

**MEMORANDUM OF UNDERSTANDING BETWEEN  
THE COUNTY OF SAN MATEO AND THE CITY OF HALF MOON BAY  
REGARDING MAINTENANCE AND COST SHARING FOR STONE PINE COVE**

This Memorandum of Understanding (“MOU”) is entered into this 4 of April, 2025 (the “Effective Date”), by and between the County of San Mateo, a political subdivision of the State of California (the “County”), and the City of Half Moon Bay, a California municipal corporation (the “City,” and, together with the County, the “Parties”), and sets forth the Parties’ understandings and expectations related to maintenance and cost sharing for certain improvements associated with the Stone Pine Cove Project, an affordable housing development for farmworkers.

**RECITALS**

- A. **WHEREAS**, City acquired that certain approximately 20.33-acres of real property located at 880 Stone Pine Road, Half Moon Bay (APN 056-260-180) (the “880 Stone Pine Property”), a portion of which City has developed and is using as City’s corporation yard; and
  
- B. **WHEREAS**, City and County are cooperating on developing an affordable farmworker housing project on the 880 Stone Pine Property, which generally is expected to include manufactured homes for 46 low- and lower-income farmworker households (the “Stone Pine Cove Project”); and
  
- C. **WHEREAS**, County has received funding from the State of California under the Joe Serna, Jr. Farmworker Housing Grant Program for the acquisition of manufactured housing in connection with the development of the Stone Pine Cove Project; and
  
- D. **WHEREAS**, City and County jointly pursued the re-subdivision of the 880 Stone Pine Property, as reflected on the Final Parcel Map, recorded March 11, 2025 in the Official Records of San Mateo County as Document No. 2025-900021, attached hereto as **Exhibit A**, and incorporated herein by this reference, into three parcels for primary contemplated uses as follows:

<u>Parcel #</u>	<u>Area (approx acres)</u>	<u>Primary Contemplated Uses</u>
Parcel 1	6.87 acres	Stone Pine Cove Project
Parcel 2	7.46 acres	Corporation Yard, frog pond, wildlife corridor
Parcel 3	6.00 acres	Pilarcitos Creek riparian corridor, buffer, trail conservation easement

(Parcel 1, Parcel 2, and Parcel 3 collectively referred to as the “Parcels”); and

- E. **WHEREAS**, the Final Parcel Map describes certain easements, burdening certain Parcels and benefitting certain Parcels, including:

<u>Easement</u>	<u>Burdened Parcel</u>	<u>Benefitted Parcel</u>
Public Utility Easement (P.U.E.)	Parcel 1	Parcel 1
Emergency Vehicle Access Easement (E.V.A.E.)	Parcel 1, 2	Parcel 1, 2, 3
Private Access Easement (PVT. A.E.)	Parcel 1	Parcel 2, 3
Private Access Easement (PVT. A.E.)	Parcel 2	Parcel 3
Private Utility Easement (PVT. U.E.)	Parcel 1	Parcel 2
Private Storm Drain Easement (P.S.D.E.)	Parcel 3	Parcel 1
Private Trail Easement (P.T.E.)	Parcel 1	Parcel 3

(the above referenced easements collectively referred to as the “Easements”); and

- F. **WHEREAS**, as of the Effective Date, City quitclaimed its interest in Parcel 1 to County; thus, as of the Effective Date, County is the owner of Parcel 1 and City is the owner of Parcel 2 and Parcel 3; and
- G. **WHEREAS**, City and County, in their capacities as owners/beneficiaries of certain easements and owners of land to which certain easements are attached; based on their cooperative efforts to develop the Stone Pine Cove Project; and based on the recognition of certain efficiencies that may be gained from designating one of the Parties to perform certain maintenance work, desire to formalize the maintenance of certain improvements on the Parcels and cost sharing for such maintenance; and
- H. **WHEREAS**, City has estimated the cost for performing maintenance of certain improvements over the Term of this MOU, and the Parties concur that the estimate is a reasonable projection; and
- I. **WHEREAS**, the Parties acknowledge the truth of the Recitals set forth above which are hereby incorporated into this MOU.

**NOW, THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree to be bound by the following terms in this MOU:

## 1. IMPROVEMENTS

- 1.1 **Improvements**. As of the Effective Date, there exist certain improvements on Parcel 1, Parcel 2, and Parcel 3 related to their primary contemplated uses as described above (collectively, the “Existing Improvements”).
- 1.2 **Relocation of Improvements**. If an Easement is rendered unusable, the Parties shall meet and confer to discuss in good faith and agree upon a relocated or reconfigured alignment, design, or other change to the affected Existing Improvements, which will

be subject to the approval of the Parties and which approval shall not be unreasonably withheld, and shall be memorialized in an agreement in writing by County and City. The Parties shall meet and confer to discuss in good faith and agree upon the cost of such relocation or reconfiguration.

## **2. MAINTENANCE AND COST SHARING**

**2.1 Maintenance.** The Parties anticipate that certain maintenance and repair activities (“Maintenance” and “Maintain”) of certain Existing Improvements on the Parcels will be prudent. The Parties wish to describe their agreements relative to which entity will perform certain Maintenance over the Term of the MOU, as follows:

**2.1.1 City Maintenance of Existing Improvements on Parcel 1.** City shall have sole responsibility to Maintain, and County shall not have any responsibility to Maintain, the following areas located on Parcel 1:

- The approximately 17,750 square feet of asphalt paving located on County’s Parcel 1 in the areas indicated as Pavement Area 1 (PA-1) on the City Maintenance Areas drawing (“Maintenance Area Drawing”), attached hereto as **Exhibit B** and incorporated herein by this reference.
- The approximately 2,510 square feet of playground surface located on County’s Parcel 1 in the areas indicated as Pavement Area 3 (PA-3) on the Maintenance Area Drawing.
- The approximately 5,530 square feet of lawn turf located on County’s Parcel 1 in the areas indicated as Landscape Area 1 (LA-1) on the Maintenance Area Drawing.
- The approximately 200 linear feet of fence and gate located on County’s Parcel 1 in the areas indicated as Fencing (F-1) on the Maintenance Area Drawing.
- The playground structure located on County’s Parcel 1 in the areas indicated as Amenity Structures 1 (AS-1) on the Maintenance Area Drawing.
- Any private utilities located on County’s Parcel 1 in the areas indicated as the Private Utility Easement (PVT. U.E.) on the Final Parcel Map and that exclusively benefit City’s Parcel 2.
- Any private trail improvements located on County’s Parcel 1 in the areas indicated as the Private Trail Easement (P.T.E.) on the Final Parcel Map and that exclusively benefit City’s Parcel 3.

In performing the above Maintenance on Parcel 1, City shall coordinate in good faith with County to reasonably minimize impacts to the residents of the Stone Pine Cove Project and shall, where appropriate, provide advance notice of Maintenance to residents.

