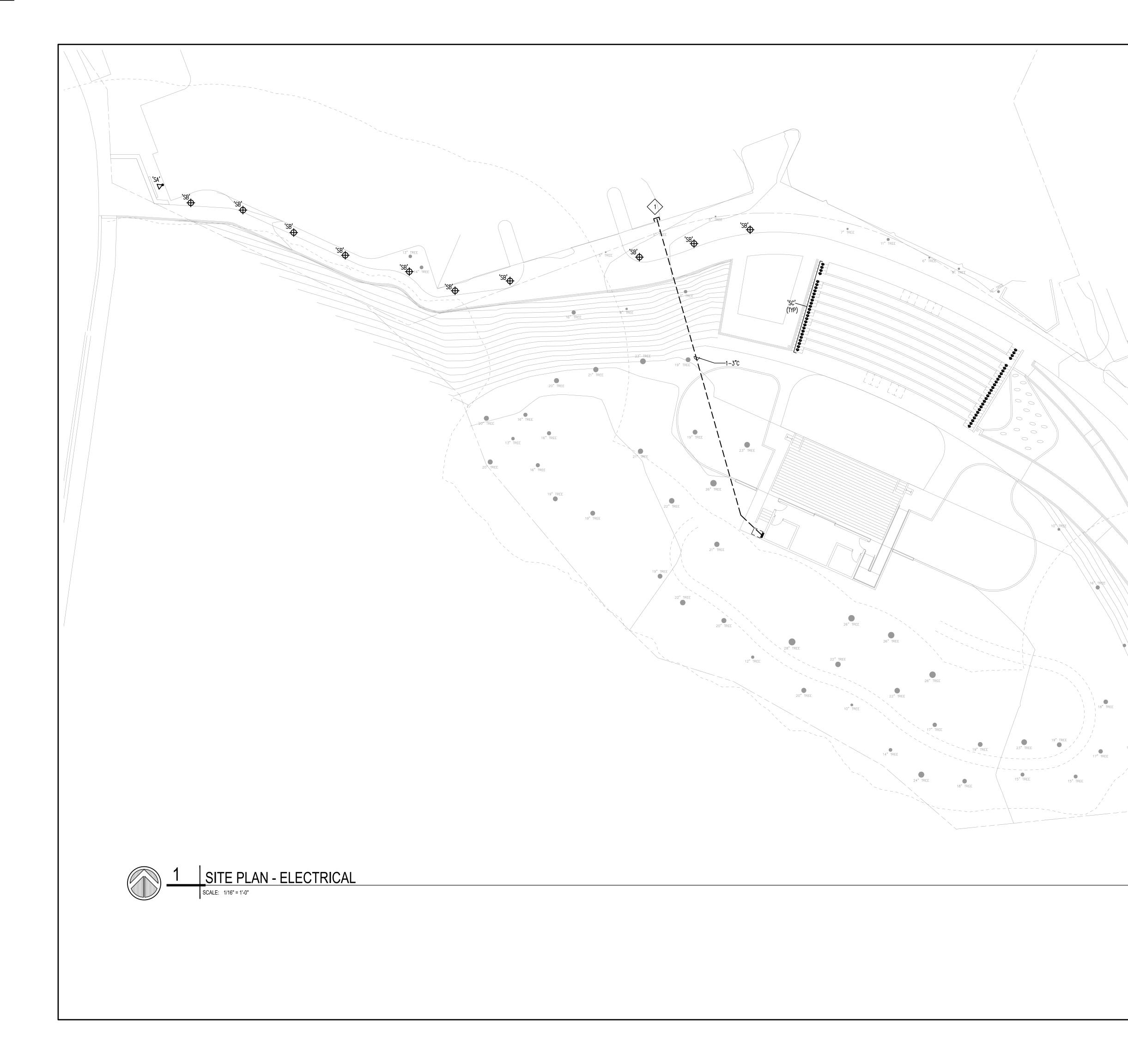
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PROJECT:

CLIENT:

PROJECT NUMBER:

PROJECT TEAM:



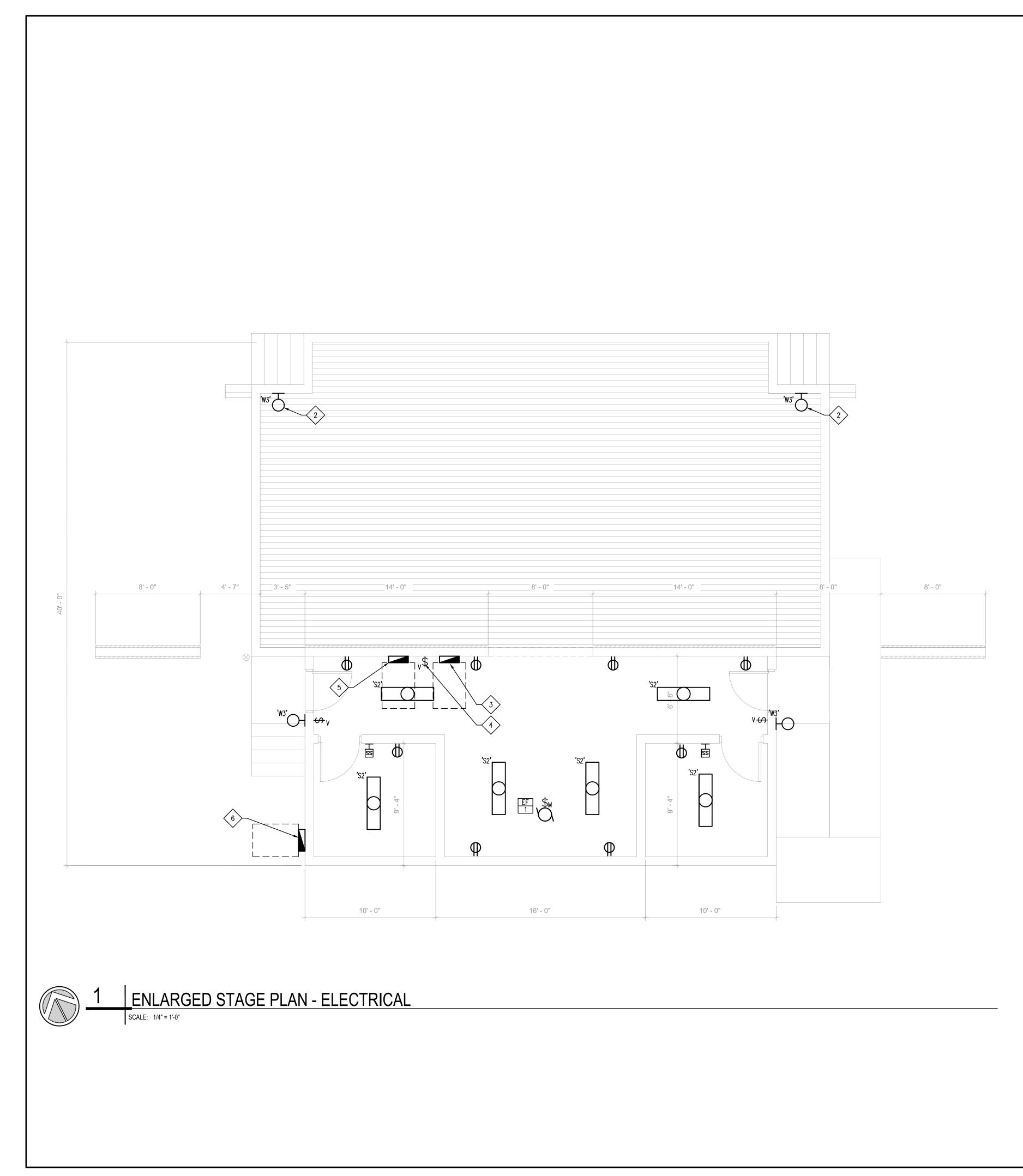
<u>GENERAL SHEET NOTES</u>

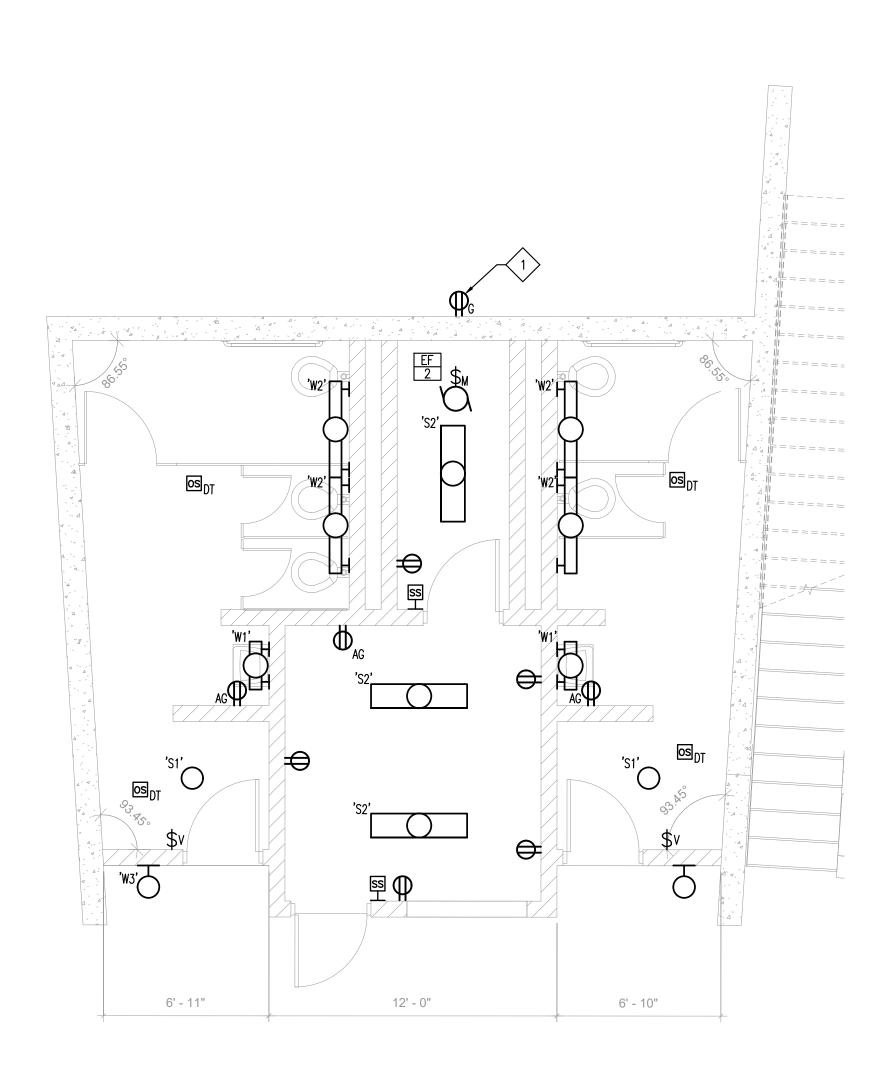
- A. INSTALLATION OF PG&E SERVICE CONDUITS, GROUNDING, ETC. SHALL BE VERIFIED AND COORDINATED WITH PG&E RULES, REGULATIONS, AND STANDARDS. THE PROPOSED PG&E SERVICE FEEDER ROUTING AND SIZE ARE SUBJECT TO PG&E ENGINEERING, REVIEW, AND APPROVAL. AT THE TIME OF ISSUANCE OF THESE DOCUMENTS, PG&E ENGINEERING HAS NOT BEEN COMPLETED. CONTRACTOR SHALL COORDINATE AND VERIFY REQUIREMENTS FOR THIS PROJECT WITH PG&E PRIOR TO COMMENCEMENT OF WORK.
- B. EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE KNOWN TO EXIST ON THE PROJECT SITE. CONTRACTOR TO MAKE USE OF ALL CONSTRUCTION DOCUMENTS TO ASSIST IN LOCATING THE UNDERGROUND UTILITIES AND STRUCTURES. NO REPRESENTATION AS TO ACCURACY OR COMPLETENESS OF THE LOCATION OF THE UNDERGROUND UTILITIES OR STRUCTURE EXISTS.
- C. CONTRACTOR TO EXERCISE PRECAUTIONARY MEANS INCLUDING HAND DIGGING OR VACUUM EXCAVATION TO PROTECT THE EXISTING UTILITIES AND STRUCTURES. WHERE EXACT LOCATIONS OF UTILITIES AND STRUCTURE CAN NOT BE DETERMINED, HAND OR VACUUM EXCAVATION MAY BE REQUIRED.
- D. COORDINATE CONDUIT TRENCHING WITH OTHER DISCIPLINES TO AVOID CONFLICT. LOCATE PULL BOXES IN PLANTERS WHEREVER POSSIBLE. COORDINATE EXACT PULL BOX LOCATIONS WITH LANDSCAPING. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- E. PROVIDE TRAFFIC LID WHERE REQUIRED FOR PULL BOXES (CHRISTY BOXES). PULL BOX SIZES SHOWN FOR STRAIGHT PULL APPLICATION ONLY. SIZE PER CEC ARTICLE 314.
- F. COORDINATE EXACT ROUTING OF UNDERGROUND INFRASTRUCTURE WITH CIVIL DRAWINGS. PROVIDE ADDITIONAL SPLICE/PULL BOXES AS REQUIRED IF CONDUIT BENDS EXCEED THREE 90 DEGREE BENDS (OR 270 DEGREES TOTAL).