2.1.2 City Maintenance of Existing Improvements on County's Behalf. City agrees to Maintain on County's behalf the following areas located on Parcel 1:

- The approximately 2,360 square feet of decomposed granite located on County's Parcel 1 in the areas indicated as Pavement Area 2 (PA-2) on the Maintenance Area Drawing. The scope of City's Maintenance of Pavement Area 2 (PA-2) shall generally consist of periodic sealing/resurfacing, and path repair.
- The approximately 63,720 square feet of non-irrigated ground cover located on County's Parcel 1 in the areas indicated as Landscape Area 2 (LA-2) on the Maintenance Area Drawing. The scope of City's Maintenance shall generally consist of periodic trimming/mowing, and weed abatement.
- The picnic tables located on County's Parcel 1 in the areas indicated as Amenity Structure 2 (AS-2) on the Maintenance Area Drawing. The scope of City's Maintenance shall generally consist of periodic cleaning/waste control, and paint touch up/repair.
- The trash/recycle cluster located on County's Parcel 1 in the areas indicated as Amenity Structure 3 (AS-3), on the Maintenance Area Drawing. The scope of City's Maintenance shall generally consist of periodic cleaning/waste control, and paint touch up/repair.

In performing such Maintenance, City shall coordinate in good faith with County to reasonably minimize impacts to the residents of the Stone Pine Cove Project and shall, where appropriate, provide advance notice of Maintenance to residents.

2.1.3 County Maintained Improvement. County shall have sole responsibility to Maintain, and City shall have no responsibility to Maintain, the storm drain easement area located on City's Parcel 2 in the areas indicated as the Private Storm Drain Easement (P.S.D.E) on the Final Parcel Map and that exclusively benefit County's Parcel 1, and the bio-retention ponds and areas adjacent to western and southern edges of Parcel 1.

For avoidance of doubt, except as expressly set forth above, nothing in this MOU addresses nor shall obligate City to perform any Maintenance of infrastructure on County's Parcel 1, or addresses nor shall obligate County to perform any Maintenance of infrastructure on City's Parcel 2 or Parcel 3.

- 2.2 **Payment for Maintenance Services.** In consideration of the Maintenance performed by City on County's behalf of the areas and amenities set forth above in Section 2.1.2, County agrees to compensate City in the form of a one-time lump-sum payment in the amount of Five Hundred Thousand Dollars and Zero Cents (\$500,000.00) ("County Payment").

To the extent City's actual cost of the Maintenance described in Section 2.1.2 over the Term of the MOU is greater (or less than) than the County Payment, City shall bear the excess cost and/or benefit from the saved cost, and in no event shall County's total fiscal obligation over the Term of this MOU exceed \$500,000.00.

2.3 **Damage and Repair.**

- 2.3.1 **Damage to City Maintained Improvements.** Notwithstanding the Maintenance contemplated above, if County, or their respective officers, directors, employees, agents, tenants, invitees, or other authorized users, or their successors or assigns, cause any damage to the City Maintained Improvements, reasonable wear and tear excepted, County shall promptly repair (or cause to be repaired) such damage at its sole cost after the Parties meet and confer to discuss in good faith and agree upon repair of the damage.

- 2.3.2 **Damage to County Maintained Improvements.** Notwithstanding the Maintenance contemplated above, if City, or their respective officers, directors, employees, agents, tenants, invitees, or other authorized users, or their successors or assigns, cause any damage to the County Maintained Improvements, reasonable wear and tear excepted, City shall promptly repair (or cause to be repaired) such damage at its sole cost after the Parties meet and confer to discuss in good faith and agree upon repair of the damage.

3. **INDEMNIFICATION**

- 3.1 **Indemnity.** Pursuant to Government Code Section 895.4, each Party agrees to fully indemnify, defend, and hold the other Party, and their officers, directors, employees, agents, tenants, invitees, or other authorized users, or their successors or assigns (each, an "Indemnified Party"), harmless from and against any and all loss, liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable attorneys' fees and all costs, disbursements and expense of legal counsel) (hereinafter, "Claims"), imposed upon or incurred by or asserted against the Indemnified Party by any third party arising out of or in any way connected with any act, omission, or negligence of the indemnifying Party (or its contractors, officers, directors, agents, representatives, successors, assigns, tenants, or employees' or other authorized users or invitees) in performing the Maintenance contemplated by this MOU. Notwithstanding the

foregoing, this indemnification does not apply to the extent any Claims arise from the negligence or willful misconduct of an Indemnified Party. The duty to indemnify and hold harmless includes the duty to defend as set forth in Civil Code Section 2778 with counsel reasonably acceptable to the Indemnified Party.

#### **4. GENERAL PROVISIONS**

- 4.1 **Authorizations.** The County Executive and the City Manager, or their respective designees, are authorized to modify the MOU and its terms, resolve conflicts, and/or otherwise grant approvals on behalf of their respective agencies, provided such approvals are not otherwise vested in the authority of the agency's governing board. All such requests and approvals shall be in writing and signed by both Parties.
- 4.2 **Choice of Law; Venue.** The formation, interpretation and performance of this MOU shall be governed by the laws of the State of California. Venue for all litigation relative to the formation, interpretation and performance of this MOU shall be in San Mateo County Superior Court.
- 4.3 **Notices.** Any notice to be given to the Parties shall be in writing and shall be served, either personally or by mail, to the following:

In case of County, to:

Name/Title: Michael Callagy, County Executive  
Address: 500 County Center, 5th Floor, Redwood City, CA 94063

In the case of City, to:

Name/Title: Matthew Chidester, City Manager  
Address: 501 Main Street, Half Moon Bay, CA 94019

Such notices shall be served by depositing them addressed as set out above, postage prepaid, in the U.S. mail, reliable overnight courier, or by personal delivery. The date of mailing, or in the event of personal delivery, the date of delivery shall constitute the date of service.

- 4.4 **Construction.** All section headings are for reference only and shall not be considered in construing this MOU.
- 4.5 **Severability.** If any provision of this MOU shall be held to be invalid, void or unenforceable, the validity, legality or enforceability of the remaining portions of this MOU shall not in any way be affected or impaired thereby.
- 4.6 **Entire Agreement.** This MOU sets forth the entire agreement between the Parties, and supersedes all other oral or written provisions relative to maintenance and cost

sharing of the Maintained Improvements. This MOU may be modified only as provided in Section 4.1, "Authorizations."