<u>Sheet Notes</u> (#>

1. COORDINATE POINT OF CONNECTION TO NEW ELECTRICAL SERVICE WITH PG&E

CONTRACTOR OF CALLER CALLER
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PARK IMPROVEMENTS
PHASE II PROJECT NUMBER:
201820.00 CLIENT:
CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019
650.726.8270 PROJECT TEAM:
CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200
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KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
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THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
COST ESTIMATING: MACK 5
1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
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SHEET NUMBER:
E101







<u>GENERAL SHEET NOTES</u>

- A. BASIS OF DESIGN LIGHTING CONTROL SYSTEM FOR HOUSE SYSTEM SHALL BE WATTSTOPPER DLM OR EQUAL.
- B. REFER TO LANDSCAPE ARCHITECT, CIVIL ENGINEER, THEATRICAL CONSULTANT, AND ARCHITECT DOCUMENTS FOR COMPREHENSIVE SCOPE OF WORK.

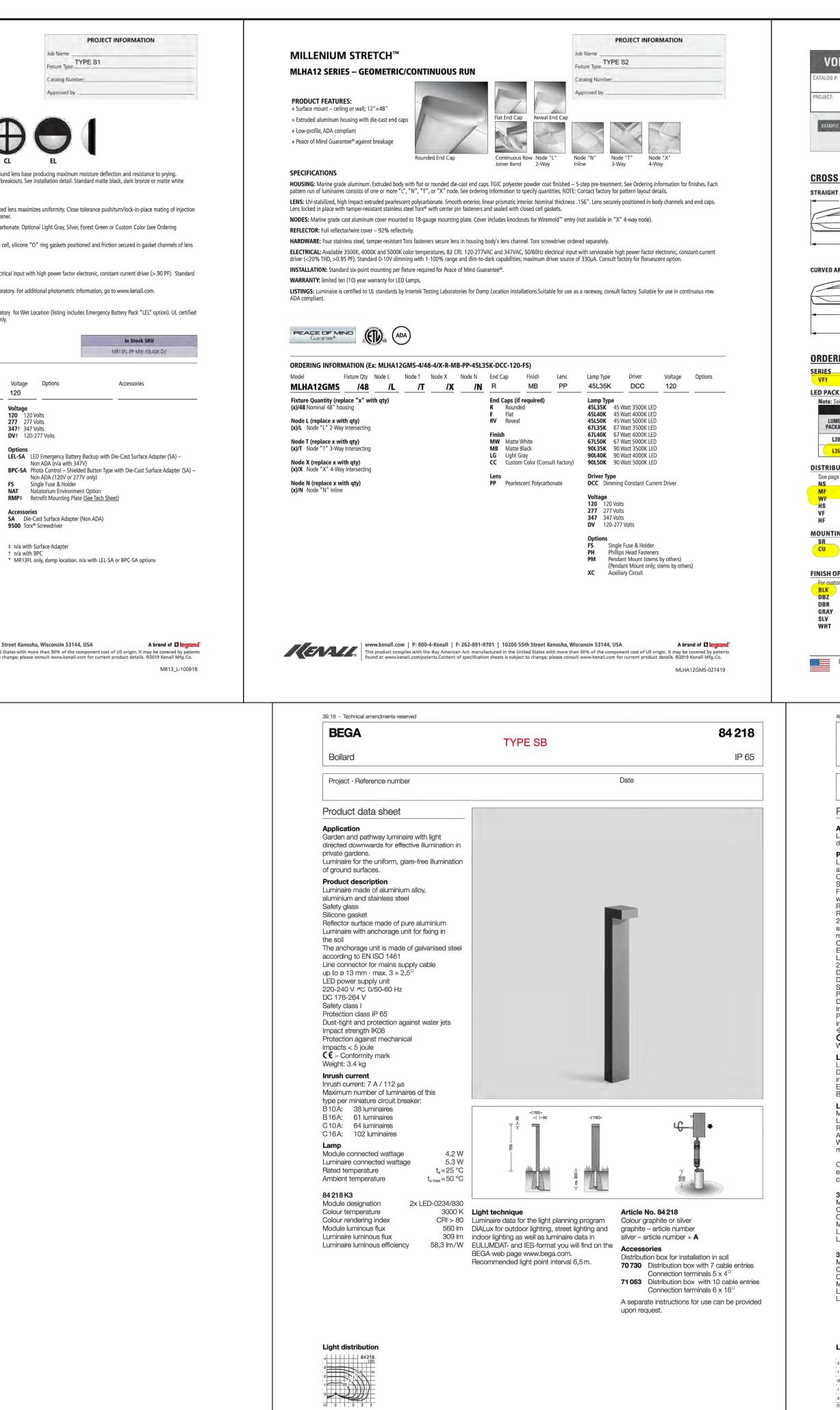
<u>Sheet Notes</u> (#>

- 1. 120V POWER FOR DRINKING FOUNTAIN.
- 2. HOUSE LIGHTING FOR MAINTENANCE AND CLEANUP
- 3. 24-CIRCUIT RELAY PANEL, REFER TO THEATRICAL CONSULTANT DOCUMENTS FOR ADDITIONAL INFORMATION.
- 4. 2-ZONE WALL STATION FOR STEP LIGHTING AND STAGE HOUSE LIGHTING
- 4-CIRCUIT RELAY PANEL FOR HOUSE LIGHTING AND EXTERIOR STEP LIGHTING, WATTSTOPPER OR EQUAL. TIME CLOCK AND PHOTOCELL CONTROL WITH MANUAL SWITCH OVER-RIDE.
- 6. 200A, 120/208V, 1ø, 3W SERVICE METER WITH 30-POLE PANELBOARD.

ENLARGED RESTROOM & CONCESSION PLAN - ELECTRICAL

es architecture+ urban design
2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
PROJECT: JOHN L CARTER
PARK
PHASE II
PROJECT NUMBER: 201820.00
CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET
HALF MOON BAY, CA 94019 650.726.8270 PROJECT TEAM:
CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065
650.482.6422 <u>STRUCTURAL:</u> KPFF
45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
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COST ESTIMATING: MACK 5
1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
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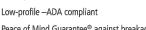
PRODUCT FEATU » Surface mount – co 13"Dia, ×4"D	JRES: eiling (n/a with MR13EL) or	wall;	
	irantee® against breakage		
	otected to IP64 standards	1	
» ADA compliant			
SPECIFICATIONS	:		FL BL
Baseplate provided w	ith four-point mounting hol	es, one wireway ho	Baseplate flange interlocks and w le and temporary junction box mo lering Information for optional fir
REFLECTOR: Full ref	lector/wire cover – 92% ref	lectivity.	
LENS: UV-stabilized, molded lens and lens	high impact resistant, virgir base. Lens and lens base se	i injection molded p ecured with one cor	oolycarbonate. High efficiency blo ncealed captive Torx® with center
	: High impact resistant, inje re chemically bonded, impa		black, dark bronze or matte whi
	t, closed cell neoprene self a optional surface adapter.	adhesive gasket sea	Is baseplate to mounting surface
	ainless steel Torx® with cen	ter pin fastener.	
ELECTRICAL: Availat	ble in 3500K, 4000K, and 50	000K color temperat	tures, 80 CRI. 120-277VAC, 50/6
-	1-100% range; maximum di		
	lotometry tested to the IESP I five (5) year LED warranty.	wa livi-79-08 stand	ard by an ILAC/ISO17025 accred
	RMATION (Ex: MR130	UUS . ()	
ORDERING INFO	Guarantee*		
ORDERING INFO Model MR13FL Model	Guarantee® C RMATION (Ex: MR13C Lens Type	CL-PP-MW-20L4 Finish - <u>MB</u> Finish	Lamp Type 10K-DV) 10L35K
ORDERING INFO Model MR13FL Model MR13BL Bar MR13CL Cross	Guarantee® C RMATION (Ex: MR13C Lens Type	CL-PP-MW-20L4 Finish MB Finish DB Dark Bro FG Forest G	IOK-DV) Lamp Type 10L35K Donze reen
ORDERING INFO Model MR13FL Model MR13BL Bar MR13CL Cross MR13EL Eyelid	Guarantee® C RMATION (Ex: MR13C Lens Type	CL-PP-MW-20L4 Finish MB Finish DB Dark Bro FG Forest G LG Light Gr. MB Matte Bi	IOK-DV) Lamp Type 10L35K Drze reen ay lack
ORDERING INFO Model MR13FL MR13BL Bar MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Eyelid MR13FL Full Face Lens Type	Guarantee® C	CL-PP-MW-20L4 Finish MB Finish DB Dark Bro FG Forest G LG Light Gr. MB Matte W SL Silver	IOK-DV) Lamp Type 10L35K
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee® C	CL-PP-MW-2014 Finish DB Dark Bro FG Forest G LG Light Gr MB Matte B MW Matte W SL Silver CC Custom	IOK-DV) Lamp Type 10L35K Drze reen ay lack
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Bro FG Forest G LG Light Gro MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish DB Dark Bro FG Forest G LG Light Gr. MB Matte BI MW Matte W SL Silver CC Custom Lamp Type	IOK-DV) Lamp Type 10L35K DDZe reen ay lack /hite Color (Consult factory) att 3500K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Bro FG Forest G LG Light Gro MB Matte B MW Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wd	Lamp Type 10K-DV) Lamp Type 10L35K 2007 200
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gr. MB Matte BI MW Matte W SL Silver CC Custom Lamp Type 10L35K 10 W: 10L40K 10 W: 10L40K 10 W: 10L40K 10 W:	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED
ORDERING INFO Model MR13FL MR13BL Bar MR13EL Cross MR13EL Eyelid MR13FL Full Face Lens Type PP Pearlescent Po	Guarantee®	CL-PP-MW-20L4 Finish MB Finish DB Dark Brc FG Forest G LG Light Gra MB Matte W SL Silver CC Custom Lamp Type 10L35K 10 Wa 10L40K 10 Wa 10L50K 10 Wa 20L35K 20 Wa 20L40K 20 Wa	IOK-DV) Lamp Type 10L35K Donze reen ay lack /hite Color (Consult factory) att 3500K LED att 3000K LED att 5000K LED att 3000K LED att 3000K LED att 3000K LED att 3000K LED att 4000K LED

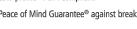


BEGA Gantenbrink-Leuchten KG · Postfach 31 60 · 58689 Menden · info@bega.com · www.bega.com

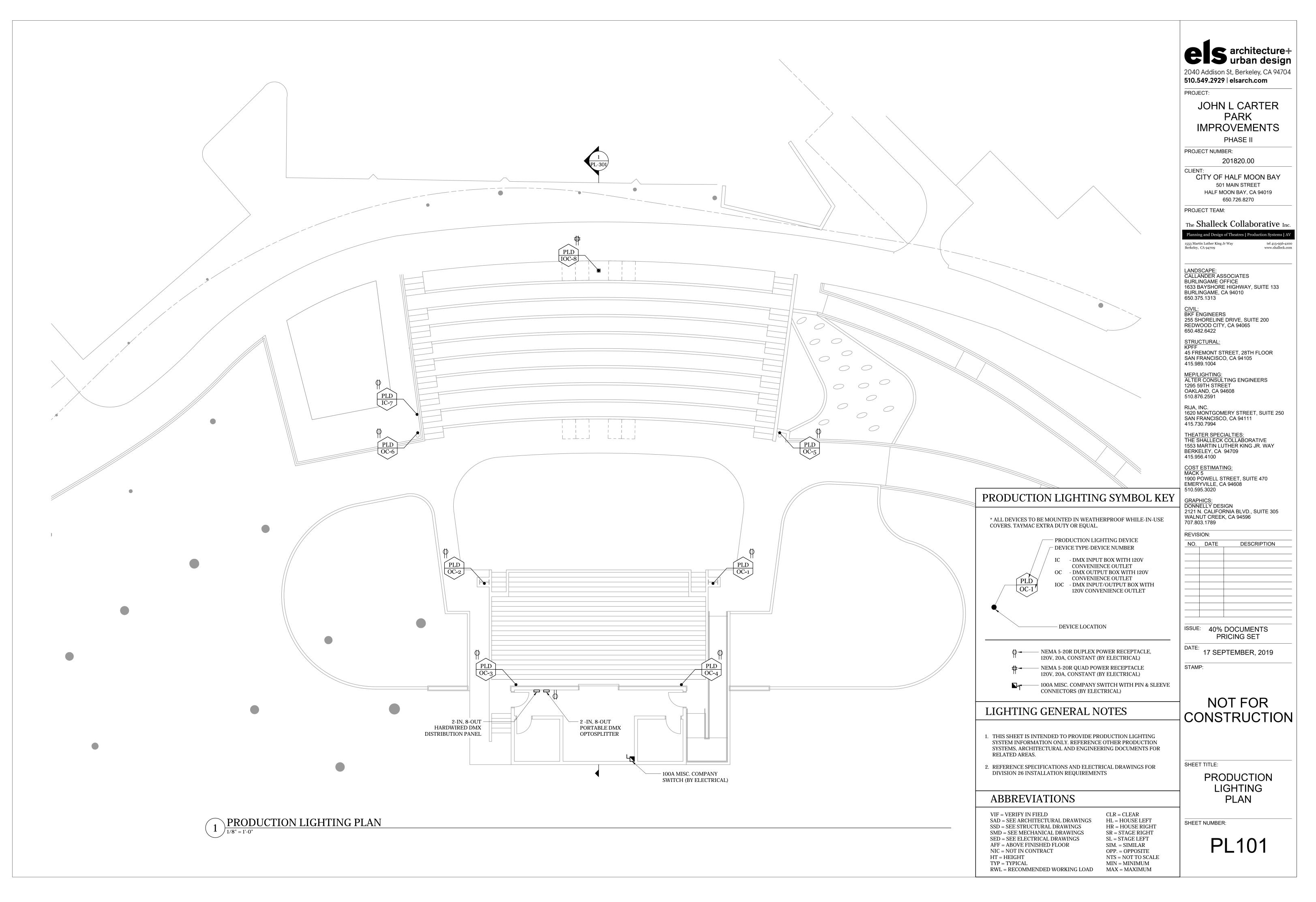
OLTAIRE SMALL ARCHITECTU	RAL FLOOD LIGHT	VF1	els architecture+ urban design
_	DBZ - OPTIONS - DIM - UNV		2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
SERIES LUMEN CRI & DISTRIBUTION MOUNTING PACKAGE CCT	FINISH OPTIONS ORIVER VOLTAGE	2 2	PROJECT: JOHN L CARTER
S SECTIONS IT ARM (EPA: 0.46/Weight: 8 Lbs) 9-1/8" 	8-3/8"	FEATURES	PARK IMPROVEMENTS
2-1/2" 3-1/16" 13-1/16" Side View	3-1/4" 	 Engineered with the highest quality materials to ensure reliability, performance, and quality. Low-profile, contoured architectural design blends with both contemporary or 	PHASE II PROJECT NUMBER:
ARM (EPA: 0.46/Weight: 8 Lbs)	8-3/8"	 traditional architecture. Architectural appearance is preserved via concealed heatsink design. 40% energy savings over HID systems. Six standard finish options. 	201820.00 CLIENT: CITY OF HALF MOON BAY
-9-1/8" -12-5/8" 	6-1/16" 	 This fixture is proudly made in the USA. CONSTRUCTION Sealed, die-cast housing with stainless steel fasteners is rugged and durable. Sturdy, integral knuckle design features locking teeth for reliable performance. 	501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
Side View RING INFORMATION	Front view	 IP66 Rated ANSI 3G (Straight arm fixture only.) PERFORMANCE & LIFETIME Rated >50,000 hours at 70% lumen meisterance (70%) 	PROJECT TEAM:
Voltaire Small Architectural Flood Light CKAGE See page 3 for fixture performance data.	OPTIONS (Factory-installed) See page 2 option details. PC Factory-installed button-style photocell (120V, 208V, 240V, or 277V only; must specify voltage) WG Wireguard, 11-gauge tempered steel with chrome	 maintenance (L70). Delivers 1,900-3,500 nominal lumens Up to 108 lumens per watt ANSI 3000K, 4000K and 5000K CCT, minimum 70 CRI 	
EXAMPLE:L35/750 IMEN XAGE NOMINAL LUMENS MINIMUM CRI & CCT WATTAGE L20 1,900 730 = 70 CRI, 3000K 18	FVS powder-coat finish, factory-installed ² FVS Flush vandal shield, 3/16" clear polycarbonate, factory-installed ² ACCESSORIES (Ordered separately, field-installed) Accession and a state of the	THERMAL ► Integral die-cast aluminum heatsink provides optimal passive thermal management. ► Rated for -30°C to 50°C ambient operating	LANDSCAPE:
740 = 70 CRI, 4000K 36 135 3,500 750 = 70 CRI, 5000K 36 BUTION ge 2 for distribution details. Narrow spot (3H x 3V) 36	Accessories ordered separately, see page 4 for details. Mounting accessories available (straight arm only), ordered separately, see page 4 for details. VF1CS Cutoff shield, field-installed ² VF1FS Full cutoff shield, field-installed ² DRIVER	 temperature. OPTICAL Acrylic precision optics produce industry-standard floodlight distributions to provide precise optical control. Optional half and full cutoff shields 	CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010
Medium flood (5H x 5V) Wide flood (6H x 6V) Horizontal spot (7H x 5V) Vertical flood (5H x 5V) Horizontal flood (7H x 5V)	DIM 10% dimming driver prewired for 0-10V low voltage applications VOLTAGE 120 120V 208 208V	minimize glare and unwanted spill light. ELECTRICAL > 0-10V dimming standard. > 10kA/10kV surge protection standard. > Single-board LED system design minimizes electrical connection points for increased	650.375.1313 <u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200
TING Straight arm Curved arm (vertical surface mount, downlight orientation only, includes cast adapter and mounting plate) OPTIONS	240 240V 277 277V UNV 120-277V 347 347V 480 480V		REDWOOD CITY, CA 94065 650.482.6422 <u>STRUCTURAL:</u> KPFF
stom color, visit the VF1 at hew.com. ¹ Black (RAL #9004) Dark bronze Medium bronze Standard gray		¹ For custom colors other than RAL,	45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
Satin aluminum (RAL #9006) White (RAL #9003)		manufacturers' code plus two swatches (minimum 1" square) required. 2 Fixture can accommodate only one face-mounted option/accessory.	MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
H.E. Williams, Inc. 🔹 Carthage, Missouri ■	www.hew.com = 417-358-4065	Flood Lights LLIAMS.INC. Page 1 of 6	RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
48.17 · Technical amendments reserved	TYPE SC	33 053	THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY
Recessed luminaire		₹ 10 ▲ IP 65	BERKELEY, CA 94709 415.956.4100 COST ESTIMATING:
Project · Reference number Product data sheet	Dai	6	MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
Application LED luminaire with asymmetrical light distribution for installation in walls or stairs. Product description			GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596
Luminaire made of aluminium alloy, aluminium and stainless steel Clear safety glass Silicone gasket Fixing is achieved by using two adjustable			707.803.1789
wedge-shaped claws Required recessed opening 155 x 60 mm Recessed depth 70 mm 2 cable entries for through-wiring of mains supply cable ø 7-10,5 mm,			NO. DATE DESCRIPTION
max. 3 G 1.5 ^c Connecting terminal 2.5 ^c Earth conductor connection LED power supply unit 220-240 V \eqsim 0/50-60 Hz	•		
DC 176-264 V DC Start ≥ 198 V Safety class I Protection class IP 65			
Dust-tight and protection against water jets Impact strength IK08 Protection against mechanical impacts < 5 joule %10 – Safety mark			
 Safety mark C – Conformity mark Weight: 0.55 kg Light technique Luminaire data for the light planning program 			ISSUE: 40% DOCUMENTS PRICING SET
DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT- and IES-format you will find on the BEGA web page www.bega.com.			DATE: 17 SEPTEMBER, 2019
LampModule connected wattageLuminaire connected wattageRated temperatureAmbient temperatureWhen installed in heat-insulatingTemperature <td< td=""><td></td><td></td><td>STAMP:</td></td<>			STAMP:
material t _{a max} =25 °C On request we can offer you modifications for enviroments with higher temperatures as a customized product.			
33 053 K3Module designationLED-0526/830Colour temperature3000 KColour rendering indexCRI > 80Module luminous flux565 ImLuminaire luminous flux231 Im	Ambient temperature $t_a = 15 \text{ °C}$ LE- at50,000 h: L90 B10or	t icle No. 33053 D colour temperature optionally 3000 K 4000 K D K – Article number + K3	CONSTRUCTION
Luminaire luminous efficiency42 lm/W33 053 K4K4Module designationLED-0526/840Colour temperature4000 K	Ambient temperature t _a = 25 °C 40 - at 50,000 h: L80B10 Co - at 229,000 h: L70B50 gra	00 K – Article number + K4 lour graphite or silver phite – article number er – article number + A	
Colour rendering indexCRI > 80Module luminous flux565 ImLuminaire luminous flux231 ImLuminaire luminous efficiency42 Im/W	- at 50,000 h: L80 B10 10 - at 229,000 h: L70 B50 10 Inrush current 13 Inrush current 13	cessories 424 Installation housing 024 Plaster frame 503 Plaster frame flush	
	Maximum number of luminaires of this type per miniature circuit breaker: up B10A: 31 luminaires B16A: 50 luminaires C10A: 52 luminaires	eparate instructions for use can be provided on request.	CUT SHEETS
2 2 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	C16A: 85 luminaires		SHEET NUMBER:
BEGA Gantenbrin	k-Leuchten KG • Postfach 31 60 • 58689 Menden • info@bega.com • wv	ww.bega.com	E301