- 4.7 **Cooperative Drafting.** This MOU has been drafted through a cooperative effort of all the Parties, and all the Parties have had an opportunity to have the MOU reviewed and revised by legal counsel. No Party shall be considered the drafter of this MOU, and no presumption or rule that an ambiguity shall be construed against the Party drafting the clause shall apply to the interpretation or enforcement of this MOU.
- 4.8 **Representation re Authority of Parties/Signatories.** Each person signing this MOU represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this MOU. Each Party represents and warrants to the other that the execution and delivery of the MOU and the performance of such Party's obligations hereunder have been duly authorized and that the MOU is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.
- 4.9 **No Third Party Beneficiaries.** Except as expressly set forth herein, nothing contained in this MOU is intended to or shall be deemed to confer upon any person, other than the Parties, any rights or remedies hereunder.
- 4.10 **Conflict of Interest.** Each of the Parties shall avoid all conflicts of interest in the performance of this MOU and shall immediately notify the other Parties should a conflict of interest arise that would prohibit or impair its ability to perform under this MOU.
- 4.11 **Disputes.** The Parties agree that, with regard to all disputes or disagreements arising under this MOU that are not resolved informally at the staff level after a good faith attempt, the Parties may, at their sole and mutual discretion, agree to engage in mediation, and the costs of any such mediation shall be divided equally between the Parties.
- 4.12 **Non-Discrimination.** The Parties will not discriminate, in any way, against any person based on sex, pregnancy, childbirth or related medical conditions, race, veteran status, religion, color, national origin or ancestry, physical or mental disability, medical condition, marital status, age, gender (including gender identity and gender perception), sexual orientation, use of family medical leave, genetic testing, or any other basis protected by federal or state law. This policy shall apply to all employment practices.
- 4.13 **Counterparts.** This MOU may be executed in counterparts, each of which will be deemed an original and all of which together will constitute a complete agreement. Moreover, this MOU may be signed by electronic signature and copies of original signatures shall be treated the same as the originals.

- 4.14 **Amendment.** This MOU may be amended only by an instrument in writing executed by the Parties hereto or their successors and assigns.
- 4.15 **No Partnership.** Nothing contained in this MOU shall be construed as making County and City joint venturers or partners.

**5. TERM OF MOU**

- 5.1 **Term.** This MOU will expire five (5) years after the Effective Date. However, the Parties agree to meet and confer six (6) months prior to end of the term of this MOU regarding any modifications that may need to be made to the terms and conditions of this MOU, including an extension of the term, in accordance with Section 4.1, "Authorizations."
- 5.2 **Assignment.** A Party's rights and obligations under this MOU shall be assignable upon the transfer of either the Party's interest in this MOU or the Party's fee title to a Parcel, as the case may be, except that rights, obligations, and liabilities relating to acts or omissions occurring prior to transfer shall survive transfer.

[Signatures on following page]



IN WITNESS WHEREOF, the Parties hereto have executed this MOU effective as of the Effective Date.

COUNTY

The County of San Mateo

By: \_\_\_\_\_  
Name: Michael Callagy  
Title: County Executive

CITY

The City of Half Moon Bay


By:  \_\_\_\_\_  
Name: Matthew Chidester  
Title: City Manager

EXHIBIT A  
FINAL PARCEL MAP

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**SHEET INDEX**

SHEET 1 - TITLE SHEET  
 SHEET 2 - SUBDIVISION BOUNDARY  
 SHEET 3 - PRIVATE TRAIL EASEMENT (P.T.E.) & PRIVATE STORM DRAIN EASEMENT (P.S.D.E.)  
 SHEET 4 - EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) & PRIVATE ACCESS EASEMENTS (P.V.T. A.E.)  
 SHEET 5 - PUBLIC UTILITY EASEMENT (P.U.E.) & PRIVATE UTILITY EASEMENT (P.V.T. U.E.)  
 SHEET 6 - LINE & CURVE TABLES

**OWNER'S STATEMENT**

THE UNDERSIGNED CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION, HEREBY STATES THAT (i) IT IS THE OWNER OF THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP, (ii) IT IS THE ONLY PERSON OR ENTITY WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY (OTHER THAN THE BENEFICIARY WHOSE SIGNATURE IS SET FORTH HEREIN), AND (iii) IT HEREBY CONSENTS TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE

THE REAL PROPERTY DESCRIBED BELOW ARE HEREBY DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

1. A PUBLIC UTILITY EASEMENT (P.U.E.) OVER PARCEL ONE, AS SHOWN ON THIS PARCEL MAP.
2. AN EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) OVER PARCELS ONE AND TWO, AS SHOWN ON THIS PARCEL MAP.

AFTER RECORDATION OF THIS MAP, OWNER SHALL GRANT THE FOLLOWING EASEMENTS UPON CONVEYANCE OF THE LOTS SUBDIVIDED HEREON:

1. A PRIVATE ACCESS EASEMENT (P.V.T. A.E.) OVER PARCEL ONE AS SHOWN HEREON FOR THE BENEFIT OF PARCELS TWO AND THREE.
2. A PRIVATE ACCESS EASEMENT (P.V.T. A.E.) OVER PARCEL TWO AS SHOWN HEREON FOR THE BENEFIT OF PARCEL THREE.
3. A 10.00' PRIVATE UTILITY EASEMENT (P.V.T. U.E.) OVER PARCEL ONE AS SHOWN HEREON FOR THE BENEFIT OF PARCEL TWO.
4. A 15.00' PRIVATE STORM DRAIN EASEMENT (P.S.D.E.) OVER PARCEL THREE AS SHOWN HEREON FOR THE BENEFIT OF PARCEL ONE.
5. A 5.00' PRIVATE TRAIL EASEMENT (P.T.E.) OVER PARCEL ONE AS SHOWN HEREON FOR THE BENEFIT OF PARCEL THREE.

AS OWNER:

CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION

BY: THE CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION

BY: Matthew Chidester DATED: 2/20/2025

NAME: MATTHEW CHIDESTER

TITLE: CITY MANAGER

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

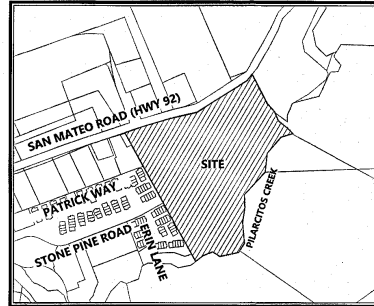
STATE OF California } s.s.  
 COUNTY OF San Mateo }

ON February 20, 2025 BEFORE ME, Sheri Saisi, A NOTARY PUBLIC, PERSONALLY APPEARED, Matthew Chidester, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY'S SIGNATURE: Sheri Saisi  
 PRINTED NAME: Sheri Saisi  
 PRINCIPAL PLACE OF BUSINESS: City of Half Moon Bay  
 COMMISSION No.: 2303699  
 COMMISSION EXPIRATION DATE: November 23, 2025



VICINITY MAP  
(NOT TO SCALE)

**CITY CLERK'S STATEMENT**

I JESSICA BLAIR MMC, CITY CLERK OF THE CITY OF HALF MOON BAY, STATE OF CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL BY ITS RESOLUTION NO. C-2025-02 ADOPTED January 21, 2025 ADOPTED AND APPROVED THIS PARCEL MAP AND DID HEREBY ACCEPT ON BEHALF OF THE PUBLIC THOSE OFFERS OF DEDICATION FOR PUBLIC UTILITY EASEMENT (P.U.E.) AND EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), AS SHOWN ON THIS MAP.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 20th DAY OF February 2025.

Jessica Blair FOR Jessica Blair  
 JESSICA BLAIR, MMC  
 CITY CLERK  
 CITY OF HALF MOON BAY, CALIFORNIA

DATED: 2/20/2025

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

Maziar Bozorgnia  
 MAZIAR BOZORGNIAN, R.C.E. 76723  
 CITY ENGINEER  
 CITY OF HALF MOON BAY, CALIFORNIA



DATED: 2/20/2025

**BASIS OF SURVEY**

THE BEARING OF NORTH 73°38'04" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 92, BETWEEN THE MOST WESTERLY CORNER OF THE SUBJECT PROPERTY AND THE FOUND 1" IRON PIPE WITH CAP AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 2460, RECORDED OCTOBER 10, 2013 IN BOOK 38 OF LLS MAPS AT PAGES 99-102, WAS TAKEN AS THE BASIS OF THIS SURVEY.

NO TWO MONUMENTS PER SAID RECORD OF SURVEY WERE FOUND OR SAFELY ACCESSIBLE TO PROVIDE A DIRECT RELATIONSHIP TO PHYSICAL MONUMENT CONTROL. FOR A MEASURED LINE BETWEEN FOUND MONUMENTS, REFER TO THE CONTROL LINE SHOWN ON SHEET 2 BETWEEN THE TWO FOUND 2.5" BRASS DISKS STAMPED "RCE 137765" IN MONUMENT WELLS IN THE CENTERLINE OF STONE PINE ROAD, SAID BRASS DISKS BEING TWO OF THE "FOUND STANDARD CITY STREET MONUMENTS" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED APRIL 5, 2005 IN BOOK 27 OF LLS MAPS AT PAGE 40, OFFICIAL RECORDS OF SAN MATEO COUNTY.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE CITY OF HALF MOON BAY, A MUNICIPAL CORPORATION IN FEBRUARY 2025. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THE POSITIONS INDICATED ON OR BEFORE FEBRUARY 2027, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 02/07/25

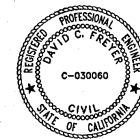


David C. Jungmann  
 DAVID C. JUNGMMANN, P.L.S. 9267

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN PARCEL MAP AND THAT I AM SATISFIED THAT THIS PARCEL MAP IS TECHNICALLY CORRECT.

DATED: 2-20-2025



David C. Freyer  
 DAVID C. FREYER  
 CITY SURVEYOR  
 R.C.E. NO. 30060

**COUNTY RECORDER'S STATEMENT**

FILED THIS 11th DAY OF MARCH 2025, AT: 1:43 A.M. IN VOLUME 88 OF PARCEL MAPS, AT PAGE(S) 85-90, AT THE REQUEST OF THE CITY OF HALF MOON BAY.

FILE NO.: 2025-900021

FEE: \$19.00

MARK CHURCH  
 SAN MATEO COUNTY RECORDER  
Mark Church  
 DEPUTY COUNTY RECORDER

## STONE PINE COVE PARCEL MAP

BEING A RESUBDIVISION OF 2 PARCELS OF LAND, BEING ALL OF PARCELS ONE AND TWO AS DESCRIBED IN THE GRANT DEED RECORDED ON JANUARY 15, 2021 AS DOCUMENT NO. 2021-007593, OFFICIAL RECORDS OF SAN MATEO COUNTY

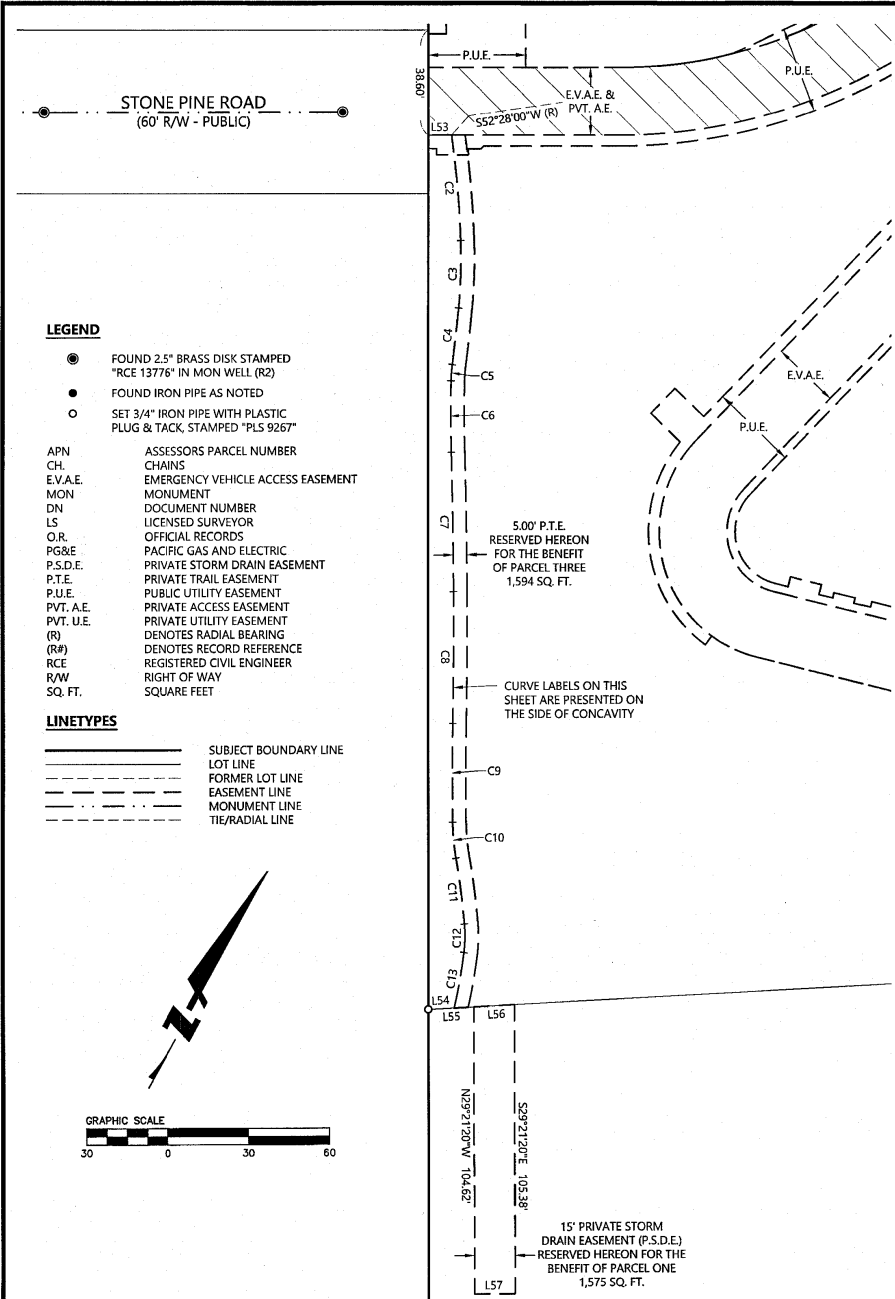
CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