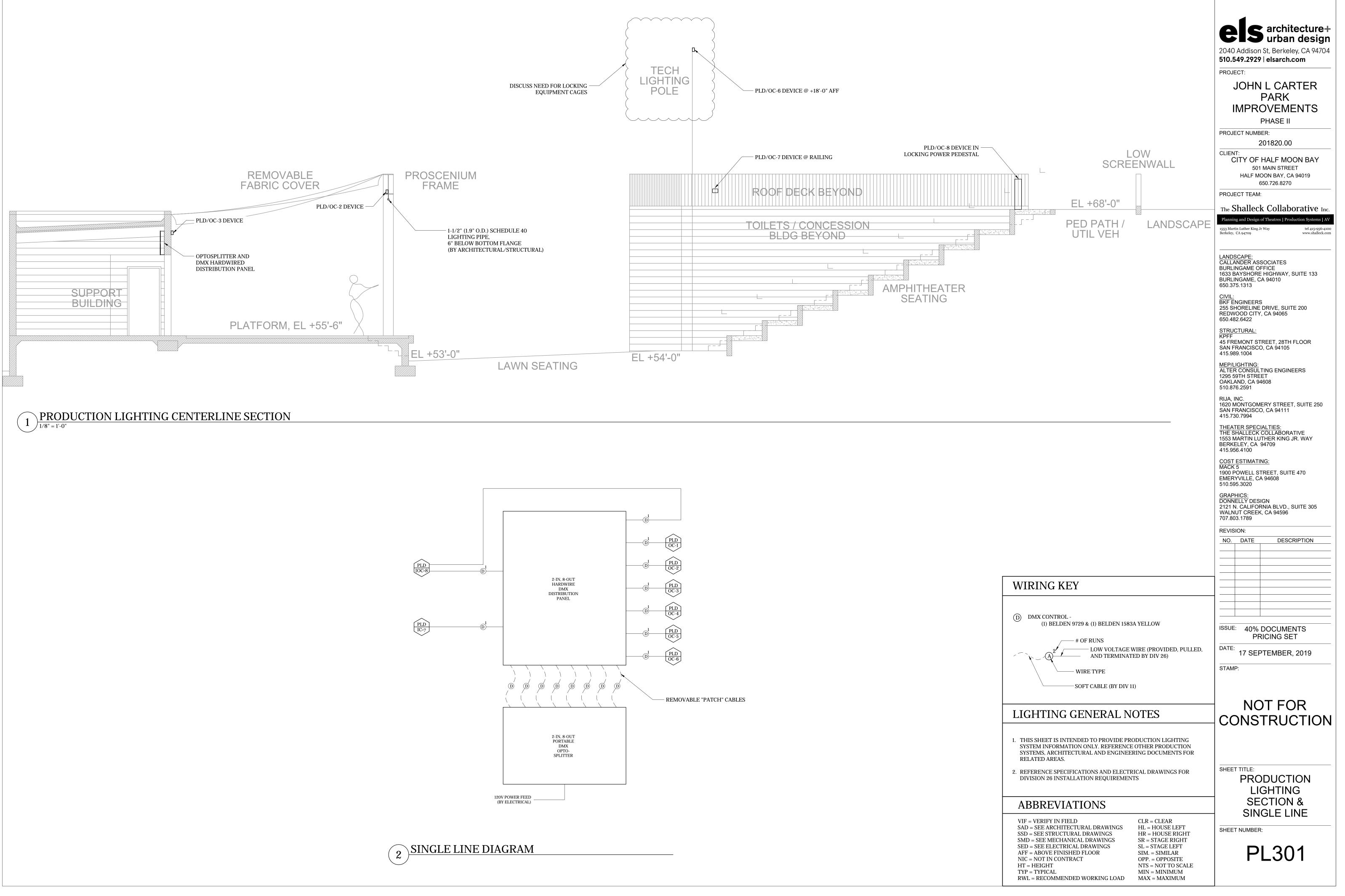
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219.3 Receivers for Assistiv -Department of Justice's ADA Standards Minimum Number of Minimum Number of Required Receivers Capacity of Seating Required to be Hearing-aid Compatible in Assembly Area **Required Receivers** 50 or less 2 2 2, plus 1 per 25 seats over 50 seats ¹ 51 to 200 2 2, plus 1 per 25 seats over 50 seats ¹ 1 per 4 receivers ¹ 201 to 500 20, plus 1 per 33 seats over 500 seats ¹ 1 per 4 receivers ¹ 501 to 1000 35, plus 1 per 50 seats over 1000 seats ¹ 1 per 4 receivers ¹ 1001 to 2000 2001 and over 55 plus 1 per 100 seats over 2000 seats ¹ 1 per 4 receivers ¹ 1. Or fraction thereof.

ASSISTIVE LISTENING			
	# SEATS	# RECEIVERS / #HEARING AID	TYPE
THEATRE	XX	XX/X	FM

AV EQUIPMENT & INSTALLATION		Х	
AV TESTING, TUNING, CONFIGURATION		Х	
2 AV PRODUCTION SYSTE	EMS SCOI	PE MATR	IX_

PRODUCTION SYSTEMS SCOPE MATRIX			
SCOPE	RESPON	SIBILITY	
	EC	AV	
POWER SYSTEMS (COMPLETE)	X		
COMPANY SWITCHES	X		
CONDUIT FOR AV SYSTEM	X		
WIRE & PULL FOR AV SYSTEMS (LOW-VOLT ONLY)		X	
WIRE TERMINATION FOR AV SYSTEMS		X	
EQUIPMENT RACKS FOR AV		Х	
AV EQUIPMENT & INSTALLATION		X	
AV TESTING, TUNING, CONFIGURATION		Х	

CONDUIT SEPARATION TABLES 1 / MTS

AND SHOULD BE ADHERED TO WHEN POSSIBLE.

ACHIEVABLE.

3.

	А	В	С	D	E
А		12"	12"	12"	12"
В	12"		6"	6"	6"
С	12"	6"		6"	6"
D	12"	6"	6"		6"
Е	12"	6"	6"	6"	

1. THE AV SPECIFIC CONDUIT SEPARATION TABLE ABOVE REFLECTS BEST-CASE SCENARIOS,

2. ABSOLUTE MINIMUM SEPARATION FOR AV CONDUIT IS 4", IF ABOVE DISTANCES ARE NOT

ABSOLUTE MINIMUM SEPARATION BETWEEN AV AND ELECTRICAL POWER CONDUITS IS 36"

CONDUIT SEPARATION TABLE

-AV CONDUITS-

SHOU	LD ELECTRICAL CONDUIT	NEED TO CROSS	AV CONDUIT. DO) SO AT
	GREES.			, 00 111
IF AV	CONDUIT MINIMUM SEPA	RATION CANNOT	BE MET (SUCH A	AS WHEN

Γ (SUCH AS WHEN GOING THROUGH A NARROW CAVITY), CONDUIT MAY RUN IMMEDIATELY ADJACENT FOR NO MORE THAN 3'-0" IN ANY 50'-0" SPAN.

CONDUIT SEPAI -ELECT	
	AV CONDU
AC BRANCH LOAD	36"
AC- FEEDER	48"
AC-DIMMED LOAD	36"
TEL/DATA	12"
CONTROL (OTHER)	12"

PE		0
М		2.
	·	
ive Liste ds for Acces	ening Systems sible Design (2010)-	

EXCEPTIONS

ASSISTIVE LISTENING CODE REFERENCES 1. 219.2 Required Systems. In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided. EXCEPTION: Other than in courtrooms, assistive listening systems shall not be required where audio amplification is

- not provided. 219.3 Receivers. Receivers complying with 706.2 shall be provided for assistive listening systems in each assembly area in accordance with Table 219.3. Twenty-five percent minimum of receivers provided, but no fewer than two, shall be hearing-aid compatible in accordance with 706.3. EXCEPTIONS: 1. Where a building contains more than one assembly area and the assembly areas required to provide assistive listening systems are under one management, the total number of required receivers shall be permitted to be calculated according to the total number of seats in the assembly areas in the building provided that all receivers are usable with all systems. 2. Where all seats in an assembly area are served by an induction loop assistive listening system, the minimum number of receivers required by Table 219.3 to be hearing-aid compatible shall not be required to be provided.
- Advisory 706.1 General. Assistive listening systems are generally categorized by their mode of transmission. There are hard-wired systems and three types of wireless systems: induction loop, infrared, and FM radio transmission. Each has different advantages and disadvantages that can help determine which system is best for a given application. For example, an FM system may be better than an infrared system in some open-air assemblies since infrared signals are less effective in sunlight. On the other hand, an infrared system is typically a better choice than an FM system where confidential transmission is important because it will be contained within a given space. 703.7.2.4 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4. (signage by architect).

3 ASSISTIVE LISTENING CALCULATIONS & REFERENCES

AV CONDUIT, & ALS INFORMATION

SHEET TITLE:

SHEET NUMBER:

NOT FOR CONSTRUCTION

STAMP:

DATE: 17 SEPTEMBER, 2019

PRICING SET

ISSUE: 40% DOCUMENTS

NO. DATE DESCRIPTION

REVISION:

<u>GRAPHICS:</u> DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789

COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020

THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100

RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994

OAKLAND, CA 94608 510.876.2591

MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET

STRUCTURAL: 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004

255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422

BKF ENGINEERS

BURLINGAME OFFICE 650.375.1313

1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010

LANDSCAPE: CALLANDER ASSOCIATES

1553 Martin Luther King Jr Way Berkeley, CA 94709 tel 415-956-4100 www.shalleck.com

nning and Design of Theatres | Production Systems |

The Shalleck Collaborative Ind

PROJECT TEAM:

501 MAIN STREET 650.726.8270

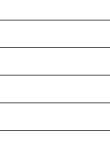
CITY OF HALF MOON BAY HALF MOON BAY, CA 94019

PROJECT NUMBER: 201820.00 CLIENT:

PARK **IMPROVEMENTS** PHASE II

PROJECT: JOHN L CARTER

els architecture+ urban design 2040 Addison St, Berkeley, CA 94704 510.549.2929 | elsarch.com



UIT

Wiretype Schedule

Notes: Wiretypes shown below are current to our best knowledge.
 Manufacturer substitutions are allowed, with approval from consultant.

3- All conduit, backboxes and junction boxes by electrical contractor.

TYPE	DESCRIPTION	MFR	MODEL	O.D.	AREA	NOTES
GROUP A- M	IC LEVEL					
Aı	Microphone Level Audio 22 AWG, 7x30 stranding, Foil shield	Belden	9451	0.135	0.0143	
A2	Microphone Level Audio, Thicker shield 22 AWG, 7x30 stranding, Foil shield	Belden	8761	0.175	0.0241	
GROUP B- LI	NE LEVEL					
B1	Line Level Audio 22 AWG, 7x30 stranding, Foil shield	Belden	9451	0.135	0.0143	
B2	Digital Audio - AES/EBU, 110-ohm 22 AWG, 7x30 stranding, Foil shield	Belden	1696A	0.235	0.0430	
B3	Line Audio + DC Power 1-PR 22 AWG, 7x30 stranding, Foil shield 1-PR 18 AWG, 16x30 stranding, Foil shield	Belden	1502R	0.250	0.0491	
GROUP C- VI	DEO AND RF LEVEL					
C1	Party-Line Intercom, 1ch 20 AWG, 7x28 stranding, Foil shield	Belden	8762	0.204	0.0327	Runs und
C1B	Party-Line Intercom, 1ch 18 AWG, 16x30 stranding, Foil shield	Belden	8760	0.222	0.0387	Runs ove
C1C	Digital Intercom, 1ch 20 AWG, 7x28 stranding, Foil shield	Belden	9207	0.330	0.0855	HELIX- SINGLE CH
C2	Party-Line Intercom, 2 ch 22 AWG, 7x30 stranding, Foil shield, 2 pair	Belden	1814R	0.330	0.0855	
C3	Party-Line Intercom, 4 ch 22 AWG, 7x30 stranding, Foil shield, 4 pair	Belden	1815R	0.384	0.1158	
C3B	Digital Intercom, Multi-ch 24 AWG, Solid, Foil shield, 4 pair, Cat5e, F/UTP	Belden	1533P	0.235	0.0433	HELIX- MULTI-CH
C4	Ethernet Data, Cat 6A, Individually shielded, S/FTP 24 AWG, Solid, Bonded Pairs	Belden	1302e	0.301	0.0314	
C5	Ethernet Data, Cat 6A, Single Foil Shield, F/UTP 23 AWG, Solid, Bonded Pairs	Belden	10GX62F	0.300	0.0707	
C6	Crestron/AMX Control 22 AWG, 7x30 stranded, foil shield, (data) 18 AWG, 16x30 stranded, (power)	Liberty	Axlink	0.246	0.0475	
C7	DC Control, 2 cond 18 AWG, 16x30 stranded, twisted pair	Belden	9740	0.210	0.0346	
C8	DC Control, 4 cond 18 AWG, 16x30 stranded, twisted pair	Belden	9156	0.333	0.0871	
C9	CATV Video 18 AWG, Solid conductor, braid shield, RG-6 type	Belden	9116	0.270	0.0573	
C10	Production Video 20 AWG, Solid conductor, braid shield, RG-59 type	Belden	1505A	0.233	0.0430	Runs und
C10B	Production Video 18 AWG, Solid conductor, braid shield	Belden	1694A	0.274	0.0594	Runs ove
C10C	Production Video 16 AWG, Solid conductor, braid shield	Belden	4794R	0.320	0.0594	
C11	RGBHV Video 20 AWG, Solid conductor, braid shield, 5 cond	Belden	7796A	0.790	0.4902	Runs und
C11B	RGBHV Video 18 AWG, Solid conductor, braid shield, 5 cond	Belden	7712A	0.970	0.6969	Runs ov
C12	Wireless Microphone Antenna 10 AWG, Solid conductor, braid shield, RG-8/U, 50Ω	Belden	9913	0.405	0.1288	
C13	FM Assisted Listening 10 AWG, Solid conductor, braid shield, RG-8/U, 50Ω	Belden	9913	0.405	0.1288	
C14	Infrared Emitter 19 AWG, Solid conductor, braid shield	Belden	7806A	0.195	0.0299	Runs und
C15	Extron XTP/DTP Cable (1) Shielded 4-twisted-pair	Extron	XTP DTP 24	0.276	0.0598	
C16	Mini Hi-Res RGBHV Cable 26 AWG, 7x34 Stranded, foil shield	Liberty	RGB6C-PVC-YEL	0.350	0.1164	
C17	CAT6 Shielded Twisted Pair (STP) for DVI/RGBHV 23AWG, Solid, Non-bonded Pairs, foil shield w/ 24 AWG solid drain wire	Belden	1351A	0.290	0.0552	
C18	CATV Video Trunk 14 AWG, Solid conductor, quad braid shield	Belden	1617A	0.407	0.1301	
			1			

1 AV WIRETYPE SCHEDULE

GROUP D- LOUDSPEAKER LEVEL

Dı	Loudspeaker Level, 2 cond 12 AWG, Stranded	Belden	5000UP	0.302	0.0716	
D2	Loudspeaker Level, 4 cond 12 AWG, Stranded	Belden	5002UP	0.357	0.1001	
D3	Loudspeaker Level, 70V, 2 cond 18 AWG, 7x26 Straded	West Penn	224	0.155	0.0189	
D4	Loudspeaker Level, 70V, 3 cond 18 AWG, 7x26 Straded	West Penn	234	0.174	0.0238	
GROUP E- E	MPTY CONDUIT					
	No wiretypes. For future expansion.					
GROUP F- FI	BER OPTIC					
F1	NOT USED	NA	NA	NA	NA	
F2	NOT USED	NA	NA	NA	NA	
F3	Single-Mode Fiber, 2-strand 1310 μm, OS2, OFNR	Belden	I1W0255	0.430	0.150	
F4	Crestron Crestfiber 8G Multimode fiber, OFNP, 4-strand, $50/125 \ \mu m$	Crestron	Cresfiber8G-NP	0.313	0.0769	
F5	Multi-Mode Fiber, 2-strand, OM3 50/125 μm, duplex, OFNR	Belden	I1C0255	0.430	0.150	
F6	850nm Multi-Mode Fiber, 2-strand, OM4 50 μm, duplex, OFNP	Extron	OM4 MM P	0.160	0.0201	
		II		1		1

1 AV WIRETYPE SCHEDULE (CONTINUED)

WATER-RESISTANT Wiretype Schedule

	Notes: 1- Wiretypes shown below are current to our be 2- Manufacturer substitutions are allowed, with 3- All conduit, backboxes and junction boxes by	approval from consul	tant.			
TYPE	DESCRIPTION	MFR	MODEL	O.D.	AREA	NOTES
GROUP A- M	IC LEVEL					
W-A1	Microphone Level Audio 22 AWG, 7x30 stranding, Foil shield	West Penn	AQ291	0.205	0.0330	
GROUP B- LI	NE LEVEL					
W-B1	Line Level Audio 22 AWG, 7x30 stranding, Foil shield	West Penn	AQ291	0.205	0.0330	
GROUP C- VI	DEO AND RF LEVEL					
W-C5	Ethernet Data, Cat 6A 23 AWG, Solid, Bonded Pairs	Primus Cable	C6AXR-1167BK	0.314	0.077	
W-C8	DC Control, 8 cond 18 AWG, 7x26 stranded, twisted pair	West Penn	AQC240	0.340	0.0908	
W-C10	Production Video 20 AWG, Solid Conductor, TC Braid	West Penn	AQC815	0.242	0.0460	
GROUP D- L	DUDSPEAKER LEVEL					
W-D1	Loudspeaker Level, 2 cond 12 AWG, Stranded	West Penn	AQ227	0.340	0.0908	
GROUP F- FI	BER OPTIC	I	1			1
W-F1	Multi-Mode Fiber, 2-strand 62.5/125 µm, riser cable	Optical Cable Corp.	DX Series WLX	0.19	0.0284	OBSERVE PROPER BEND RADIUS
W-F2	Multi-Mode Fiber, 2-strand 50/125 μm, riser cable	Optical Cable Corp.	DX Series ALX	0.19	0.0284	OBSERVE PROPER BEND RADIUS
W-F3	Single-Mode Fiber, 2-strand 1310 µm, riser cable	Optical Cable Corp.	DX Series SLX	0.19	0.0284	OBSERVE PROPER BEND RADIUS

2 AV WATER-RESISTANT WIRETYPE SCHEDULE

	AV PANEL SCHEDULE				
DEVICE TYPE	LOCATION	DESCRIPTION	PANEL SIZE- FLUSH MOUNT	PAI SURFA	
	BACKSTAGE	WALLBOX	MFR: FSR MODEL: OWB-X3-XX-PLT	M N OWB	
AV-A2 AV-A3 AV-A3	STAGE/HOUSE	WALLBOX	2X: 2-GANG 1X: 4-GANG		
<u>LS-1W</u> 	HOUSE	LOUDSPEAKER CONNECTION	1-GANG W/ WEATHER TIGHT GROMMET	1-C WEAT GF	



OTES

Runs under 500'

Runs over 500'

HELIX-NET SINGLE CHANNEL

HELIX-NET MULTI-CHANNEL

Runs under 500'

Runs over 500'

Runs under 50'

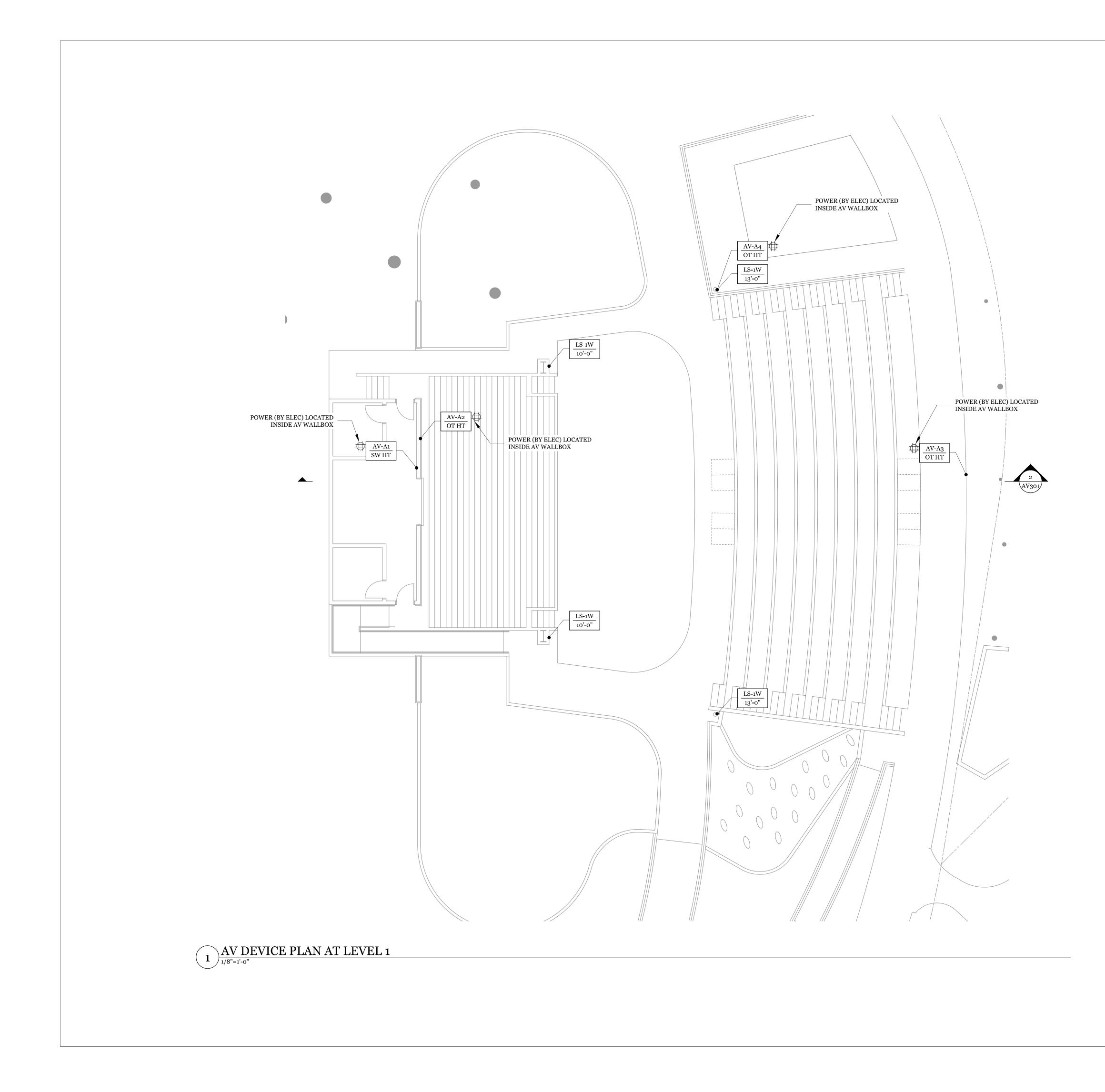
Runs over 50'

Runs under 100'