FEBRUARY 2025

**BKF**  
 255 SHORELINE DR.,  
 SUITE 200  
 REDWOOD CITY, CA 94065  
 (650) 482-6300  
 www.bkf.com

SHEET 1 OF 6





LINE TABLE			RECORD LINE TABLE	
LINE NO.	DIRECTION	LENGTH	DIRECTION	LENGTH
L1	N29°20'59"W	30.00'	(S30°12'40"E)(R2)	(30.00')(R2)
L2	N60°39'01"E	31.63'	(N59°47'20"E)(R2)	(31.50')(R2)
L3	N73°38'04"E	291.80'	(N72°45'00"E)(R1)(R2) (N73°38'04"E)(R1-A)(R3)	(4.42 CH)(R1) (291.81')(R1-A) (291.72')(R2)
L4	S73°38'04"W	23.10'	(N73°38'04"E)(R1-A)	—
L5	N77°53'28"E	259.68'	(N77°00'00"E)(R1)(R2) (N77°53'28"E)(R1-A)	(259.67')(R1-A) (3.94 CH)(R1) (260.04')(R2)
L6	N68°33'21"E	71.61'	(N67°45'00"E)(R1)(R2) (N68°33'21"E)(R1-A)	(71.61')(R1-A) (1.08 CH)(R1) (71.28')(R2)
L7	N61°25'06"E	52.50'	(N60°30'00"E)(R1)(R2) (N61°25'06"E)(R1-A)	(52.50')(R1-A) (0.80 CH)(R1) (52.80')(R2)
L8	N82°41'18"E	113.17'	(S82°41'18"W)(R3)	(34.491m)(R3) = 113.17' (SEE RECORD NOTE)
L9	N78°26'58"E	56.56'	(S78°26'58"W)(R3)	(17.237m)(R3) = 56.56' (SEE RECORD NOTE)
L10	N76°15'07"E	85.66'	(S76°15'07"W)(R3)	(26.108m)(R3) = 85.66' (SEE RECORD NOTE)
L11	N58°44'09"E	49.57'	(S58°44'09"W)(R3)	(15.108m)(R3) = 49.57' (SEE RECORD NOTE)
L12	N57°07'31"E	113.58'	(N57°07'31"E)(R3)	(34.616m)(R3) = 113.58' (SEE RECORD NOTE)
L13	N57°32'14"E	57.76'	(S57°32'14"W)(R3)	(17.604m)(R3) = 57.76' (SEE RECORD NOTE)
L14	N52°28'49"E	12.50'	(S52°28'49"W)(R3)	(3.811m)(R3) = 12.50' (SEE RECORD NOTE)
L15	N58°52'19"E	47.99'	(N58°52'19"E)(R1)(R3)	(14.628m)(R3) = 47.99' (SEE RECORD NOTE)
L16	N53°33'13"E	97.60'	(N53°33'13"E)(R1-A)(R3) (N52°45'00"E)(R1)(R2)	(1.48 CH)(R1) (97.68')(R2) (29.764m)(R3)
L17	N40°36'41"E	47.52'	(N39°45'00"E)(R1)(R2)	(0.72 CH)(R1) (47.52')(R2)

P.T.E. LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L53	N60°39'01"E	8.64'
L54	S57°43'20"W	9.56'

P.T.E. CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	356.18'	6°11'34"	38.50'
C3	185.62'	7°32'57"	24.46'
C4	658.75'	1°48'38"	20.82'
C5	54.46'	6°19'53"	6.02'
C6	560.58'	2°40'18"	26.14'
C7	2,112.19'	1°22'32"	50.71'
C8	2,245.89'	1°13'55"	48.29'
C9	1,228.37'	1°39'58"	35.72'
C10	83.90'	9°05'51"	13.32'
C11	281.30'	4°56'43"	24.28'
C12	49.48'	12°00'38"	10.37'
C13	187.76'	6°13'26"	20.40'

P.S.D.E. LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L55	N57°43'20"E	16.91'
L56	N57°43'20"E	15.02'
L57	S60°38'40"W	15.00'

LINE TABLE	
LINE NO.	DIRECTION
L18	S47°25'02"W
L19	S71°31'17"W
L20	N87°28'52"W
L21	S74°52'52"W
L22	N81°09'28"W
L23	S72°32'08"W
L24	S39°14'12"W
L25	S20°14'46"W
L26	S30°07'13"E
L27	S02°39'36"W
L28	S11°24'28"W
L29	S47°43'04"W
L30	N68°00'29"W
L31	N68°00'29"W
L32	N24°18'13"W
L33	N66°42'59"W
L34	S42°15'35"W
L35	S29°04'36"W
L36	S75°58'13"W
L37	S27°39'47"W
L38	S26°43'24"E
L39	S07°30'40"W
L40	S22°45'40"W
L41	S03°51'49"E
L42	S37°46'25"W
L43	S19°33'41"W
L44	S56°13'06"W
L45	S88°49'22"W
L46	N17°07'56"W
L47	N71°05'20"W
L48	S66°47'43"W
L49	S02°07'42"W
L50	S58°53'58"W
L51	N57°38'51"W
L52	S36°00'41"W

STONE PINE COVE  
PARCEL MAP

BEING A RESUBDIVISION OF 2 PARCELS OF LAND, BEING ALL OF PARCELS ONE AND TWO AS DESCRIBED IN THE GRANT DEED RECORDED ON JANUARY 15, 2021 AS DOCUMENT NO. 2021-007593, OFFICIAL RECORDS OF SAN MATEO COUNTY

CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

FEBRUARY 2025

BKF 255 SHORELINE DR., SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300 www.bkf.com

LEGEND

- FOUND 2.5" BRASS DISK STAMPED "RCE 13776" IN MON WELL (R2)
  - FOUND IRON PIPE AS NOTED
  - SET 3/4" IRON PIPE WITH PLASTIC PLUG & TACK, STAMPED "PLS 9267"
- APN ASSESSOR'S PARCEL NUMBER  
CH CHAINS  
E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT  
MON MONUMENT  
DN DOCUMENT NUMBER  
LS LICENSED SURVEYOR  
O.R. OFFICIAL RECORDS  
PG&E PACIFIC GAS AND ELECTRIC  
P.S.D.E. PRIVATE STORM DRAIN EASEMENT  
P.T.E. PRIVATE TRAIL EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
P.V.T. A.E. PRIVATE ACCESS EASEMENT  
P.V.T. U.E. PRIVATE UTILITY EASEMENT  
(R) DENOTES RADIAL BEARING  
(R#) DENOTES RECORD REFERENCE  
RCE REGISTERED CIVIL ENGINEER  
R/W RIGHT OF WAY  
SQ. FT. SQUARE FEET

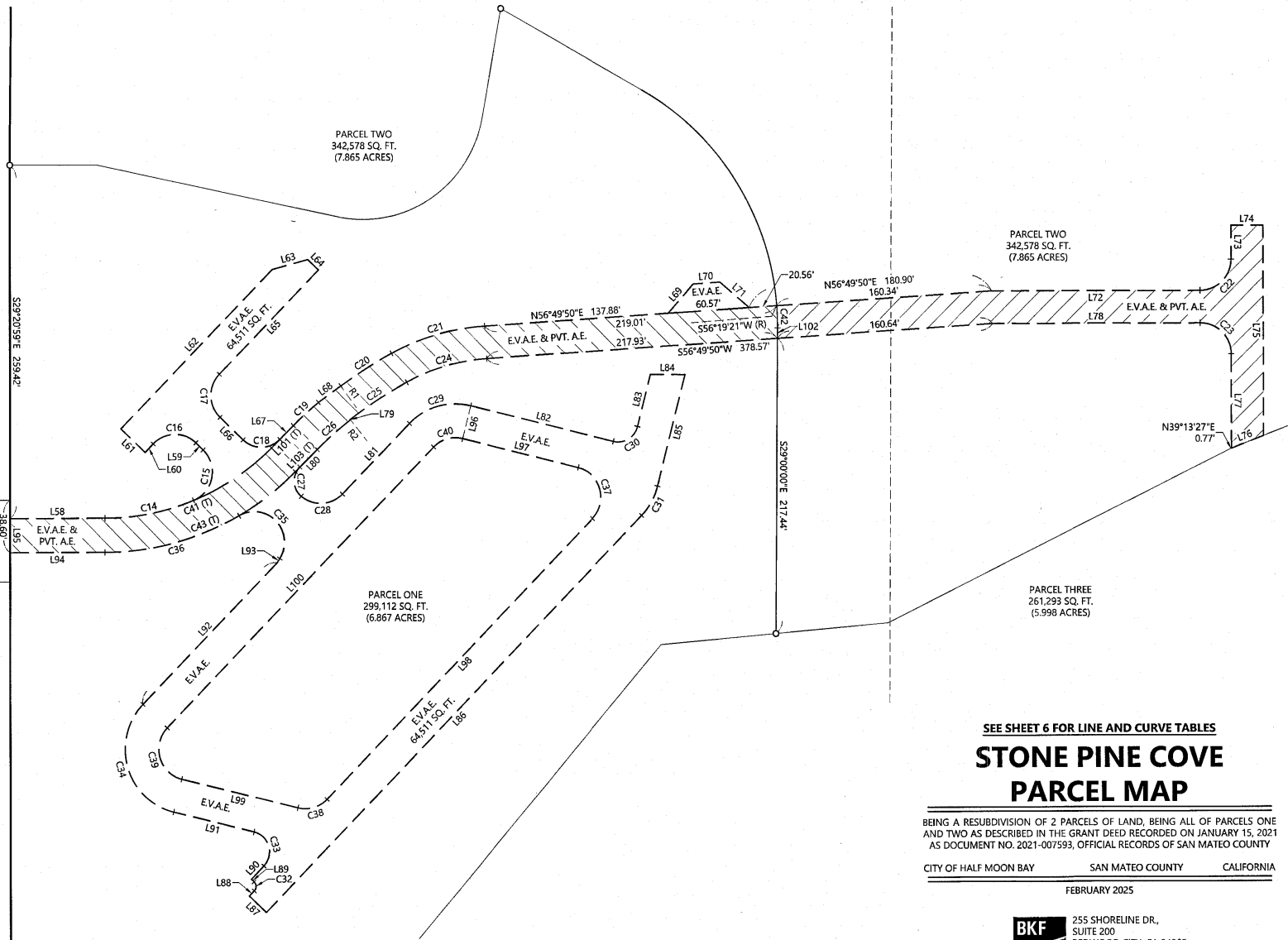
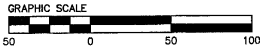
LINETYPES

- SUBJECT BOUNDARY LINE
- - - LOT LINE
- - - FORMER LOT LINE
- - - EASEMENT LINE
- - - MONUMENT LINE
- - - TIE/RADIAL LINE

HATCHING

- PRIVATE ACCESS EASEMENT (P.V.T. A.E.) RESERVED HEREON FOR THE BENEFIT OF PARCELS TWO AND THREE 15,028 SQ. FT.
- PRIVATE ACCESS EASEMENT (P.V.T. A.E.) RESERVED HEREON FOR THE BENEFIT OF PARCEL THREE 12,175 SQ. FT.

STONE PINE ROAD  
(60' R/W - PUBLIC)



SEE SHEET 6 FOR LINE AND CURVE TABLES

STONE PINE COVE  
PARCEL MAP

BEING A RESUBDIVISION OF 2 PARCELS OF LAND, BEING ALL OF PARCELS ONE AND TWO AS DESCRIBED IN THE GRANT DEED RECORDED ON JANUARY 15, 2021 AS DOCUMENT NO. 2021-007593, OFFICIAL RECORDS OF SAN MATEO COUNTY

CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

FEBRUARY 2025

BKF 255 SHORELINE DR.,  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com

## SHEET 5 OF 6

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L58	N60°39'01"E	70.82'
L59	N75°22'17"W	7.48'
L60	S14°37'43"W	8.69'
L61	N75°22'17"W	25.00'
L62	N14°37'43"E	162.51'
L63	N45°29'27"E	27.29'
L64	S75°22'17"E	11.00'
L65	S14°37'43"W	106.24'
L66	S75°22'17"E	23.75'
L67	N15°39'01"E	14.23'
L68	N24°32'26"E	20.59'
L69	N11°31'38"E	28.46'
L70	N56°31'38"E	20.00'
L71	S78°28'22"E	28.91'
L72	N60°33'27"E	154.92'
L73	N29°26'33"W	25.00'
L74	N60°33'27"E	24.00'
L75	S29°26'33"E	155.33'
L76	S39°13'27"W	25.77'
L77	N29°26'33"W	69.70'
L78	S60°33'27"W	154.14'
L79	S67°30'59"E	0.28'
L80	S15°39'01"W	18.17'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L81	N14°37'43"E	71.93'
L82	N74°37'43"E	110.05'
L83	N15°22'17"W	39.58'
L84	N60°37'43"E	25.77'
L85	S15°22'17"E	84.82'
L86	S14°37'43"W	404.33'
L87	N75°22'17"W	17.60'
L88	N14°37'43"E	5.26'
L89	N75°22'17"W	2.65'
L90	N14°37'43"E	13.38'
L91	S74°37'43"W	61.57'
L92	N14°37'43"E	144.06'
L93	N02°57'49"E	3.66'
L94	S60°39'01"W	70.82'
L95	N29°20'59"W	25.00'
L96	S15°22'17"E	25.00'
L97	N74°37'43"E	88.99'
L98	S14°37'43"W	285.98'
L99	S74°37'43"W	88.99'
L100	N14°37'43"E	285.98'
L101	S15°39'01"W	22.99'
L102	N23°00'00"W	7.71'
L103	N15°39'01"E	22.99'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L104	N60°38'40"E	6.66'
L105	N29°21'20"W	15.75'
L106	N60°38'40"E	32.98'
L107	S29°21'20"E	10.00'
L108	S60°38'40"W	3.48'
L109	S29°21'20"E	17.92'
L110	N60°39'01"E	34.65'
L111	N35°56'37"E	36.08'
L112	N75°22'17"W	27.19'
L113	N14°37'43"E	16.35'
L114	N75°22'17"W	2.07'
L115	S14°37'43"W	12.69'
L116	N75°22'17"W	32.00'
L117	N14°37'43"E	166.51'
L118	S75°22'17"E	3.00'
L119	N45°29'27"E	27.29'
L120	S75°22'17"E	14.00'
L121	S14°37'43"W	106.24'
L122	S75°22'17"E	11.05'
L123	N74°37'37"E	2.00'
L124	S75°22'17"E	10.69'
L125	S79°19'07"E	3.77'
L126	S75°12'02"E	9.26'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L127	N20°01'12"E	151.69'
L128	N57°17'12"E	254.68'
L129	S57°17'12"W	251.76'
L130	S20°01'12"W	147.41'
L131	S75°12'02"E	13.85'
L132	N14°37'43"E	29.23'
L133	S75°22'17"E	5.00'
L134	N14°37'43"E	38.00'
L135	N75°22'17"W	4.00'
L136	N14°37'43"E	4.40'
L137	S17°02'26"E	4.00'
L138	N74°37'43"E	107.00'
L139	N15°22'17"W	18.50'
L140	N74°37'43"E	14.05'
L141	N15°22'17"W	39.20'
L142	N60°37'43"E	32.98'
L143	S15°22'17"E	89.69'
L144	S14°37'43"W	408.33'
L145	N75°22'17"W	20.60'
L146	N14°37'43"E	9.26'
L147	N75°22'17"W	2.65'
L148	N14°37'43"E	11.50'
L149	N75°22'17"W	9.25'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L150	S74°37'43"W	3.29'
L151	N15°22'17"W	18.50'
L152	S74°37'43"W	58.57'
L153	S07°01'42"W	4.00'
L154	N75°22'17"W	15.02'
L155	N14°37'43"E	12.71'
L156	S75°22'19"E	14.85'
L157	N14°37'43"E	135.05'
L158	N02°57'49"E	3.25'
L159	S14°37'43"W	2.25'
L160	N75°22'17"W	11.26'
L161	S60°39'01"W	50.32'
L162	S15°27'15"W	1.41'
L163	S60°55'12"W	4.61'
L164	S29°20'34"E	2.27'
L165	S60°39'26"W	11.75'
L166	N29°20'34"W	2.33'
L167	S60°55'12"W	3.14'
L168	N29°20'59"W	42.07'
L169	S15°22'17"E	28.00'
L170	N74°37'43"E	43.55'
L171	S15°22'17"E	3.00'
L172	N74°37'43"E	9.50'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L173	N15°22'17"W	3.00'
L174	N74°37'43"E	35.94'
L175	S14°37'43"W	285.98'
L176	S74°37'43"W	44.84'
L177	N15°22'17"W	2.00'
L178	S74°37'43"W	8.00'
L179	S15°22'17"E	2.00'
L180	S74°37'43"W	6.31'
L181	N15°22'17"W	2.00'
L182	S74°37'43"W	8.00'
L183	S15°22'17"E	2.00'
L184	S74°37'43"W	5.20'
L185	N15°22'17"W	3.75'
L186	S74°37'43"W	11.75'
L187	S15°22'17"E	3.75'
L188	S74°37'43"W	4.89'
L189	N14°37'43"E	144.05'
L190	S75°22'17"E	2.00'
L191	N14°37'43"E	18.67'
L192	N75°22'17"W	2.00'
L193	N14°37'43"E	123.26'
L194	S60°38'40"W	99.37'
L195	S29°08'07"W	72.90'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L196	S20°02'17"W	11.79'
L197	S14°37'43"W	119.58'
L198	S57°17'12"W	165.78'
L199	S11°31'38"W	59.12'
L200	S55°15'42"W	59.14'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C14	175.50'	22°06'21"	67.71'
C15	22.50'	113°54'57"	44.73'
C16	22.50'	90°00'00"	35.34'
C17	22.50'	90°00'00"	35.34'
C18	19.50'	88°58'41"	30.28'
C19	302.50'	4°47'07"	25.26'
C20	337.00'	7°35'23"	44.64'
C21	169.00'	24°42'01"	72.86'
C22	23.00'	90°00'00"	36.13'
C23	23.00'	90°00'00"	36.13'
C24	145.00'	24°42'01"	62.51'
C25	313.00'	9°13'11"	50.37'
C26	277.50'	6°50'00"	33.10'
C27	14.50'	95°04'00"	24.06'
C28	22.50'	85°57'19"	33.75'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C29	47.50'	60°00'00"	49.74'
C30	15.00'	90°00'00"	23.56'
C31	47.50'	30°00'00"	24.87'
C32	4.75'	90°00'00"	7.46'
C33	15.00'	120°00'00"	31.42'
C34	47.50'	120°00'00"	99.48'
C35	22.50'	152°11'46"	59.77'
C36	200.50'	29°52'58"	104.57'
C37	22.50'	120°00'00"	47.12'
C38	22.50'	60°00'00"	23.56'
C39	22.50'	120°00'00"	47.12'
C40	22.50'	60°00'00"	23.56'
C41	175.50'	45°00'00"	137.84'
C42	200.00'	4°40'39"	16.33'
C43	200.50'	45°00'00"	157.47'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C44	175.50'	13°49'53"	42.37'
C45	18.50'	90°00'00"	29.06'
C46	19.50'	90°00'00"	30.63'
C47	10.75'	94°07'05"	17.66'
C48	200.00'	2°52'05"	10.01'
C49	10.20'	90°20'12"	16.08'
C50	10.00'	8°41'56"	1.52'
C51	17.50'	87°39'04"	26.77'
C52	51.50'	58°19'51"	52.43'
C53	47.50'	1°40'09"	1.38'
C54	50.50'	30°00'00"	26.44'
C55	4.75'	90°00'00"	7.46'
C56	7.50'	30°00'00"	3.93'
C57	47.50'	22°23'59"	18.57'
C58	51.50'	93°01'12"	83.61'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C59	18.50'	58°27'52"	18.88'
C60	9.90'	93°26'39"	16.15'
C61	18.50'	6°53'58"	2.23'
C62	204.50'	29°52'58"	106.66'
C63	19.50'	120°00'00"	40.84'
C64	19.50'	60°00'00"	20.42'
C65	19.50'	120°00'00"	40.84'
C66	19.50'	60°00'00"	20.42'
C67	200.00'	4°51'54"	16.98'