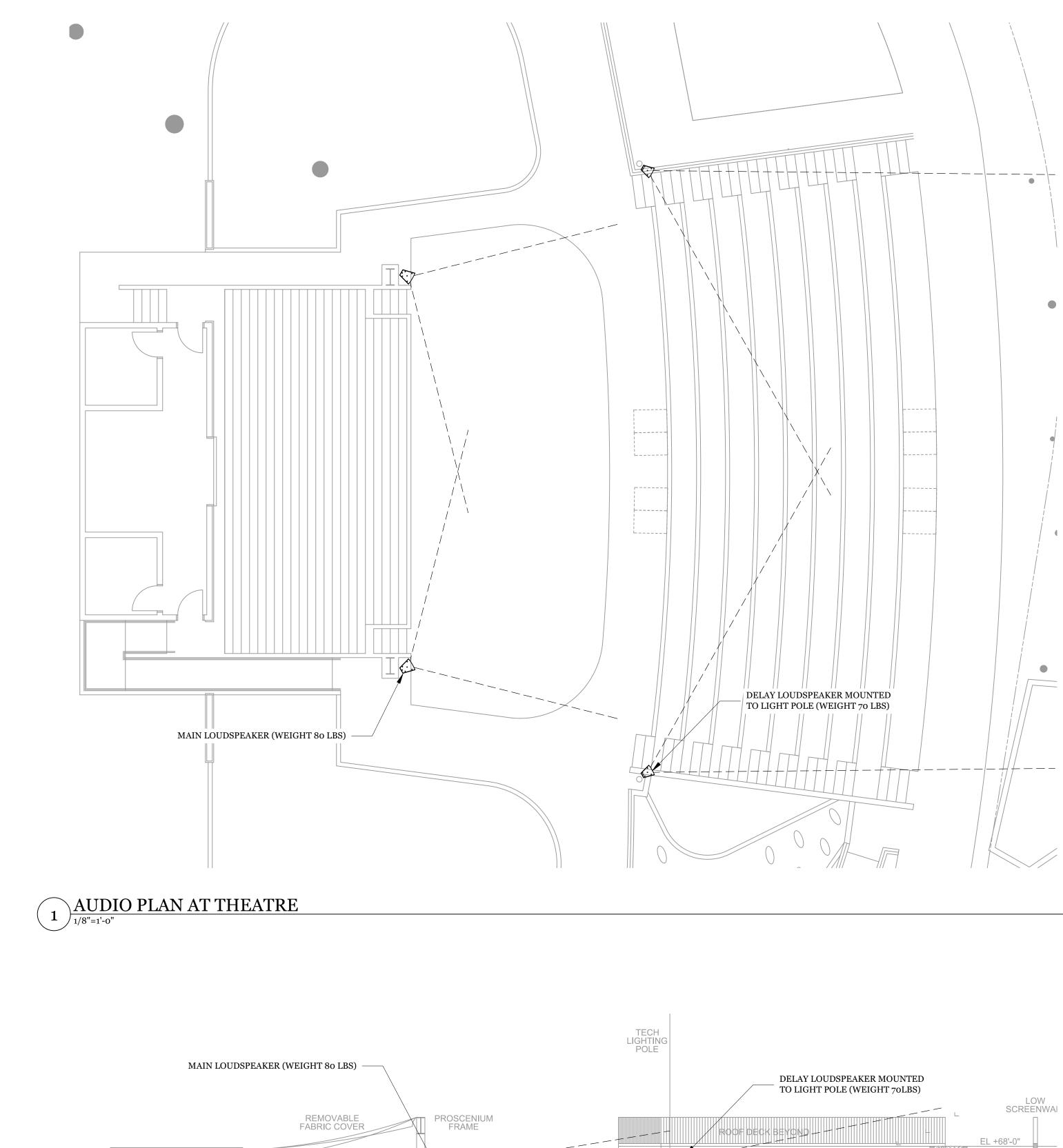
DM-8G-CONN connector

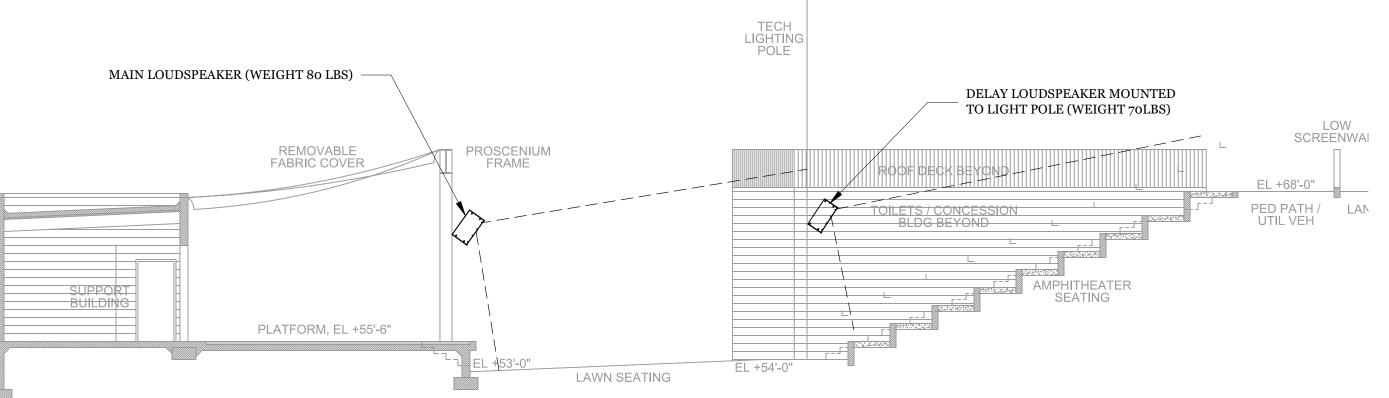
NEL SIZE- FACE MOUNT	BOX TYPE- FLUSH MOUNT	BOX TYPE- SURFACE MOUNT	WIRING CONNECTION
AFR: FSR MODEL: 3-X3-XX-PLT	WEATHERPROOF BOX MFR: FSR MODEL: OWB-X3-FM-PLT	WEATHERPROOF BOX MFR: FSR MODEL: OWB-X3-SM-PLT	HOME RUN TO LOCAL AV DEVICES
N/A	FSR, Inc. MODEL: OWB-500P	N/A	HOME RUN TO LOCAL AV DEVICES
GANG W/ THER TIGHT ROMMET	2-GANG DOUBLE-DEPTH BOX W/ 1-GANG REDUCER	DOUBLE-DEPTH 1-GANG BELL WEATHERPROOF BOX	HOME RUN TO AV RACK
			1

		archit	ecture+ design
2040			aesign y, CA 94704
		9 elsarch.c	om
PROJI			TED
Ţ	JOUL	PARK	
	MPR	OVEME	NTS
PROJ		PHASE II	
		201820.00	
CLIEN	CITY OF	HALF MO	-
	HALF M	1 MAIN STREE IOON BAY, CA 650.726.8270	-
PROJI	ECT TEAM		
			orative Inc.
1553 Mar	ng and Design tin Luther King CA 94709		tel 415-956-4100 www.shalleck.com
berkeley,	CA 94/09		www.snaneck.com
	SCAPE: ANDER AS	SOCIATES	
1633 E	INGAME C BAYSHORI INGAME, (E HIGHWAY, S	UITE 133
	75.1313		
BKF E 255 SI	NGINEER HORELINE	S E DRIVE, SUITE Y, CA 94065	E 200
650.48	32.6422	., ., ., ., ., ., ., ., ., ., ., ., ., .	
KPFF 45 FR		TREET, 28TH F	LOOR
415.98	39.1004	O, CA 94105	
ALTEF 1295 5	59TH STRE		ERS
	AND, CA 9 76.2591	4608	
	NONTGON	IERY STREET	SUITE 250
415.73	30.7994 TER SPEC		
THE S 1553 M	BHALLECK	COLLABORA	
415.95	56.4100 ESTIMAT		
MACK 1900 F	5	TREET, SUITE	470
510.59	95.3020	A 34000	
2121	IELLY DES N. CALIFO	SIGN RNIA BLVD., S K, CA 94596	UITE 305
707.80)3.1789	., un 34030	
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DATE: STAM CCC SHEE PA	T TITLE:	DT FC TRUC	2019 PR CTION
DATE: STAM CCC SHEE PA	17 SEI P: NC DNS T TITLE: AV W ANEL T NUMBER	DT FC TRUC	2019 PR CTION
DATE: STAM CCC SHEE PA	17 SEI P: NC DNS T TITLE: AV W ANEL T NUMBER	DT FC TRUC	2019 PR CTION



AV SYMBOL KEY	
DEVICE LOCATION AV PANEL TYPE	2040 Addison St, Berkeley, CA 94704
	510.549.2929 elsarch.com
MOUNTING —/ CONDITION OR HEIGHT TO CENTER OF BACKBOX SW HT: PROJECT STANDARD SWITCH HEIGHT OT HT: PROJECT STANDARD OUTLET HEIGHT CLNG: CEILING MOUNT A/R: AS REQUIRED	JOHN L CARTER PARK IMPROVEMENTS
RAIL: DEVICE MOUNTED TO RAILING AUDIO	PHASE II
AV-XX: CUSTOM AV PANEL & LOCATION LOUDSPEAKER	PROJECT NUMBER: 201820.00
LS-#W: WEATHER-RESISTANT LOUDSPEAKER & JACK QTY	CLIENT: CITY OF HALF MOON BAY
LOOSE CONNECTION TO PANEL	501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
	PROJECT TEAM: The Shalleck Collaborative Inc.
MOUNTING — CONDITION	Planning and Design of Theatres Production Systems AV
<i>LOUDSPEAKER</i> • <i>LS:</i> LOUDSPEAKER	1553 Martin Luther King Jr Way tel 415-956-4100 Berkeley, CA 94709 www.shalleck.com
ELECTRICAL	LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
DUPLEX OUTLET, 120V / 20A (BY ELEC) QUAD OUTLET, 120V / DUAL 20A (BY ELEC)	CIVIL: BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065
(BY ELEC)	650.482.6422 STRUCTURAL: KPFF
GENERAL NOTES	45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004 MEP/LIGHTING:
 ALL AC OUTLETS, CONDUIT & BACKBOXES BY DIV 16. REQUIRED STRUCTURAL BACKING BY STRUCTURAL ENGINEER. A/V CONTRACTOR TO COORDINATE WITH DIV 16 	ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
TO DETERMINE EXACT LOCATION OF A/V BACKBOXES. 4. ALL VISIBLE LOUDSPEAKERS & PANELS SHALL BE PROVIDED IN A COLOR AS DETERMINED BY THE ARCHITECT DURING THE SHOP DRAWING PHASE.	RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
COORDINATE EXACT MOUNTING CONDITIONS WITH ARCHITECT, STRUCTURAL ENGINEER & GENERAL CONTRACTOR.	THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
	COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020
	GRAPHICS: DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789
	REVISION:
	NO. DATE DESCRIPTION
	ISSUE: 40% DOCUMENTS PRICING SET
	DATE: 17 SEPTEMBER, 2019
	STAMP:
	NOT FOR CONSTRUCTION
	SHEET TITLE:
	AV DEVICE PLAN AT LEVEL 1
	SHEET NUMBER:
	AV101



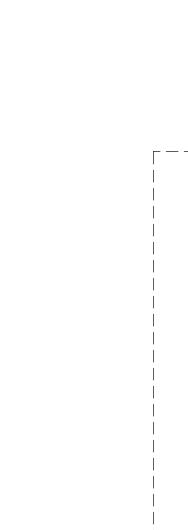




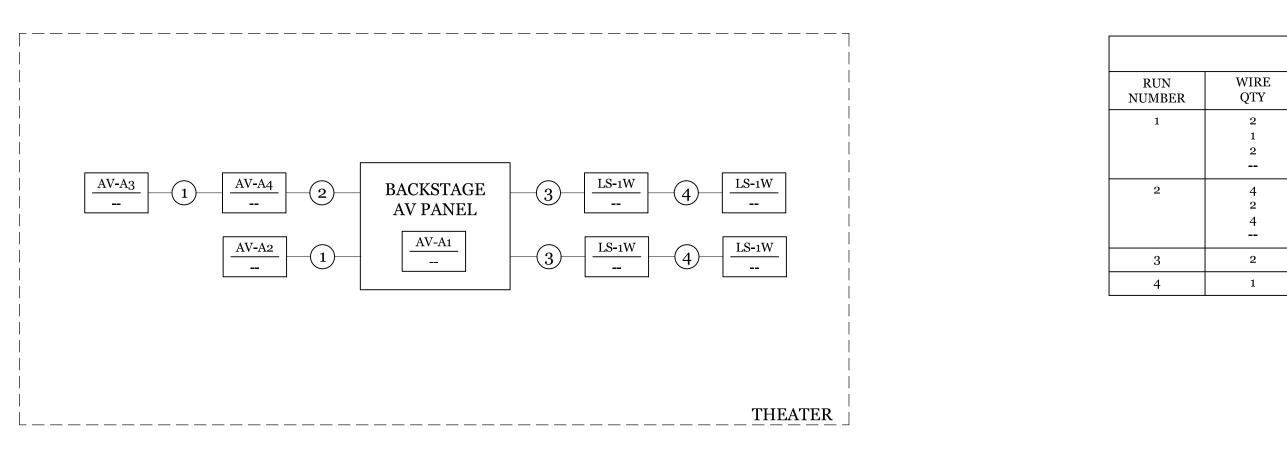
CIS architecture+ urban design
2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
JOHN L CARTER PARK
IMPROVEMENTS PHASE II
PROJECT NUMBER: 201820.00
CLIENT: CITY OF HALF MOON BAY
501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
PROJECT TEAM:
The Shalleck Collaborative Inc. Planning and Design of Theatres Production Systems AV
1553 Martin Luther King Jr Way tel 415-956-4100 Berkeley, CA 94709 www.shalleck.com
LANDSCAPE: CALLANDER ASSOCIATES
BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010
650.375.1313 CIVIL: RKE ENCINEERS
BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422
STRUCTURAL: KPFF
45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608
510.876.2591 RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111
415.730.7994 <u>THEATER SPECIALTIES:</u> THE SHALLECK COLLABORATIVE
1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
<u>COST ESTIMATING:</u> MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608
510.595.3020 <u>GRAPHICS:</u> DONNELLY DESIGN
2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789
REVISION: NO. DATE DESCRIPTION
ISSUE: 40% DOCUMENTS PRICING SET
DATE: 17 SEPTEMBER, 2019
STAMP:
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 AUDIO PLANS & SECTIONS AT
THEATRE
SHEET NUMBER:
AV301

GENERAL NOTES

- ALL AC OUTLETS, CONDUIT & BACKBOXES BY DIV 16.
 REQUIRED STRUCTURAL BACKING BY STRUCTURAL ENGINEER.
- 3. A/V CONTRACTOR TO COORDINATE WITH DIV 16 TO DETERMINE EXACT LOCATION OF A/V BACKBOXES. 4. ALL VISIBLE LOUDSPEAKERS & PANELS SHALL BE PROVIDED IN A COLOR AS DETERMINED BY THE ARCHITECT DURING THE SHOP DRAWING PHASE.
- COORDINATE EXACT MOUNTING CONDITIONS WITH ARCHITECT, STRUCTURAL ENGINEER & GENERAL CONTRACTOR.