RADIAL LINE TABLE	
LINE NO.	DIRECTION
R1	S65°27'35"E
R2	S67°30'59"E
R3	N20°58'43"E
R4	N65°21'27"W
R5	S52°19'59"E

STONE PINE COVE  
PARCEL MAP

BEING A RESUBDIVISION OF 2 PARCELS OF LAND, BEING ALL OF PARCELS ONE AND TWO AS DESCRIBED IN THE GRANT DEED RECORDED ON JANUARY 15, 2021 AS DOCUMENT NO. 2021-007593, OFFICIAL RECORDS OF SAN MATEO COUNTY

CITY OF HALF MOON BAY SAN MATEO COUNTY CALIFORNIA

FEBRUARY 2025



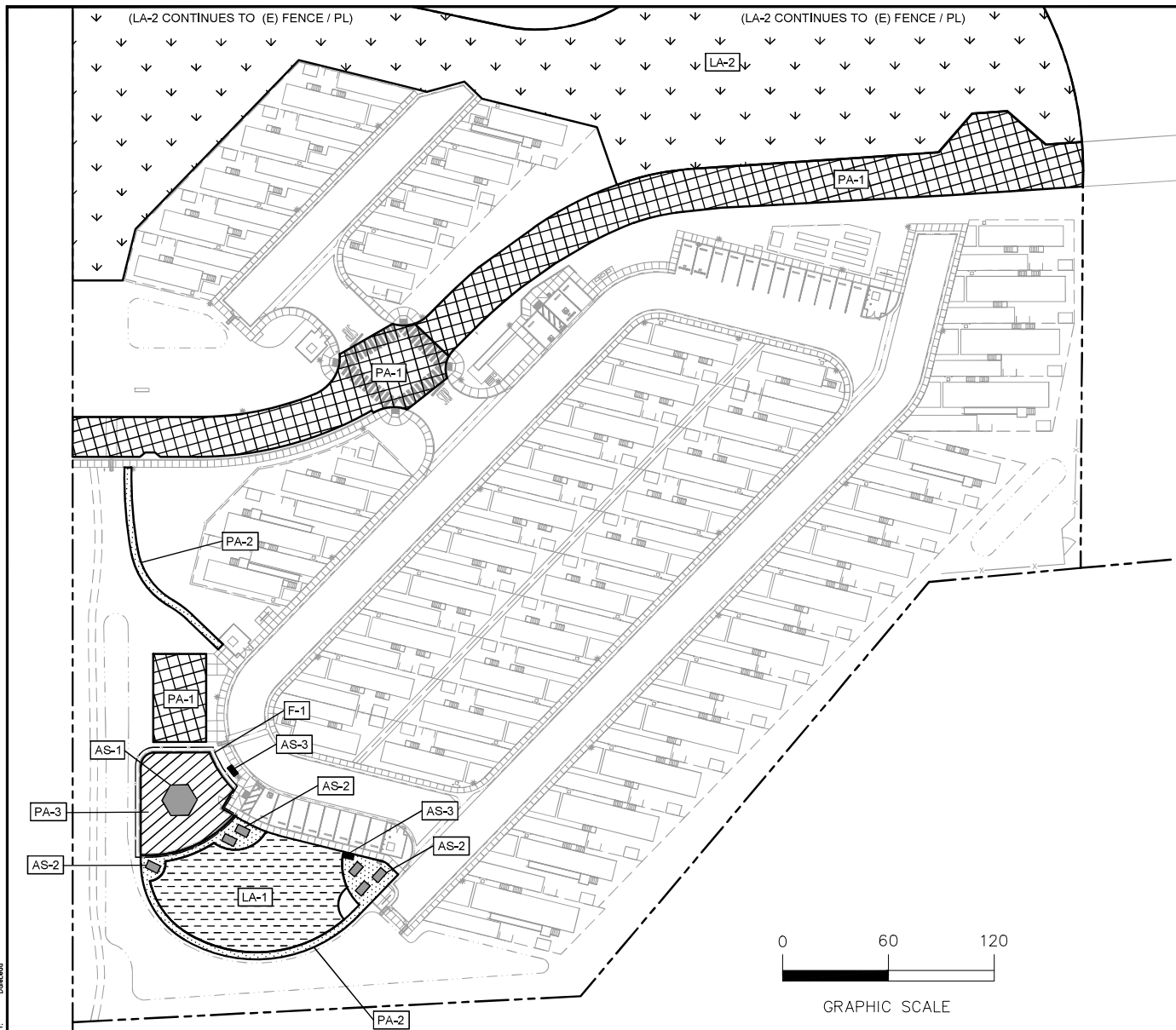


EXHIBIT B  
MAINTENANCE AREA DRAWING

1902005.1










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PLOTTER BY: jdoileads



### CITY MAINTENANCE AREA LEGEND

MAINTENANCE AREAS EXCLUDE TREES, LIGHTING, CONCRETE PAVING, AND ALL STRUCTURES AND UTILITIES WITHIN HATCH AREA UNLESS EXPLICITLY LISTED BELOW.

-  PAVEMENT AREA 1 (PA-1)  
ASPHALT PAVING  
17,750 SF
-  PAVEMENT AREA 2 (PA-2)  
DECOMPOSED GRANITE  
2,360 SF
-  PAVEMENT AREA 3 (PA-3)  
PLAYGROUND SURFACE  
2,510 SF
-  LANDSCAPE AREA 1 (LA-1)  
LAWN TURF  
5,530 SF
-  LANDSCAPE AREA 2 (LA-2)  
NON-IRRIGATED GROUND COVER  
63,720 SF
-  FENCING 1 (F-1)  
PLAYGROUND FENCE + GATE  
200 LF
-  AMENITY STRUCTURE 1 (AS-1)  
PLAYGROUND STRUCTURE  
1 EA
-  AMENITY STRUCTURE 2 (AS-2)  
PICNIC TABLE  
6 EA
-  AMENITY STRUCTURE 3 (AS-3)  
TRASH/RECYCLE CLUSTER  
2 EA