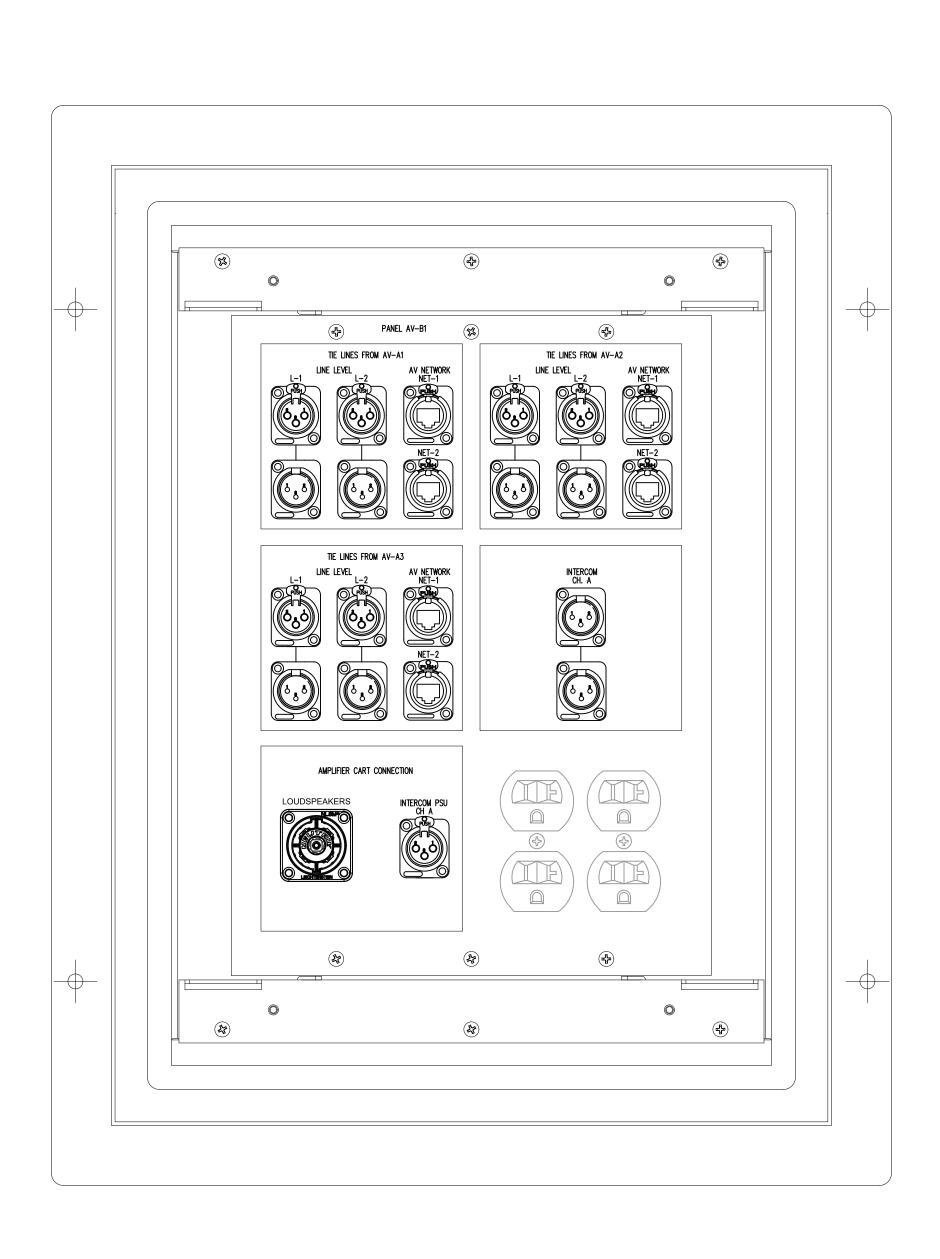
1 AV WIRE AND CONDUIT RISER DIAGRAM

				PROJECT:	
				JOHN L C	ARTER
				PAF	
				IMPROVE	MENTS
				PHAS	EII
				PROJECT NUMBER: 201820	0.00
				CLIENT: CITY OF HALF 501 MAIN S	MOON BAY
WIRE & CON	DUIT TABLE			HALF MOON BA 650.726.	Y, CA 94019
WIRE	CONDUIT	CONDUIT	NOTES	PROJECT TEAM:	
TYPE W-B1	QTY 1	SIZE 3/4"	WALL BOX	The Shalleck Col	laborative Inc.
C1 W-C5	1	3/4"	FSR OWB-500P	Planning and Design of Theatres	s Production Systems AV tel 415-956-4100
120VAC	(BY ELEC)	(BY ELEC)	WALL BOX	Berkeley, CA 94709	www.shalleck.com
С1 W-C5	1 1	3/4" 1-1/4"	FSR OWB-500P		
120VAC	(BY ELEC)	(BY ELEC)	0100-5001	LANDSCAPE: CALLANDER ASSOCIAT BURLINGAME OFFICE	ES
W-D1 W-D1	1	1-0" 3/4"		1633 BAYSHORE HIGHW BURLINGAME, CA 94010 650.375.1313	
				BKF ENGINEERS 255 SHORELINE DRIVE, REDWOOD CITY, CA 940 650.482.6422	
				STRUCTURAL: KPFF	
				45 FREMONT STREET, 2 SAN FRANCISCO, CA 94 415.989.1004	
				MEP/LIGHTING: ALTER CONSULTING EN 1295 59TH STREET OAKLAND, CA 94608 510.876.2591	NGINEERS
				RIJA, INC. 1620 MONTGOMERY ST SAN FRANCISCO, CA 94 415.730.7994	
				THEATER SPECIALTIES THE SHALLECK COLLAE 1553 MARTIN LUTHER K BERKELEY, CA 94709 415.956.4100	BORATIVE
				<u>COST ESTIMATING:</u> MACK 5 1900 POWELL STREET,	
				EMERYVILLE, CA 94608 510.595.3020 GRAPHICS:	
				DONNELLY DESIGN 2121 N. CALIFORNIA BL' WALNUT CREEK, CA 94 707.803.1789	
				REVISION: NO. DATE E	DESCRIPTION
				PRICING	
				DATE: 17 SEPTEME STAMP:	3ER, 2019
				NOT I CONSTR	
		AV W	IRE RIS	NOTES & KEY	
				DESIGNATOR (SEE SCHEDULE) SHEET TITLE:	
			XXX X'-X"	AV WIRE & RISER DIA	
				ASSIFICATION (A, B, C, D or E)	
		2. MINIMUM C	CONDUIT SIZE IS	N WRITING BY AV CONTRACTOR	
		WITHIN 30	DAYS OF CONTR IT & BACKBOXE	WARD	501
		5. FOLLOW CO SHEET & IN	NDUIT SEPARA' SPECIFICATION	TABLES AS INDICATED ON KEY	
		6. INCREASE C		E UP FOR RUNS GREATER THAN K.	

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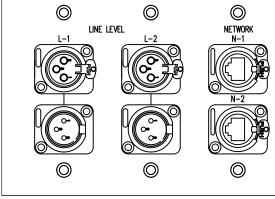
2040 Addison St, Berkeley, CA 94704 **510.549.2929 | elsarch.com**

e

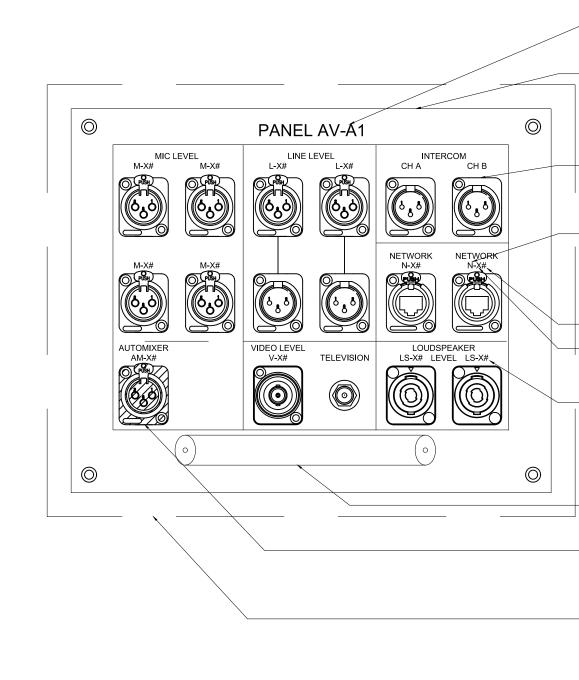




– POWER (BY ELEC) 0 6 Ø Ø NOTE: THESE PANELS ARE INSERTS FOR FSR OUTDOOR WALLBOX OWB-500P \odot \odot \odot



2 AV PANEL AV-A2, A3, A4 FULL SIZE



3 TYPICAL MULTI I/O PANEL

THIS DEVICE WEIGHS LESS THAN 20 LBS.

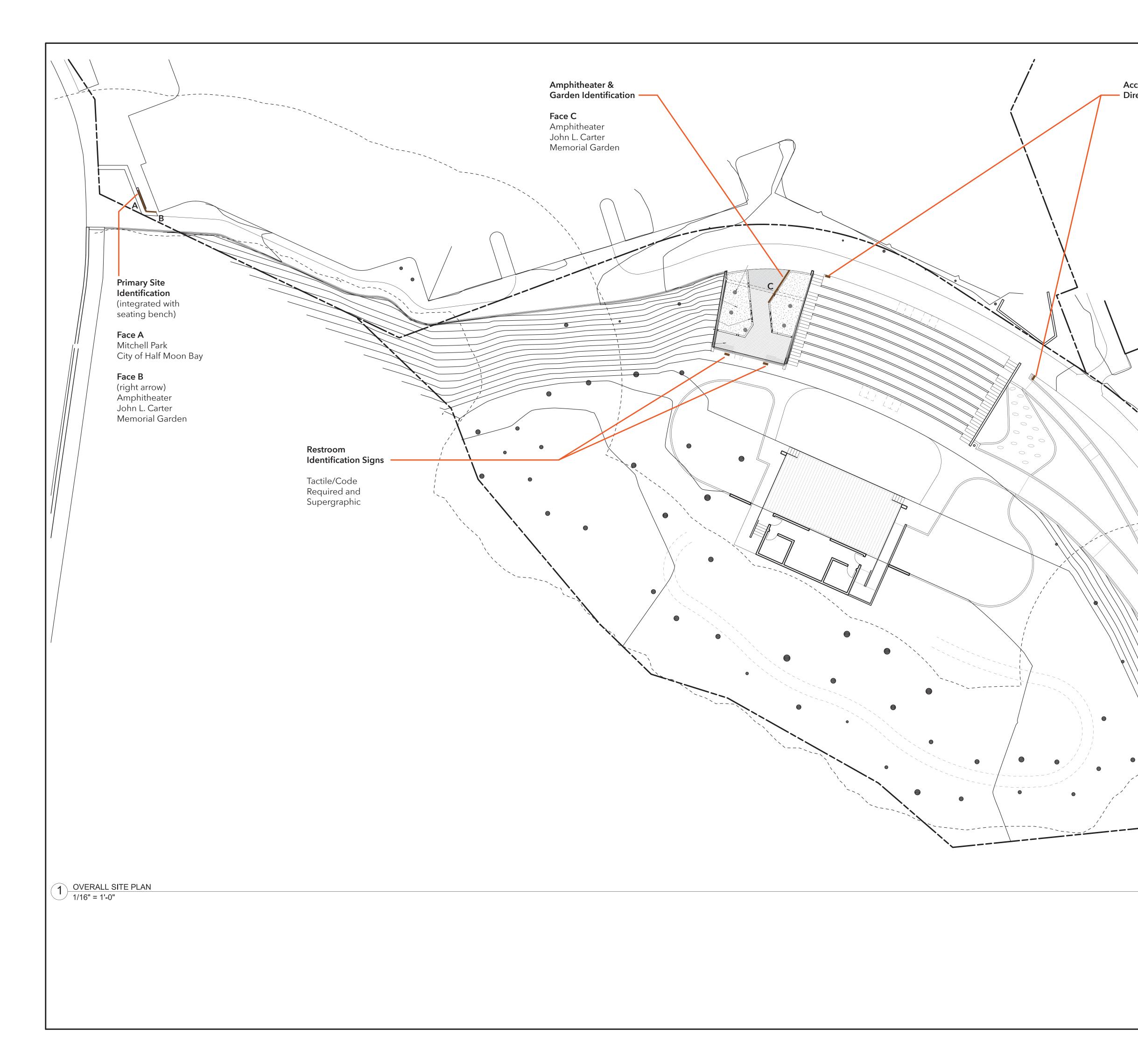
	2040 Addison St, Berkeley, CA 94704 510.549.2929 elsarch.com
	JOHN L CARTER
	IMPROVEMENTS
	PHASE II PROJECT NUMBER: 201820.00
	CLIENT: CITY OF HALF MOON BAY
	501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
	PROJECT TEAM: The Shalleck Collaborative Inc.
	Planning and Design of Theatres Production Systems AV
	Berkeley, CA 94709 www.shalleck.com
	LANDSCAPE: CALLANDER ASSOCIATES
	BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
	<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422
	STRUCTURAL: KPFF 45 FREMONT STREET, 28TH FLOOR
THIS DEVICE WEIGHS LESS THAN 20 LBS.	SAN FRANCISCO, CA 94105 415.989.1004
	MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
MAIN PANEL LABEL SHALL BE LASER ETCHED, ARIAL FONT & $\frac{1}{4}$ " HIGH CHARACTERS. (U.O.N.).	RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
FACEPLATE SHALL BE BLACK 0.080" ALUMINUM, EDGES EASED, FINISHED IN FINE TEXTURE, SCRATCH-RESISTANT POWDER COAT, WITH FASTENERS COUNTERSUNK (U.O.N).	THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
INTERCOM JACKS: PROVIDE WHIRLWIND WC3M, 3-POLE MALE XLR CONNECTOR IN RED COLOR SHELL. NO COLORED TRIM RINGS ALLOWED, SUCH AS NEUTRIK. ALL CONNECTORS: USE GOLD CONTACT TYPE.	COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608
FIRST LABEL POSITION - PATCHBAY TYPE: M - MICROPHONE LEVEL L - LINE LEVEL	510.595.3020 GRAPHICS:
V - VIDEO LEVEL N - NETWORK LS - LOUDSPEAKER LEVEL	DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596
THIRD LABEL POSITION - PATCHPOINT ON PATCHBAY	707.803.1789
SECOND LABEL POSITION - PATCHBAY ROW A-Z	NO. DATE DESCRIPTION
LASER ETCHED LABELS SHALL BE: ARIAL FONT & $\frac{1}{8}$ " (OR $\frac{1}{4}$ ") HIGH CHARACTERS.	
(U.O.N.). NOTE: PROVIDE BALANCING TRANSFORMER AT ALL UNBALANCED CONNECTION POINTS & AMPLIFICATION	
TO +4dBu FOR EACH INPUT OR OUTPUT BLACK ALUMINUM CABLE TIE-OFF BARS	
ON ALL PANELS 8" WIDE AND LARGER (SEE SPEC FOR EXACT MAKE AND MODEL). AUTOMIX JACKS: PROVIDE WHIRLWIND WC3F,	
3-POLE FEMALE XLR CONNECTOR IN BLUE COLOR SHELL. NO COLORED TRIM RINGS ALLOWED, SUCH AS NEUTRIK.	ISSUE: 40% DOCUMENTS PRICING SET
NOTE: PANELS SPECIFIED AS FLUSH MOUNTED SHALL OVERLAP BACK BOX BY ½". SURFACE MOUNTED	DATE: 17 SEPTEMBER, 2019
PANELS SHALL MATCH BACK BOX SIZE WITH NO GAPS OR OVERLAP. COORDINATION OF BACK BOX TYPE, SIZE & MOUNTING WITH ELECTRICAL REQUIRED PRIOR	STAMP:
TO ORDERING PANELS.	
THIS DEVICE WEIGHS LESS THAN 20 LBS.	NOT FOR CONSTRUCTION
GENERAL NOTES	
1. ALL AC OUTLETS, CONDUIT & BACKBOXES BY DIV 16.	
2. REQUIRED STRUCTURAL BACKING BY STRUCTURAL ENGINEER.	
 3. A/V CONTRACTOR TO COORDINATE WITH DIV 16 TO DETERMINE EXACT LOCATION OF A/V BACKBOXES. 4. ALL VISIBLE LOUDSPEAKERS & PANELS SHALL BE 	SHEET NUMBER:
PROVIDED IN A COLOR AS DETERMINED BY THE ARCHITECT DURING THE SHOP DRAWING PHASE. COORDINATE EXACT MOUNTING CONDITIONS WITH ARCHITECT, STRUCTURAL ENGINEER & GENERAL CONTRACTOR.	AV701

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(U.O.N.).

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SHEET NUMBER:

SIGN LOCATION PLAN

SHEET TITLE:

NOT FOR CONSTRUCTION

STAMP:

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DATE: 17 SEPTEMBER, 2019

ISSUE: 40% DOCUMENTS PRICING SET

NO. DATE DESCRIPTION

REVISION:

<u>GRAPHICS:</u> DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789

COST ESTIMATING: MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020

415.956.4100

THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709

RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994

MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591

STRUCTURAL: KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004

<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422

LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313

Environmental Graphic Design DONNELLY DESIGN 2121 N California Blvd., Suite 305 Walnut Creek, CA 94596

501 MAIN STREET HALF MOON BAY, CA 94019

201820.00 CLIENT: CITY OF HALF MOON BAY

650.726.8270

PROJECT TEAM:

PROJECT NUMBER:

PHASE II

IMPROVEMENTS

PARK

510.549.2929 | elsarch.com PROJECT: JOHN L CARTER

es architecture+ urban design

2040 Addison St, Berkeley, CA 94704

Accessible Path - Directional Signs

AMPHITHEATER JOHN L. CARTER MEMORIAL GARDEN

ELEVATION - Amphitheater & Garden Identification 1" = 1'-0"

JOHN L CARTER PARK CITY OF HALF MOON BAY

Face A

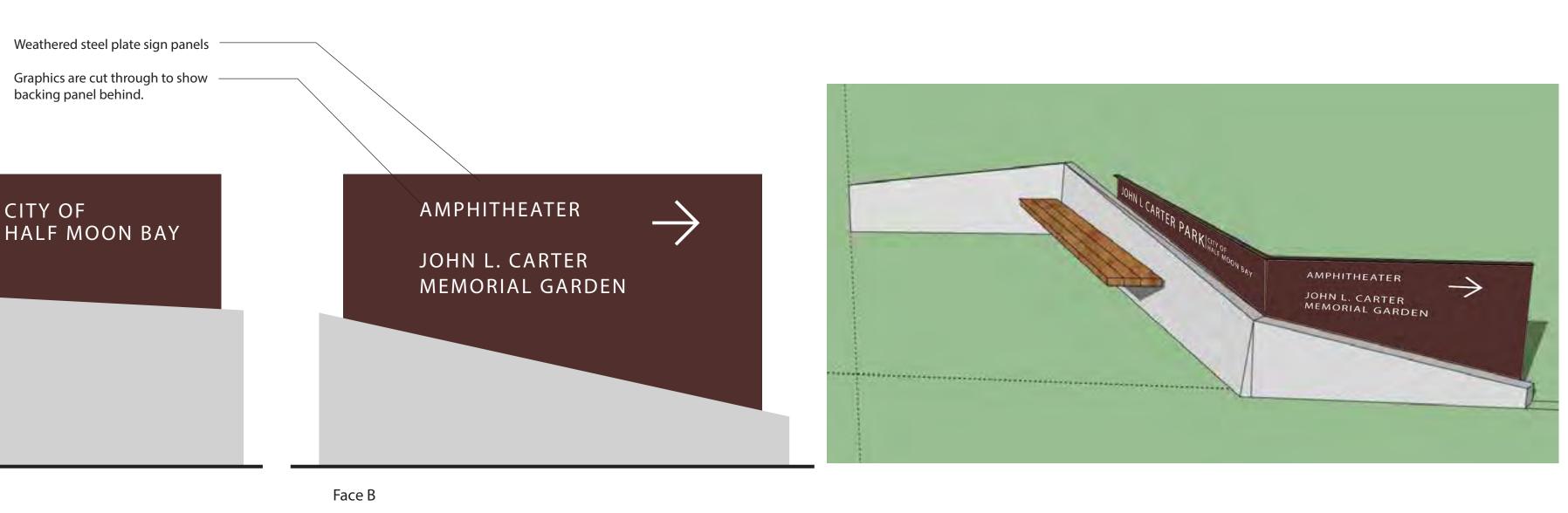
ELEVATIONS - Primary Site Identification (integrated with seating bench) 1" = 1'-0"







MODEL - Amphitheater & Garden Identification NTS



MODEL- Primary Site Identification (integrated with seating bench) NTS

Weathered steel plate sign panels

Graphics are cut through to show backing panel behind.



EIS architecture+ urban design 2040 Addison St, Berkeley, CA 94704 510.549.2929 I elsarch.com PROJECT: JOHN L CARTER PARK IMPROVEMENTS
PROJECT NUMBER: 201820.00
CLIENT: CITY OF HALF MOON BAY 501 MAIN STREET HALF MOON BAY, CA 94019 650.726.8270
PROJECT TEAM:
DONNELLY DESIGN 2121 N California Blvd.,Suite 305 Walnut Creek, CA 94596
LANDSCAPE: CALLANDER ASSOCIATES BURLINGAME OFFICE 1633 BAYSHORE HIGHWAY, SUITE 133 BURLINGAME, CA 94010 650.375.1313
<u>CIVIL:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 650.482.6422
<u>STRUCTURAL:</u> KPFF 45 FREMONT STREET, 28TH FLOOR SAN FRANCISCO, CA 94105 415.989.1004
MEP/LIGHTING: ALTER CONSULTING ENGINEERS 1295 59TH STREET OAKLAND, CA 94608 510.876.2591
RIJA, INC. 1620 MONTGOMERY STREET, SUITE 250 SAN FRANCISCO, CA 94111 415.730.7994
THEATER SPECIALTIES: THE SHALLECK COLLABORATIVE 1553 MARTIN LUTHER KING JR. WAY BERKELEY, CA 94709 415.956.4100
<u>COST ESTIMATING:</u> MACK 5 1900 POWELL STREET, SUITE 470 EMERYVILLE, CA 94608 510.595.3020

<u>GRAPHICS:</u> DONNELLY DESIGN 2121 N. CALIFORNIA BLVD., SUITE 305 WALNUT CREEK, CA 94596 707.803.1789

REVISION:

NO. DATE DESCRIPTION

ISSUE: 40% DOCUMENTS PRICING SET

DATE: 17 SEPTEMBER, 2019

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CONSTRUCTION

IDENTICIATION SIGNS

CONCEPT SKETCHES

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SHEET NUMBER: