

COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET
HALF MOON BAY, CA 94019

REGULAR MEETING OF THE BOARD OF DIRECTORS

Tuesday, April 11, 2023 - 7:00 p.m.

The Public may attend this meeting in person at the District Office located at 766 Main Street, Half Moon Bay or choose to watch and/or participate in the public meeting by joining the meeting through the Zoom Videoconference link provided below. The public may also join the meeting by calling the below listed teleconference phone number.

The meeting will begin at 7:00 p.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/88691894625?pwd=UFBnaVYrSUNtUTE3NHIRZDFrVDhnZz09>

Meeting ID: 886 9189 4625

Passcode: 182549

One tap mobile

+16699006833,,88691894625#,,,,*182549# US (San Jose)

Dial by your location

+1 669 900 6833 US (San Jose)

Meeting ID: 886 9189 4625

Passcode: 182549

Find your local number: <https://us06web.zoom.us/j/kbyQAbTp4H>

Procedures to make a public comment with Zoom Video/Conference – All participants except the Board Members and Staff are muted on entry and video is disabled. Participants may not unmute themselves unless asked to unmute by the Moderator.

- ***From a computer:*** (1) Using the Zoom App. at the bottom of your screen, click on “Participants” and then “Raise Hand”. Participants will be called to comment in the order in which they are received.
- ***From a phone:*** Using your keypad, dial *9, and this will notify the Moderator that you have raised your hand. The Moderator will call on you by stating the last 4 digits of your phone number.

The Coastside County Water District (CCWD) does not discriminate against persons with disabilities. Upon request, the agenda and agenda packet materials can be provided in a format to accommodate special needs. If you require a copy of the agenda or related materials in an alternative format to accommodate a disability, or if you wish to attend this public meeting and will require special assistance or other special equipment, please call the District at (650) 726-4405 in advance and we will make every reasonable attempt to provide such an accommodation.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the CCWD District Office, located at 766 Main Street, Half Moon Bay, CA at the same time that the public records are distributed or made available to the legislative body.

This agenda and accompanying materials can be viewed on Coastside County Water District's website located at: www.coastsidewater.org.

The Board of the Coastside County Water District reserves the right to take action on any item included on this agenda.

1) ROLL CALL

2) PLEDGE OF ALLEGIANCE

3) PUBLIC COMMENT

At this time members of the public may address the Board of Directors on issues not listed on the agenda which are within the purview of the Coastside County Water District. Comments on matters that are listed on the agenda may be made at the time the Board is considering each item. Each speaker is allowed a maximum of three (3) minutes. Members of the public attending in-person must complete and submit a speaker slip. Members of the public attending via Zoom must first "raise hand" and the Moderator will "ask to unmute". The President of the Board will recognize each speaker, at which time the speaker can provide their comments to the Board.

4) CONSENT CALENDAR

The following matters before the Board of Directors are recommended for action as stated by the General Manager. All matters listed hereunder constitute a Consent Calendar, are considered as routine by the Board of Directors, and will be acted upon by a single vote of the Board. There will be no separate discussion of these items unless a member of the Board so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

- A. Approval of disbursements for the month ending March 31, 2023:
Claims: \$ 1,390,376.34; Payroll: \$ 284,035.86 for a total of \$ 1,674,412.20 ([attachment](#))
March 2023 Monthly Financial Claims reviewed and approved by Director Mickelsen
- B. Acceptance of Financial Reports ([attachment](#))
- C. Approval of Minutes of March 14, 2023, Regular Board of Directors Meeting ([attachment](#))
- D. Installed Water Connection Capacity and Water Meters Report ([attachment](#))
- E. Total CCWD Production Report ([attachment](#))
- F. CCWD Monthly Sales by Category Report March 2023 ([attachment](#))
- G. Leak/Flushing Report - March 2023 ([attachment](#))
- H. Monthly Rainfall Reports ([attachment](#))
- I. SFPUC Hydrological Conditions Report - February 2023 ([attachment](#))
- J. Acceptance of Non-Complex Pipeline Extension Project 157 Avenue Portola/Sean Freitas ([attachment](#))

5) **MEETINGS ATTENDED / DIRECTOR COMMENTS**

6) **GENERAL BUSINESS**

- A. Award of Contract to Battalion One Fire Protection for Crystal Springs Pump Station Fire Sprinkler Repairs ([attachment](#))
- B. Waive the Procedural Requirements in the District's Policies and Procedures for Award of Contracts and Authorize the General Manager to Enter into an Agreement with Pump Repair Service Company to Purchase a New Spare Pump for the Crystal Springs Pump Station ([attachment](#))
- C. Approval of Professional Services Agreement with Overland, Pacific & Cutler, LLC for Right of Way Acquisition Services for the Highway 92 Potable Water Pipeline Emergency Restoration Project ([attachment](#))
- D. Designate General Manager Mary Rogren as the District's Real Property Negotiator for the Acquisition of Property Rights for the Highway 92 Emergency Pipeline Restoration Project ([attachment](#))
- E. Quarterly Financial Review ([attachment](#))
- F. Nominate Director Chris Mickelsen to Serve as Special District Regular Member on San Mateo LAFCo ([attachment](#))
- G. Approval of Second Amendment to the Communications Site Lease Agreement with MetroPCS California LLC for New Diesel Generator and Antenna Additions at the Alves Water Tank location at Miramontes Point Road and Poppy Lane in Half Moon Bay ([attachment](#))
- H. Nunes Water Treatment Plant Upgrades Project Update #20 ([attachment](#))

7) **MONTHLY INFORMATIONAL REPORTS**

- A. General Manager's Report ([attachment](#))
 - a. FEMA Update
 - b. Follow Up Letter to Civil Grand Jury Regarding Implementation of Recommendations in Grand Jury Report "The Other Water Worry: Is Your Water Provider Prepared for the Big One?"
 - c. BAWSCA Statement Regarding Schedule for Consideration of a Voluntary Agreement for the Tuolumne River
- B. Superintendent of Operations Report ([attachment](#))
- C. Water Resources Informational Report ([attachment](#))

8) **DIRECTOR AGENDA ITEMS - REQUESTS FOR FUTURE BOARD MEETINGS**

9) **ADJOURNMENT**

**COASTSIDE COUNTY WATER DISTRICT
CLAIMS FOR MARCH 2023**

CHECKS				
CHECK DATE	CHECK NO.	VENDOR		AMOUNT
03/03/2023	31925	ANALYTICAL ENVIRONMENTAL SERVICES	\$	995.00
03/03/2023	31926	HEALTH BENEFITS ACWA-JPIA	\$	40,935.65
03/03/2023	31927	AT&T	\$	690.02
03/03/2023	31928	BADGER METER, INC.	\$	66.00
03/03/2023	31929	BAY ALARM COMPANY	\$	975.00
03/03/2023	31930	EVAN SKIP BLOOM	\$	1,000.00
03/03/2023	31931	CALIFORNIA C.A.D. SOLUTIONS, INC	\$	1,500.00
03/03/2023	31932	CARROT-TOP INDUSTRIES, INC.	\$	259.56
03/03/2023	31933	CORE & MAIN LP	\$	10,160.67
03/03/2023	31934	GRAINGER, INC.	\$	269.25
03/03/2023	31935	EMPOWER RETIREMENT, LLC	\$	2,542.19
03/03/2023	31936	HASSETT HARDWARE	\$	1,017.65
03/03/2023	31937	IN-USE SOLUTIONS	\$	2,000.00
03/03/2023	31938	IRON MOUNTAIN	\$	860.27
03/03/2023	31939	MONTEREY BAY ANALYTICAL SERVICES, INC.	\$	647.62
03/03/2023	31940	MTA PARTS, INC.	\$	144.31
03/03/2023	31941	SAN MATEO CTY PUBLIC HEALTH LAB	\$	700.00
03/03/2023	31942	TPX COMMUNICATIONS	\$	1,889.10
03/03/2023	31943	UNITED RENTALS (NORTH AMERICA), INC.	\$	185.00
03/03/2023	31944	VALIC	\$	4,046.48
03/03/2023	31945	JUAN CARLOS SALAZAR	\$	2,240.00
03/10/2023	31946	ADP, INC.	\$	1,456.30
03/10/2023	31947	ANDREINI BROS. INC.	\$	12,670.49
03/10/2023	31948	JON BRUCE	\$	337.80
03/10/2023	31949	CASEY CONSTRUCTION INC	\$	337,357.41
03/10/2023	31950	COMCAST	\$	286.43
03/10/2023	31951	JAMES COZZOLINO, TRUSTEE	\$	275.00
03/10/2023	31952	DE LAGE LANDEN FINANCIAL SERVICES, INC.	\$	968.87
03/10/2023	31953	EKI INC.	\$	32,684.90
03/10/2023	31954	CASTANEDA & PEREZ INC	\$	1,946.44
03/10/2023	31955	HUE & CRY, INC.	\$	12.00
03/10/2023	31956	HYDROSCIENCE ENGINEERS, INC.	\$	2,893.50
03/10/2023	31957	KOFFLER ELECTRICAL MECHANICAL APPARATUS REPAIR	\$	1,290.00
03/10/2023	31958	MISSION UNIFORM SERVICES INC.	\$	64.52
03/10/2023	31959	MTA PARTS, INC.	\$	41.28
03/10/2023	31960	NALCO COMPANY	\$	6,323.03
03/10/2023	31961	PACIFIC GAS & ELECTRIC CO.	\$	21,801.54
03/10/2023	31962	PACIFIC GAS & ELECTRIC CO.	\$	40.22
03/10/2023	31963	PAULO'S AUTO CARE	\$	1,099.54
03/10/2023	31964	PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	\$	750.03
03/10/2023	31965	PATRIOT SUPPLY STORE, INC.	\$	638.41
03/10/2023	31966	REPUBLIC SERVICES	\$	590.06
03/10/2023	31967	ROTORK CONTROLS, INC.	\$	1,082.24
03/10/2023	31968	RYAN PROCESS, INC	\$	2,842.38
03/10/2023	31969	SIMMS PLUMBING & WATER EQUIP, INC.	\$	254.32
03/10/2023	31970	SOCIAL AND ENVIRONMENTAL ENTREPRENEURS	\$	15,000.00
03/10/2023	31971	STETSON ENGINEERS, INC.	\$	2,421.90
03/10/2023	31972	RYAN H. STOLL	\$	162.97
03/10/2023	31973	TRI COUNTIES BANK	\$	1,385.24
03/10/2023	31974	UPS STORE	\$	235.48
03/10/2023	31975	HD SUPPLY INC	\$	219.43
03/10/2023	31976	BOSCO OIL COMPANY	\$	1,481.80
03/10/2023	31977	US BANK NA	\$	690.43
03/15/2023	31978	VIVIAN C. REBHOLTZ	\$	62.29
03/15/2023	31979	ALIA NABAWY	\$	72.43
03/15/2023	31980	DEL MAR PROP.ATTN:MORIAH	\$	137.33
03/15/2023	31981	ROD MURISON	\$	55.28
03/15/2023	31982	MIDPEN PROPERTY MGMT CORP	\$	10,034.58

03/15/2023	31983	MIDPEN PROPERTY MGMT CORP	\$	31.05
03/15/2023	31984	MIDPEN PROPERTY MGMT CORP	\$	42.79
03/15/2023	31985	IRENE/BEN PAINTER	\$	78.92
03/15/2023	31986	THAV LLC	\$	24.96
03/15/2023	31987	MEG MIRANDA	\$	72.43
03/15/2023	31988	ECKERT REALTY	\$	38.34
03/15/2023	31989	ECKERT REALTY	\$	4.04
03/15/2023	31990	DAN CUTHBERTSON	\$	41.19
03/15/2023	31991	THERESA MCCLURE	\$	8.97
03/15/2023	31992	LAMAN ALANI	\$	153.71
03/15/2023	31993	PACIFIC SURFACING, INC.	\$	172.05
03/15/2023	31994	ALISHA FERRARIO	\$	42.91
03/21/2023	31995	JOHN GRAGLIA	\$	20.32
03/21/2023	31996	CHRISTOPHER LUTZ	\$	75.00
03/21/2023	31997	DAVID PASTERNAK	\$	21.57
03/21/2023	31998	AMAZON CAPITAL SERVICES, INC.	\$	78.72
03/21/2023	31999	AT&T MOBILTY	\$	86.48
03/21/2023	32000	AT&T	\$	514.63
03/21/2023	32001	AT&T	\$	690.02
03/21/2023	32002	BAY AREA AIR QUALITY MGMT DIST	\$	437.00
03/21/2023	32003	BAY AREA WATER SUPPLY &	\$	1,850.00
03/21/2023	32004	BAY ALARM COMPANY	\$	2,072.34
03/21/2023	32005	IJK & CO INC	\$	775.15
03/21/2023	32006	CALCON SYSTEMS, INC.	\$	5,065.00
03/21/2023	32007	CALIFORNIA WATER EFFICIENCY PARTNERSHIP	\$	3,317.60
03/21/2023	32008	CALIFORNIA SURVEYING & DRAFTING SUPPLY INC.	\$	1,410.81
03/21/2023	32009	BRANDON WRIGHT	\$	7,400.00
03/21/2023	32010	JPMORGAN CHASE BANK, N.A.	\$	53,591.55
03/21/2023	32011	CORE & MAIN LP	\$	6,775.84
03/21/2023	32012	COSTCO WHOLESALE	\$	120.00
03/21/2023	32013	JAMES COZZOLINO, TRUSTEE	\$	750.00
03/21/2023	32014	JAMES AND LINDA COZZOLINO	\$	250.00
03/21/2023	32015	DATAPROSE, LLC	\$	61.36
03/21/2023	32016	SEAN DONOVAN	\$	150.00
03/21/2023	32017	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.	\$	11,000.00
03/21/2023	32018	FREYER & LAURETA, INC.	\$	17,510.00
03/21/2023	32019	GRAINGER, INC.	\$	1,721.68
03/21/2023	32020	EMPOWER RETIREMENT, LLC	\$	2,398.00
03/21/2023	32021	HMB BLDG. & GARDEN INC.	\$	39.16
03/21/2023	32022	HANSONBRIDGETT. LLP	\$	6,507.00
03/21/2023	32023	HDR ENGINEERING, INC	\$	2,173.35
03/21/2023	32024	IRVINE CONSULTING SERVICES, INC.	\$	3,898.26
03/21/2023	32025	GLENNA LOMBARDI	\$	79.00
03/21/2023	32026	MONTEREY BAY ANALYTICAL SERVICES, INC.	\$	2,907.00
03/21/2023	32027	PACIFICA COMMUNITY TV	\$	300.00
03/21/2023	32028	PASTORINO, HENRY R TRUST	\$	250.00
03/21/2023	32029	PAULO'S AUTO CARE	\$	36.00
03/21/2023	32030	RAY A MORGAN COMPANY INC.	\$	9,114.86
03/21/2023	32031	ROGUE WEB WORKS, LLC	\$	468.00
03/21/2023	32032	SAN FRANCISCO WATER DEPT.	\$	44,825.52
03/21/2023	32033	TEAMSTERS LOCAL UNION #856	\$	1,549.00
03/21/2023	32034	THERESA ROSE SCHMIEDER, TRUSTEE AND MARILYN CANADAS, TRUSTEE	\$	250.00
03/21/2023	32035	UNIVAR SOLUTIONS USA INC.	\$	2,724.45
03/21/2023	32036	VALIC	\$	4,473.48
03/21/2023	32037	VERIZON CONNECT INC.	\$	258.30
03/30/2023	32038	AMAZON CAPITAL SERVICES, INC.	\$	67.40
03/30/2023	32039	CALCON SYSTEMS, INC.	\$	328.13
03/30/2023	32040	CALIFORNIA SURVEYING & DRAFTING SUPPLY INC.	\$	395.57
03/30/2023	32041	PETTY CASH	\$	14.49
03/30/2023	32042	COUNTY OF SAN MATEO	\$	305.00
03/30/2023	32043	FIDELITY NATIONAL TITLE	\$	300.00
03/30/2023	32044	GRAINGER, INC.	\$	87.44
03/30/2023	32045	EMPOWER RETIREMENT, LLC	\$	2,398.00

03/30/2023	32046	HASSETT HARDWARE	\$	1,563.04
03/30/2023	32047	IRVINE CONSULTING SERVICES, INC.	\$	494.99
03/30/2023	32048	KENNEDY/JENKS CONSULTANTS	\$	6,670.00
03/30/2023	32049	MERCHANTS BANK OF COMMERCE	\$	57,550.00
03/30/2023	32050	MISSION UNIFORM SERVICES INC.	\$	64.52
03/30/2023	32051	MONTEREY BAY ANALYTICAL SERVICES, INC.	\$	2,418.00
03/30/2023	32052	OFFICE DEPOT	\$	434.20
03/30/2023	32053	PAULO'S AUTO CARE	\$	83.57
03/30/2023	32054	RANGER PIPELINES, INC.	\$	517,950.00
03/30/2023	32055	STANDARD INSURANCE COMPANY	\$	542.32
03/30/2023	32056	STETSON ENGINEERS, INC.	\$	2,956.71
03/30/2023	32057	STRAWFLOWER ELECTRONICS	\$	21.82
03/30/2023	32058	JAMES TETER	\$	480.00
03/30/2023	32059	TYLER TECHNOLOGIES, INC	\$	250.00
03/30/2023	32060	VALIC	\$	4,473.48
03/30/2023	32061	VERIZON WIRELESS	\$	2,030.91
			SUBTOTAL CLAIMS FOR MONTH	\$ 1,333,377.04

WIRE PAYMENTS

03/03/2023	DFT0000453	PUB. EMP. RETIRE SYSTEM	\$	17,500.76
03/21/2023	DFT0000454	PUB. EMP. RETIRE SYSTEM	\$	17,928.58
03/30/2023	DFT0000455	PUB. EMP. RETIRE SYSTEM	\$	16,569.50
3/31/2023		BANK AND CREDIT CARD FEES	\$	5,000.46
			SUBTOTAL WIRE PAYMENTS FOR MONTH	\$ 56,999.30

TOTAL CLAIMS FOR THE MONTH \$ 1,390,376.34



Monthly Budget Report

Account Summary

For Fiscal: 2022-2023 Period Ending: 03/31/2023

	March Budget	March Activity	Variance Favorable (Unfavorable)	Percent Variance	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Variance	Total Budget	
Revenue										
RevType: 1 - Operating										
1-4120-00	Water Revenue	1,082,400.00	768,008.47	-314,391.53	-29.05 %	9,671,800.00	8,385,379.76	-1,286,420.24	-13.30 %	13,102,800.00
	Total RevType: 1 - Operating:	1,082,400.00	768,008.47	-314,391.53	-29.05 %	9,671,800.00	8,385,379.76	-1,286,420.24	-13.30 %	13,102,800.00
RevType: 2 - Non-Operating										
1-4170-00	Water Taken From Hydrants	4,000.00	2,811.60	-1,188.40	-29.71 %	36,000.00	47,360.59	11,360.59	31.56 %	48,000.00
1-4180-00	Late Notice - 10% Penalty	4,200.00	7,690.83	3,490.83	83.12 %	37,400.00	69,361.24	31,961.24	85.46 %	50,000.00
1-4230-00	Service Connections	1,000.00	0.00	-1,000.00	-100.00 %	8,000.00	10,450.09	2,450.09	30.63 %	10,000.00
1-4920-00	Interest Earned	2,700.00	17,001.04	14,301.04	529.67 %	23,900.00	140,237.55	116,337.55	486.77 %	32,000.00
1-4930-00	Tax Apportionments/County Checks	0.00	2,820.30	2,820.30	0.00 %	560,000.00	658,786.61	98,786.61	17.64 %	950,000.00
1-4950-00	Miscellaneous Income	1,000.00	1,789.71	789.71	78.97 %	7,000.00	5,017.90	-1,982.10	-28.32 %	10,000.00
1-4955-00	Cell Site Lease Income	16,000.00	16,740.50	740.50	4.63 %	144,000.00	147,918.42	3,918.42	2.72 %	192,000.00
1-4965-00	ERAF Refund - County Taxes	0.00	0.00	0.00	0.00 %	500,000.00	621,167.13	121,167.13	24.23 %	500,000.00
	Total RevType: 2 - Non-Operating:	28,900.00	48,853.98	19,953.98	69.04 %	1,316,300.00	1,700,299.53	383,999.53	29.17 %	1,792,000.00
	Total Revenue:	1,111,300.00	816,862.45	-294,437.55	-26.49 %	10,988,100.00	10,085,679.29	-902,420.71	-8.21 %	14,894,800.00
Expense										
ExpType: 1 - Operating										
1-5130-00	Water Purchased	54,445.00	38,492.52	15,952.48	29.30 %	1,898,066.00	1,477,515.32	420,550.68	22.16 %	2,467,503.00
1-5230-00	Nunes T P Pump Expense	4,000.00	4,193.98	-193.98	-4.85 %	36,000.00	39,653.18	-3,653.18	-10.15 %	48,000.00
1-5231-00	CSP Pump Station Pump Expense	9,000.00	-2,579.42	11,579.42	128.66 %	266,000.00	97,926.53	168,073.47	63.19 %	366,000.00
1-5232-00	Other Trans. & Dist Pump Expense	2,100.00	1,592.93	507.07	24.15 %	18,700.00	17,757.68	942.32	5.04 %	25,000.00
1-5233-00	Pilarcitos Canyon Pump Expense	12,000.00	14,984.15	-2,984.15	-24.87 %	59,800.00	52,015.83	7,784.17	13.02 %	64,000.00
1-5234-00	Denniston T P Pump Expense	10,000.00	226.96	9,773.04	97.73 %	45,000.00	45,788.31	-788.31	-1.75 %	77,000.00
1-5242-00	CSP Pump Station Operations	1,000.00	585.32	414.68	41.47 %	9,000.00	9,979.54	-979.54	-10.88 %	12,000.00
1-5243-00	CSP Pump Station Maintenance	3,000.00	2,012.00	988.00	32.93 %	26,000.00	14,666.94	11,333.06	43.59 %	35,000.00
1-5246-00	Nunes T P Operations - General	8,000.00	7,704.43	295.57	3.69 %	72,000.00	82,870.44	-10,870.44	-15.10 %	97,000.00
1-5247-00	Nunes T P Maintenance	10,000.00	5,532.03	4,467.97	44.68 %	89,000.00	71,752.90	17,247.10	19.38 %	119,000.00
1-5248-00	Denniston T P Operations-General	7,000.00	1,422.99	5,577.01	79.67 %	44,000.00	38,219.49	5,780.51	13.14 %	64,000.00
1-5249-00	Denniston T.P. Maintenance	14,000.00	1,830.46	12,169.54	86.93 %	98,000.00	129,779.50	-31,779.50	-32.43 %	140,000.00
1-5250-00	Laboratory Expenses	6,000.00	4,325.00	1,675.00	27.92 %	57,000.00	41,137.32	15,862.68	27.83 %	77,000.00
1-5260-00	Maintenance - General	32,000.00	23,763.14	8,236.86	25.74 %	284,000.00	376,126.77	-92,126.77	-32.44 %	380,000.00
1-5261-00	Maintenance - Well Fields	2,000.00	0.00	2,000.00	100.00 %	50,000.00	0.00	50,000.00	100.00 %	50,000.00
1-5263-00	Uniforms	0.00	0.00	0.00	0.00 %	10,000.00	11,122.92	-1,122.92	-11.23 %	12,000.00
1-5318-00	Studies/Surveys/Consulting	10,000.00	17,150.00	-7,150.00	-71.50 %	112,000.00	119,516.82	-7,516.82	-6.71 %	157,000.00
1-5321-00	Water Resources	2,200.00	1,301.57	898.43	40.84 %	20,100.00	4,882.70	15,217.30	75.71 %	26,700.00

Monthly Budget Report

For Fiscal: 2022-2023 Period Ending: 03/31/2023

	March Budget	March Activity	Variance Favorable (Unfavorable)	Percent Variance	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Variance	Total Budget	
1-5322-00	Community Outreach	0.00	3,193.50	-3,193.50	0.00 %	43,000.00	22,925.20	20,074.80	46.69 %	68,000.00
1-5325-00	Water Shortage Program	5,000.00	0.00	5,000.00	100.00 %	35,000.00	3,829.00	31,171.00	89.06 %	50,000.00
1-5381-00	Legal	9,000.00	6,654.00	2,346.00	26.07 %	82,000.00	66,063.38	15,936.62	19.43 %	110,000.00
1-5382-00	Engineering	6,400.00	7,069.56	-669.56	-10.46 %	56,800.00	72,303.82	-15,503.82	-27.30 %	76,000.00
1-5383-00	Financial Services	0.00	0.00	0.00	0.00 %	21,000.00	17,460.00	3,540.00	16.86 %	23,000.00
1-5384-00	Computer Services	26,000.00	19,163.10	6,836.90	26.30 %	229,000.00	191,906.80	37,093.20	16.20 %	309,025.00
1-5410-00	Salaries/Wages-Administration	112,577.00	90,445.52	22,131.48	19.66 %	949,565.00	794,434.34	155,130.66	16.34 %	1,267,717.00
1-5411-00	Salaries & Wages - Field	156,693.00	143,096.24	13,596.76	8.68 %	1,321,675.00	1,293,009.57	28,665.43	2.17 %	1,764,505.00
1-5420-00	Payroll Tax Expense	19,922.00	17,734.39	2,187.61	10.98 %	168,038.00	144,033.97	24,004.03	14.28 %	224,338.00
1-5435-00	Employee Medical Insurance	43,000.00	37,369.15	5,630.85	13.10 %	375,000.00	350,219.19	24,780.81	6.61 %	505,000.00
1-5436-00	Retiree Medical Insurance	4,500.00	3,476.06	1,023.94	22.75 %	38,500.00	35,004.72	3,495.28	9.08 %	52,000.00
1-5440-00	Employees Retirement Plan	53,327.00	57,338.62	-4,011.62	-7.52 %	449,800.00	440,316.95	9,483.05	2.11 %	600,506.00
1-5445-00	Supplemental Retirement 401a	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %	36,000.00
1-5510-00	Motor Vehicle Expense	7,000.00	6,021.40	978.60	13.98 %	59,000.00	64,945.22	-5,945.22	-10.08 %	80,000.00
1-5620-00	Office & Billing Expenses	34,000.00	20,042.46	13,957.54	41.05 %	289,000.00	268,624.79	20,375.21	7.05 %	412,500.00
1-5625-00	Meetings / Training / Seminars	4,000.00	2,174.83	1,825.17	45.63 %	29,000.00	33,580.81	-4,580.81	-15.80 %	41,000.00
1-5630-00	Insurance	14,000.00	13,747.66	252.34	1.80 %	117,000.00	114,992.62	2,007.38	1.72 %	161,000.00
1-5687-00	Membership, Dues, Subscript.	9,000.00	17,268.05	-8,268.05	-91.87 %	74,000.00	89,921.75	-15,921.75	-21.52 %	99,975.00
1-5688-00	Election Expenses	0.00	0.00	0.00	0.00 %	20,000.00	0.00	20,000.00	100.00 %	20,000.00
1-5689-00	Labor Relations	1,000.00	0.00	1,000.00	100.00 %	3,000.00	0.00	3,000.00	100.00 %	6,000.00
1-5700-00	San Mateo County Fees	2,000.00	1,147.17	852.83	42.64 %	24,400.00	15,454.87	8,945.13	36.66 %	31,400.00
1-5705-00	State Fees	1,000.00	437.00	563.00	56.30 %	39,000.00	41,761.71	-2,761.71	-7.08 %	42,000.00
	Total ExpType: 1 - Operating:	695,164.00	568,916.77	126,247.23	18.16 %	7,618,444.00	6,691,500.90	926,943.10	12.17 %	10,197,169.00
ExpType: 4 - Capital Related										
1-5715-00	Debt Service/CIEDB 11-099	0.00	0.00	0.00	0.00 %	335,508.00	335,507.92	0.08	0.00 %	335,508.00
1-5716-00	Debt Service/CIEDB 2016	0.00	0.00	0.00	0.00 %	322,417.00	322,417.29	-0.29	0.00 %	322,417.00
1-5717-00	Chase Bank - 2018 Loan	53,899.00	53,591.55	307.45	0.57 %	436,027.00	435,719.08	307.92	0.07 %	436,027.00
1-5718-00	First Foundation Bank - 2022	0.00	0.00	0.00	0.00 %	495,510.00	495,510.38	-0.38	0.00 %	495,510.00
	Total ExpType: 4 - Capital Related:	53,899.00	53,591.55	307.45	0.57 %	1,589,462.00	1,589,154.67	307.33	0.02 %	1,589,462.00
	Total Expense:	749,063.00	622,508.32	126,554.68	16.90 %	9,207,906.00	8,280,655.57	927,250.43	10.07 %	11,786,631.00
	Report Total:	362,237.00	194,354.13	-167,882.87		1,780,194.00	1,805,023.72	24,829.72		3,108,169.00

**COASTSIDE COUNTY WATER DISTRICT
MONTHLY INVESTMENT REPORT
March 31, 2023**

<u>RESERVE BALANCES</u>	Current Year as of 03/31/2023	Prior Year as of 03/31/2022
CAPITAL AND OPERATING RESERVE	\$13,626,355.51	\$17,436,217.77
RATE STABILIZATION RESERVE	\$250,000.00	\$250,000.00
TOTAL DISTRICT RESERVES	\$13,876,355.51	\$17,686,217.77

ACCOUNT DETAIL

ACCOUNTS WITH TRI COUNTIES BANK		
CHECKING ACCOUNT	\$903,185.92	\$5,341,121.69
CSP T & S ACCOUNT	\$64,089.86	\$48,114.12
MONEY MARKET GEN. FUND (Opened 7/20/17)	\$19,806.73	\$7,019,531.31
LOCAL AGENCY INVESTMENT FUND (LAIF) BALANCE	\$12,888,473.00	\$5,276,650.65
DISTRICT CASH ON HAND	\$800.00	\$800.00
TOTAL ACCOUNT BALANCES	\$13,876,355.51	\$17,686,217.77

This report is in conformity with CCWD's Investment Policy.

COASTSIDE COUNTY WATER DISTRICT
 CAPITAL IMPROVEMENT PROJECTS - STATUS REPORT
 FISCAL YEAR 2022/2023

3/31/2023

* Approved June 2022

Status	Approved* CIP Budget FY22/23	Actual To Date FY22/23	Projected FY22/23	Variance vs. Budget	% Completed	Project Status/ Comments
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Equipment Purchases & Replacement

06-03	SCADA/Telemetry/Electrical Controls Replacement	ongoing	\$ 50,000		\$ 10,000	\$ 40,000	0%	
99-02	Vehicle Fleet Replacement	Completed	\$ 40,000	\$ 34,476	\$ 34,476	\$ 5,524	100%	

Facilities & Maintenance

09-09	Fire Hydrant Replacement	ongoing	\$ 140,000	\$ 102,771	\$ 140,000	\$ -	73%	
	Pilarcitos Canyon Culvert Replacement	TBD	\$ 40,000			\$ 40,000	0%	Planned for July/August 2023
99-01	Meter Change Program	ongoing	\$ 10,000	\$ -	\$ 10,000	\$ -	0%	

Pipeline Projects

20-08	Grandview Pipeline Replacement Project	Completed	\$ 1,650,000	\$ 1,674,856	\$ 1,700,000	\$ (50,000)	99%	Final punch list items to be completed in April 2023
13-02	Pipeline Replacement Under Creek at Pilarcitos Ave/Strawflower	Completed	\$ 400,000	\$ 370,286	\$ 370,286	\$ 29,714	100%	Completed September 2022
14-01	Highway 92 - Replacement of Welded Steel Line	In design	\$ 700,000	\$ 17,185	\$ 100,000	\$ 600,000	0%	

Pump Stations / Tanks / Wells

21-07	Carter Hill Tank Improvement Project	In design	\$ 200,000	\$ 45,371	\$ 75,000	\$ 125,000	0%	At 100% design
09-18	Denniston Well Field Replacements	TBD	\$ 500,000		\$ 30,000	\$ 470,000	0%	Consulting work in FY 2022-2023; construction pushed to FY 2023-2024 and future
23-03	CSP Fire Sprinklers	TBD	\$ 150,000		\$ 46,000	\$ 104,000	0%	April 2023 Board Agenda - for approval
19-05	Tanks - THM Control	Ongoing	\$ 50,000		\$ 50,000	\$ -	0%	

Water Supply Development

14-25	San Vicente/Denniston Water Supply Development	ongoing	\$ 300,000	\$ 157,918	\$ 300,000	\$ -	n/a	
17-12	Recycled Water Project Development	ongoing	\$ 100,000		\$ 40,000	\$ 60,000	n/a	Feasibility study - to occur over FY 2023/2024

Water Treatment Plants

20-14	Nunes Water Treatment Plant Improvement Project	Construction	\$ 3,500,000	\$ 1,614,902	\$ 2,500,000	\$ 1,000,000	53%	Construction started August 2021; To be completed in FY 2023/2024; moved \$1M to FY2023/2024 due to supply chain issues
23-05	Sodium Hypochlorite Generator Replacement (Nunes)	in design	\$ 200,000	\$ 350		\$ 200,000	0%	In design - will occur FY 2023/2024
23-09	Denniston Contact Clarifier Hatch Replacements	in design	\$ 75,000	\$ 14,257	\$ 14,257	\$ 60,743	0%	Move to Fall 2023 when Denniston is offline

UNSCHEDULED/NEW CIP ITEMS FOR CURRENT FISCAL YEAR 2022/2023

23-08	Nunes Magnetic Meter Project	in process		\$ 143,518	\$ 220,000	\$ (220,000)	65%	Planned for FY 2023-2024 - moved up to FY 2022-2023
23-11	CSP Screens/Valves - Tech Memo/Study	in process		\$ 6,670	\$ 25,000	\$ (25,000)	27%	Tech memo - Kennedy Jenks to review alternatives
NN-00	Unscheduled CIP		\$ 100,000			\$ 100,000	0%	

COASTSIDE COUNTY WATER DISTRICT
 CAPITAL IMPROVEMENT PROJECTS - STATUS REPORT
 FISCAL YEAR 2022/2023

3/31/2023

* Approved June 2022

		Status	Approved* CIP Budget FY22/23	Actual To Date FY22/23	Projected FY22/23	Variance vs. Budget	% Completed	Project Status/ Comments
23-02	Poplar Street Pipeline Replacement	in process		\$ 41,140	\$ 41,140	\$ (41,140)	0%	Now planned for Summer, 2023 - Pushed out from Spring, 2023 due to City delays (District's project must be coordinated with City project)
23-10	Highway 92 - Emergency Restoration Project	in design		\$ 27,957	\$ 100,000	\$ (100,000)	0%	Construction estimated to occur in FY2023-2024

NEW FY2022/2023 CIP TOTAL	\$ 8,205,000	\$ 4,251,658	\$ 5,806,159	\$ 2,398,841
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FY2021/2022 CIP Carryover Projects

22-01	Miramontes Point Road Water Main Replacement	in design	\$ -	\$ 35,927	\$ 40,000	\$ (40,000)	n/a	
22-05	ACCELA Planning Software	in process	\$ -	\$ 16,818	\$ 20,000	\$ (20,000)	80%	
22-06	CSP Pump #2 Replacement (2022)	in process	\$ -	\$ 82,687	\$ 82,687	\$ (82,687)	80%	
22-07	Medio Creek and Magellan Hwy 1 Crossing/Miramar Dead Ends	in design	\$ -	\$ 12,547	\$ 12,547	\$ (12,547)	n/a	Construction planned for late summer FY2023/2024
22-08	WIMS Software Implementation	in process	\$ -	\$ 48,375	\$ 48,375	\$ (48,375)	40%	
71-2112	Nunes Fuel Tank Replacement	completed	\$ -	\$ 5,140	\$ 5,140	\$ (5,140)	100%	Completed in FY2022-funded by CalOES

FY2021/2022 CARRYOVER PROJECTS	\$ -	\$ 201,494	\$ 208,749	\$ (208,749)
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Green = approved by the Board/in process

TOTAL - FY 2022/2023 CIP + PRIOR YEAR CARRYOVER	\$ 8,205,000	\$ 4,453,151	\$ 6,014,909	\$ 2,190,091
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Legal Cost Tracking Report
12 Months At-A-Glance

Acct. No.5681
Patrick Miyaki - HansonBridgett, LLP
Legal

Month	Admin (General Legal Fees)	Water Supply Development	Recycled Water	Uninstalled Connection Transfer Program	Capital Improvement Projects	Labor & Employment	Election (CVRA)	Cell Tower Leases	Public Records Requests	Litigation	Non CIP / Infrastructure (Project Review) <i>Reimbursable</i>	Total
Mar-22	9,260				1,545							10,804
Apr-22	6,554		3,081	1,185	1,140	3,081						15,040
May-22	4,986	1,580	474		295	6,597						13,932
Jun-22	18,524	2,528										21,052
Jul-22	6,666											6,666
Aug-22	9,090	3,753		706								13,548
Sep-22	4,898	553		919								6,370
Oct-22	7,071	988										8,058
Nov-22	11,284	1,857			900			158				14,198
Dec-22	4,760	2,884		512	395	277		711	1,861			11,399
Jan-23	3,486			963	2,646				1,938			9,033
Feb-23	3276	504			2,349				378			6,507
TOTAL	89,851	14,645	3,555	4,284	9,270	9,954	0	869	4,177	0	0	136,605

**Engineer Cost Tracking Report
12 Months At-A-Glance**

**Acct. No. 5682
JAMES TETER
Engineer**

Month	Admin & Retainer	CIP	Studies and Non - CIP Project	TOTAL	Reimbursable from Projects
Apr-22	480		1,859	2,339	1,859
May-22	480		2,366	2,846	2,366
Jun-22	480		1,268	1,748	1,268
Jul-22	480		1,690	2,170	1,690
Aug-22	480		5,714	6,194	5,714
Sep-22	480			480	
Oct-22	480			480	
Nov-22	480			480	
Dec-23	480			480	
Jan-23	480			480	
Feb-23	480			480	
Mar-23	480			480	
TOTAL	5,760	0	12,897	18,657	12,897

Calcon T&M Projects Tracking

3/31/2023

Project No.	Name	Status	Proposal Date	Approved Date	Project Budget	Project Actual thru 6/30/22	Project Billings FY2022-2023
FY 2021-2022 Open Projects:							
	Crystal Springs Solar System Backup			12/20/2021		\$18,739.00	
	Nunes Tank Radio Solar Backup			12/20/2021		\$19,927.00	
	Denniston CC Junction Box				\$9,558.00	\$	9,558.00
	Nunes Magnetic Flow Meter			9/28/2022	\$19,585.88	\$	19,585.88
	Open Projects - Subtotal					\$38,666.00	\$29,143.88
Other: Monthly Maintenance							
Tanks							
Crystal Springs Maintenance							
	Nunes Maintenance					\$	13,040.46
	Denniston Maintenance					\$	16,529.01
	Distribution System					\$	31,126.40
Wells							
	Cellular Telemetry					\$	2,625.04
	Subtotal Maintenance					\$	63,320.91
	FINAL TOTAL FY 2022/2023					\$	\$92,464.79

EKI Environment & Water
Engineering Services Billed FY 2020-2021 to FY 2021-2023
Billed through 3/31/2023

	Contract Date	Not to Exceed Budget	Status	FY2020-2021	FY2021-2022	FY2022-2023
CIP Project Management						
Fiscal Year 2019-2020	7.29.2019	\$ 180,000.00	Complete	\$ 1,138.80		
Fiscal Year 2020-2021	8.13.2020	\$ 100,000.00	Complete	\$ 66,805.44	\$ 33,162.48	
Fiscal Year 2021-2022 - Non-Complex Main line Extension Services	10.15.2021	\$ 25,000.00	Open		\$ 10,301.46	\$ 5,152.16
Fiscal Year 2021-2022 - Drought Relief Grant Application	12.2021		Complete		\$ 21,074.82	
Fiscal Year 2022-2023 - Capital Improvement Management	4.20.2022	\$ 117,000.00	Open		\$ 5,453.76	\$ 55,715.86
Fiscal Year 2022-2023 - Emergency Engineering Services	1.2.2023	\$ 28,000.00	Open			\$ 26,164.58
Sub Total - CIP Project Management Services		\$ 450,000.00		\$ 67,944.24	\$ 69,992.52	\$ 87,032.60

Denniston Culvert Replacement-Engineering Services during Construction	18-13	7.8.2020	\$ 48,800.00	Complete	\$ 47,647.17		
Pine Willow Oak Water Main Replacement Project	18-01	7.29.2019	\$ 69,700.00	Complete	\$ 4,991.74		
Grandview/Silver/Terrace/Spindrift Under Hwy 1 PreDesign	20-08	10.15.2019	\$ 59,600.00	Complete	\$ 40,597.27		
Grandview Water Main Replacement Project (Design, Bid Support, construction support)	20-08	7.29.2019	\$ 56,100.00	Complete	\$ 5,144.36		
Grandview Crossing at Hwy 1	20-08	2.9.2021	\$ 156,500.00	Complete	\$ 73,285.99	\$ 37,244.28	\$ 30,259.93
Grandview Crossing at Hwy 1 - Construction Management Services	20-08	9.16.2022	\$ 132,800.00	Complete			\$ 104,599.27
Pilarcitos Creek Crossing Water Main Replacement Preliminary Design	13-02	8.27.2019	\$ 104,600.00	Complete	\$ 1,226.50		
Pilarcitos Creek Crossing Water Main Replacement Design	13-02	7.14.2020	\$ 99,900.00	Complete	\$ 40,191.58	\$ 31,454.78	\$ 28,025.40
Pilarcitos Creek Crossing Water Main Replacement Field Surveys/Land Descriptions	13-02		\$ 28,600.00	Complete		\$ 20,059.82	
Pilarcitos Creek Crossing Water Main Replacement-Engineering Services during construction	13-02	9.13.2022	\$ 132,800.00	Complete			\$ 4,681.04
Highway 92 Potable Water Pipeline Replacement Project Design	14-01	7.2.2021	\$ 24,800.00	Open		\$ 18,139.94	\$ 720.98
Highway 92 Potable Water Pipeline Emergency Geotechnical	23-10	3.3.2023		Open			\$ 444.34
Highway 92 Potable Water Pipeline Future Phases Geotechnical	14-01	3.3.2023		Open			\$ 444.34
Miramontes Point Road Water Main Replacement	22-01	7.14.2021	\$ 177,300.00	Open		\$ 92,356.96	\$ 46,900.62
Purisima Way Water Main Replacement	14-29	10.18.2021	\$ 20,400.00	Complete		\$ 19,840.91	
Medio Crossing - Alternatives Evaluation for Pipeline Replacement	22-07	4.25.2022	\$ 21,900.00	Open		\$ 8,410.48	\$ 13,419.12
Poplar Street Water Main Replacement Project	23-02	10.3.2022	\$ 29,200.00	Open			\$ 21,641.24

Total - All Services

\$ 281,028.85 \$ 297,499.69 \$ 338,168.88

COASTSIDE COUNTY WATER DISTRICT

766 MAIN STREET

HALF MOON BAY, CA 94019

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

Tuesday, March 14, 2023

The Public was able to participate in the public meeting by joining the meeting in person or through the Zoom Video Conference link provided. The public was also able to join the meeting by calling a provided teleconference phone number.

- 1) **ROLL CALL** -President John Muller called the meeting to order at 7:00 p.m. Present at roll call: Vice President Chris Mickelsen, Director Glenn Reynolds; Director Bob Feldman stated that he was participating remotely (via Zoom by video and audio) pursuant to the “just cause” basis under AB2449 because his spouse had COVID, he was caring for her, and had been exposed. Director Feldman also stated that there was no one over 18 in the room with him. Mr. Miyaki stated that all the requirements for Director Feldman to participate in the Board meeting remotely under AB 2449 have been satisfied. Director Ken Coverdell was absent.

Also present: Mary Rogren, General Manager, Patrick Miyaki, Legal Counsel; James Derbin, Superintendent of Operations; Cathleen Brennan, Water Resources Analyst; Nancy Trujillo, Accounting Manager; Lisa Sulzinger, Administrative Analyst; and Emma Barr, Customer Service II.

Also participating Jonathan Sutter, EKI Environment & Water, Inc.

- 2) **PLEDGE OF ALLEGIANCE**
- 3) **PUBLIC COMMENT** - There were no public comments.
- 4) **CONSENT CALENDAR**
 - A. Approval of disbursements for the month ending February 28, 2023:
Claims: \$ 655,899.16; Payroll: \$ 196,600.69 for a total of \$ 852,499.85
February 2023 Monthly Financial Claims reviewed and approved by Director Feldman
 - B. Acceptance of Financial Reports

- C. Approval of Minutes of February 14, 2023, Regular Board of Directors Meeting
- D. Installed Water Connection Capacity and Water Meters Report
- E. Total CCWD Production Report
- F. CCWD Monthly Sales by Category Report February 2023
- G. Leak/Flushing Report - February 2023
- H. Monthly Rainfall Reports
- I. SFPUC Hydrological Conditions Report - January 2023
- J. Approval for Director Feldman to attend Association of California Water Agencies (ACWA) Spring Conference in Monterey May 9-11, 2023
- K. Approval for President Muller to attend Association of California Water Agencies (ACWA) Spring Conference in Monterey May 9-11, 2023
- L. Approval for Director Reynolds to attend Association of California Water Agencies (ACWA) Spring Conference in Monterey May 9-11, 2023

Director Feldman stated he had reviewed the monthly financial claims and found all to be in order.

ON MOTION BY Director Mickelsen and seconded by Director Reynolds, the Board voted by roll call vote to approve the Consent Calendar:

Director Coverdell	Absent
Director Feldman	Aye
Director Reynolds	Aye
Vice-President Mickelsen	Aye
President Muller	Aye

5) MEETINGS ATTENDED / DIRECTOR COMMENTS

President Muller mentioned he participated with District staff in meeting with two property owners located on Highway 92 regarding future pipeline projects.

6) GENERAL BUSINESS

A) Approval of Professional Services Agreement with EKI Environment & Water, Inc. for Design, Bid Support and Construction Support Services for the Medio Creek Pipeline Crossing Rehabilitation, the Magellan Avenue Pipeline Rehabilitation and the Miramar Dead Ends Pipeline Improvement Project

Mr. Derbin reviewed the three projects including 1) rehabilitation of 175 linear feet of existing 10-inch welded steel pipe that crosses Medio Creek along Alameda Avenue; 2) rehabilitation of approximately 475 linear feet of 10-inch cast iron pipe that crosses under Highway 1 at Magellan Avenue; and 3) installation of approximately 660 linear feet of new 6-inch ductile iron pipe in

the Miramar Beach neighborhood to connect/loop existing dead ends. Jon Sutter from EKI Environment & Water, Inc. was available to answer questions.

ON MOTION BY Director Reynolds and seconded by Director Mickelsen, the Board voted by roll call vote to authorize the General Manager to retain the professional services of EKI Environment & Water, Inc. for design, bid support and construction support services for the Medio Creek pipeline crossing rehabilitation, the Magellan Avenue pipeline rehabilitation, and the Miramar dead ends pipeline improvement project for a not-to-exceed cost of \$138,900.

Director Coverdell	Absent
Director Feldman	Aye
Director Reynolds	Aye
Vice-President Mickelsen	Aye
President Muller	Aye

B) Approval of Professional Services Agreement with EKI Environment & Water, Inc. for 1) Engineering Services for Highway 92 Potable Water Pipeline Emergency Restoration Project; and 2) Environmental Services for the Highway 92 Potable Water Pipeline Emergency Restoration Project.

Ms. Rogren provided an overview of the damage that occurred during the late December 2022 – early January 2023 storm event that resulted in damage to the District’s 12-inch welded pipeline on Highway 92 east of Sun Studios. The District is seeking FEMA funding for the emergency project. Given the public exigency and emergency conditions caused by the reduced fire flows and the risk of future damage of the existing pipeline from further stream bank erosion, the District must expedite its design work and is utilizing the exemption to the federal competitive procurement procedures for engineering and environment services given the emergency.

ON MOTION BY Director Feldman and seconded by Director Reynolds, the Board voted by roll call vote to approve professional services agreement with EKI Environment & Water, Inc. for 1) engineering services for Highway 92 potable water pipeline emergency restoration project for a not-to-exceed budget of \$219,100; and 2) environmental services for the Highway 92 potable water pipeline emergency restoration project for a not-to-exceed budget of \$44,800.

Director Coverdell	Absent
Director Feldman	Aye
Director Reynolds	Aye
Vice-President Mickelsen	Aye
President Muller	Aye

C) Approval of Professional Services Agreement with Cecil & Cecil Enterprises, Inc. for Construction Inspection Services for the Poplar Street Water Main Replacement Project

Mr. Derbin summarized the proposed agreement with Cecil & Cecil Enterprises, Inc. for construction inspection services for the Poplar Street water main replacement project for a not-to-exceed budget of \$49,338.40.

ON MOTION BY Director Reynolds and seconded by Director Feldman, the Board voted by roll call vote to authorize the General Manager to retain the professional services of Cecil and Cecil Enterprises, Inc. (C&C) for construction inspection services for the Poplar Street water main replacement project for a not-to-exceed budget of \$49,338.40.

Director Coverdell	Absent
Director Feldman	Aye
Director Reynolds	Aye
Vice-President Mickelsen	Aye
President Muller	Aye

D) Nunes Water Treatment Plant Upgrades Project Update #19

Mr. Derbin gave an update on the progress made at the Nunes Water treatment Plant during February 2023.

E) Consider Resolution 2023-03 Concurring in Nomination of John H. Weed of the Alameda County Water District to the Executive Committee of the Association of California Water Agencies Joint Powers Insurance Authority ("ACWA/JPIA")

ACWA-JPIA has invited member agencies to submit nominations to fill four vacancies on the ACWA-JPIA Executive Committee. John H. Weed of the Alameda County Water District has requested the Districts' support of his nomination by submitting a concurring resolution.

ON MOTION BY Director Mickelsen and seconded by Director Feldman, the Board voted by roll call vote to adopt Resolution 2023-03 concurring in nomination of John H. Weed of the Alameda County Water District to the Executive Committee of the Association of California Water Agencies Joint Powers Insurance Authority ("ACWA/JPIA")

Director Coverdell	Absent
Director Feldman	Aye
Director Reynolds	Aye
Vice-President Mickelsen	Aye

President Muller

Aye

F) Consider Resolution 2023-04 Designating Applicant’s Agent Authorized to Execute and to File an Application with the California Governor’s Office of Emergency Services for the Purpose of Obtaining Federal Financial Assistance for an Existing or Future Grant Program

Ms. Rogren recapped that the District is applying for FEMA and other grants for funding of repairs given the damage sustained during the late December 2022 - early January 2023 storm event. Cal OES (who administers the FEMA funding process) requires that the District approve this resolution.

ON MOTION BY Director Mickelsen and seconded by Director Feldman, the Board voted by roll call vote to approve Resolution 2023-04 designating applicant’s agent authorized to execute and to file an application with the California Governor’s Office of Emergency Services for the purpose of obtaining federal financial assistance for an existing or future grant program. Mr. Miyaki clarified the applicant’s agent is the General Manager.

Director Coverdell	Absent
Director Feldman	Aye
Director Reynolds	Aye
Vice-President Mickelsen	Aye
President Muller	Aye

G) Discussion on Future Board Meeting Format

Ms. Rogren summarized that as of February 28, 2023, Governor Newsom ended the declared Covid state of emergency. The Board can no longer use AB 361 to meet remotely via Zoom, and that future Board of Directors’ meetings and standing Committee meetings are to be held in person. Discussion ensued regarding future meeting formats. The District will continue to provide for hybrid meetings that allow for the public to participate in Board meetings either in-person or via Zoom.

7) MONTHLY INFORMATIONAL REPORTS

A. General Manager’s Report

- Ms. Rogren announced that Vice President Chris Mickelsen was appointed to the San Mateo Local Agency Formation Commission (LAFCo) as the Alternate Special District Member.

- Ms. Rogren summarized that at the San Francisco Public Utilities Commission (SFPUC) annual meeting with the BAWSCA wholesale customers held in February, the SFPUC projected a wholesale water rate increase of 11.6% to be effective on July 1, 2023. The rate increase is scheduled to be voted on at the Commission rate hearing in May 2023.

B. Superintendent of Operations Report

Mr. Derbin summarized the Operation Highlights for the month of February 2023.

C. Water Resources Informational Report

- Ms. Brennan reported that the U.S. Drought Monitor continues to show weekly improvement.
- SFPUC is predicting that the Regional Water System (RWS) will fill by April 1, 2023.

8) DIRECTOR AGENDA ITEMS - REQUESTS FOR FUTURE BOARD MEETINGS

There were no requests for future agenda items.

9) ADJOURNMENT - Board Meeting Adjourned at 8:00 p.m.

Mary Rogren, General Manager
Secretary to the District

John Muller, President
Board of Directors

**COASTSIDE COUNTY WATER DISTRICT
Installed Water Connection Capacity & Water Meters**

FY 2022 / 2023

Installed Water Meters	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
HMB Non-Priority													
0.5" capacity increase													
5/8" meter	1	1											2
3/4" meter					1								1
1" meter		1											1
1 1/2" meter													
2" meter													
3" meter													
HMB Priority													
0.5" capacity increase													
5/8" meter													
3/4" meter													
1" meter													
1 1/2" meter													
2" meter													
County Non-Priority													
0.5" capacity increase													
5/8" meter		3	1		2	1		1					8
3/4" meter													
1" meter													
County Priority													
5/8" meter							1	1					2
3/4" meter													
1" meter													
1.5" meter													
Totals	1	5	1		3	1	1	2					14

5/8" meter = 1.0 connection
 3/4" meter = 1.5 connections
 1" meter = 2.5 connections
 1.5" meter = 5.0 connections
 2" meter = 8 connections
 3" meter = 17.5 connections

FY 22/23 Capacity (5/8" connection equivalents)	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Totals
HMB Non-Priority	1	3.5			1.5								6
HMB Priority													
County Non-Priority		3	1		2	1	1	1					9
County Priority								1					1
Total	1	6.5	1		3.5	1	1	2					16

TOTAL CCWD PRODUCTION (MG) ALL SOURCES- FY 2023

	CCWD Sources			SFPUC Sources		RAW WATER TOTAL	UNMETERED WATER	TREATED TOTAL
	DENNISTON WELLS	DENNISTON RESERVOIR	PILARCITOS WELLS	PILARCITOS LAKE	CRYSTAL SPRINGS RESERVOIR			
JUL	1.92	6.25	0.00	39.07	0.42	47.66	2.63	45.03
AUG	1.70	5.45	0.00	38.23	8.94	54.32	2.90	51.42
SEPT	1.65	5.86	0.00	15.86	27.69	51.06	2.62	48.44
OCT	0.57	3.62	0.00	37.14	3.13	44.46	3.25	41.21
NOV	0.54	13.55	7.66	11.91	2.57	36.23	3.04	33.19
DEC	0.37	10.59	15.88	7.30	2.26	36.40	2.42	33.98
JAN	0.00	0.00	24.62	4.53	0.00	29.15	1.15	28.00
FEB	0.00	0.00	24.29	2.56	0.00	26.85	1.62	25.23
MAR	0.00	0.00	26.21	2.19	0.00	28.40	2.09	26.31
APR								
MAY								
JUN								
TOTAL	6.75	45.32	98.66	158.79	45.01	354.53	21.72	332.81
% MONTHLY TOTAL	0.0%	0.0%	92.3%	7.7%	0.0%	100.0%	7.4%	92.6%
% ANNUAL TO DATE TOTAL	1.9%	12.8%	27.8%	44.8%	12.7%	100.0%	6.1%	93.9%

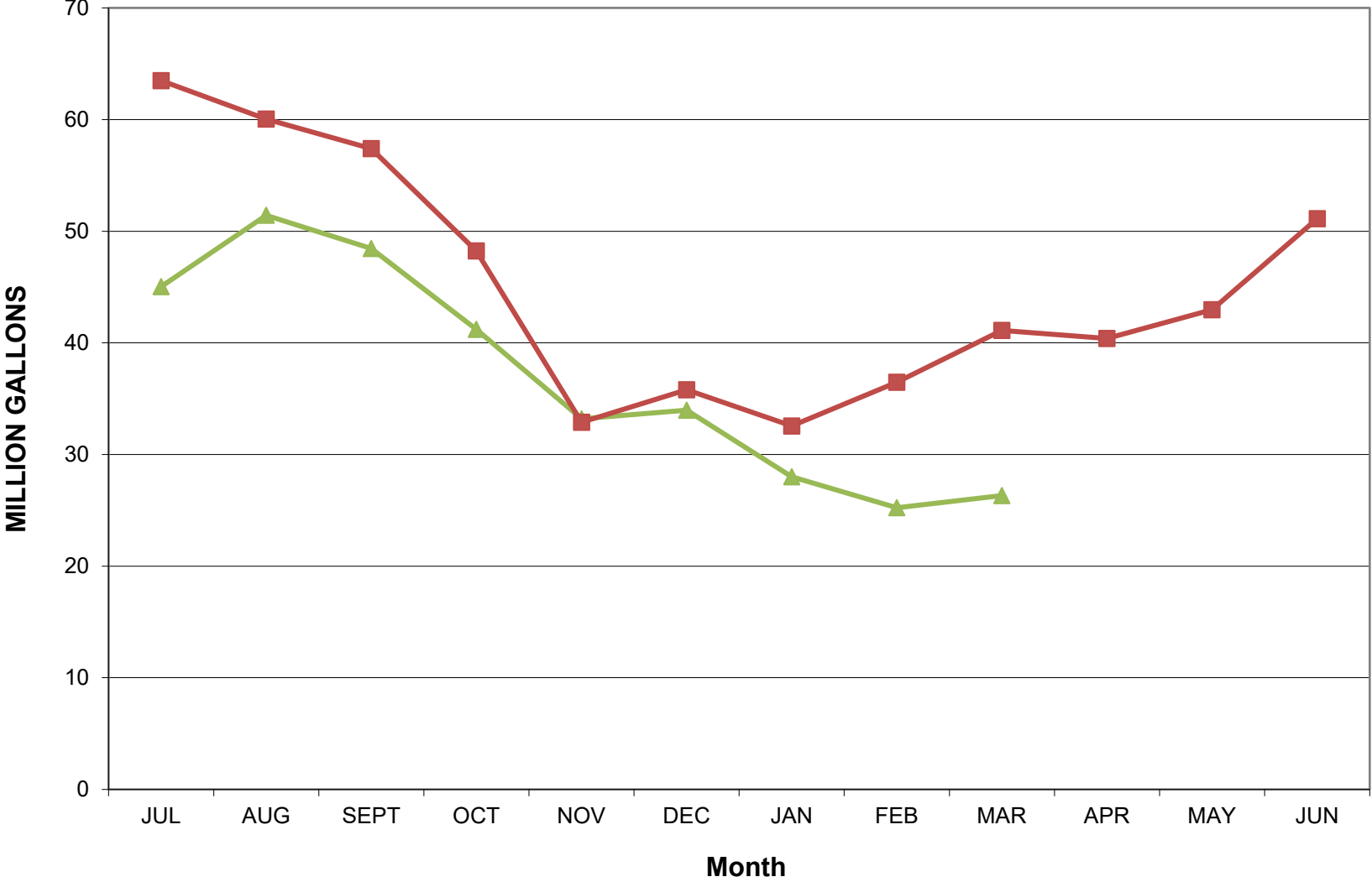
CCWD vs SFPUC- month 92.3%
 CCWD vs SFPUC- annual 42.5%

12 Month Running Treated Total 422.26

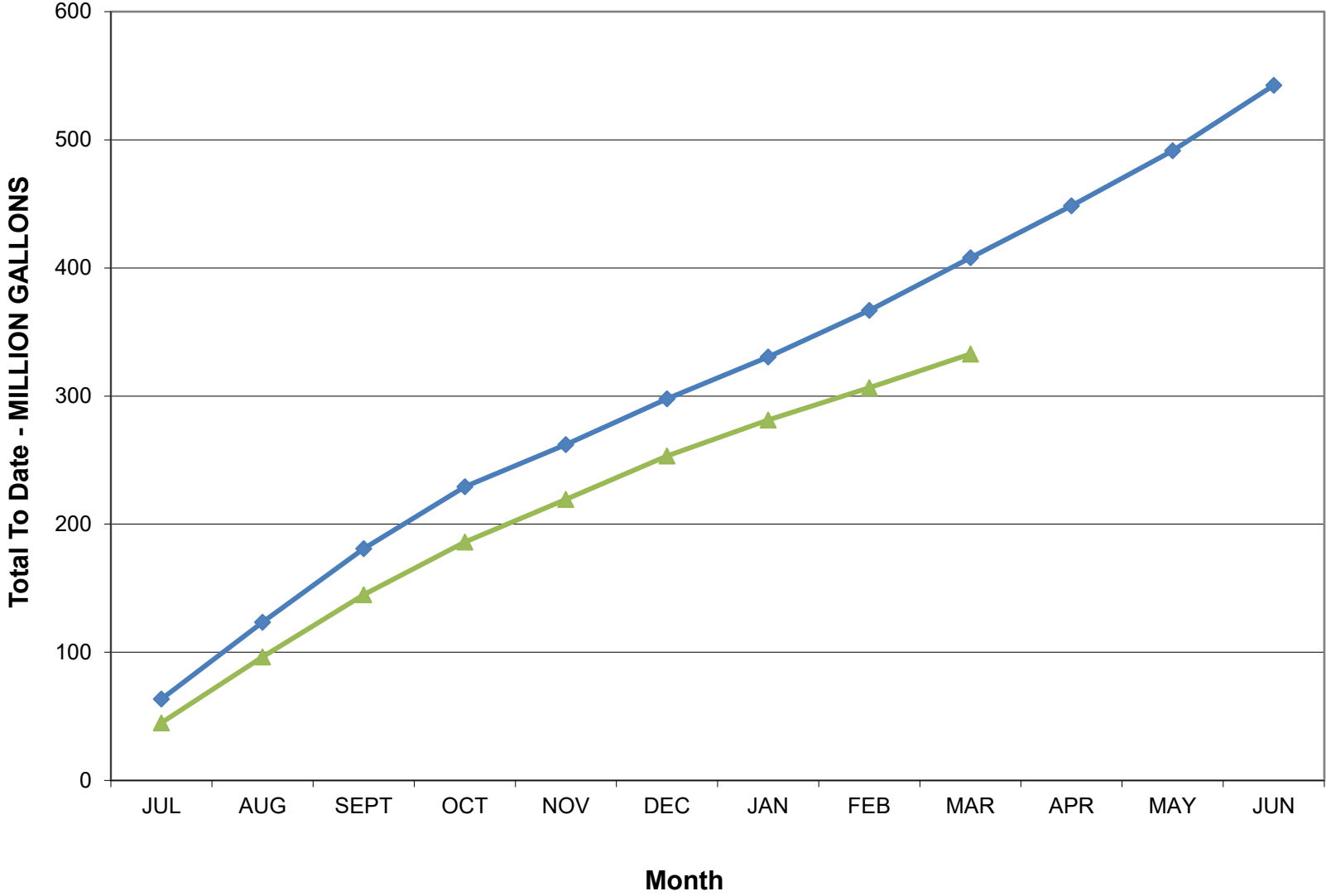
TOTAL CCWD PRODUCTION (MG) ALL SOURCES- FY 2022

	CCWD Sources			SFPUC Sources		RAW WATER TOTAL	UNMETERED WATER	TREATED TOTAL
	DENNISTON WELLS	DENNISTON RESERVOIR	PILARCITOS WELLS	PILARCITOS LAKE	CRYSTAL SPRINGS RESERVOIR			
JUL	0.00	0.00	0.00	0.00	65.93	65.93	2.44	63.49
AUG	0.00	0.00	0.00	0.00	61.90	61.90	1.86	60.04
SEPT	0.00	0.00	0.00	0.00	59.74	59.74	2.34	57.40
OCT	0.53	1.57	0.00	3.69	44.32	50.11	1.87	48.24
NOV	1.62	17.20	9.78	0.00	7.87	36.47	3.58	32.89
DEC	0.69	5.75	21.2	0.00	10.80	38.44	2.64	35.80
JAN	0.00	7.62	24.44	0.00	3.16	35.22	2.66	32.56
FEB	0.00	14.10	21.88	0.00	3.63	39.61	3.13	36.48
MAR	0.00	14.97	24.71	0.00	5.16	44.84	3.72	41.12
APR	2.33	23.27	0.00	9.22	9.25	44.07	3.68	40.39
MAY	2.15	19.30	0.00	22.75	2.61	46.81	3.84	42.97
JUN	1.91	12.20	0.00	35.05	5.04	54.20	3.08	51.12
TOTAL	9.23	115.98	102.01	70.71	279.41	577.34	34.84	542.50
% TOTAL	1.6%	20.1%	17.7%	12.2%	48.4%	100.0%	6.0%	94.0%

Monthly Production FY 22 vs FY 23



Cumulative Production FY22 vs FY23



MONTH Mar-23						
Coastside County Water District Monthly Discharge Report						
EMERGENCY MAIN AND SERVICE REPAIRS						
	Date Reported Discovered	Date Repaired	Location	Pipe Class	Pipe Size & Type	Estimated Water Loss (MG)
1						
2						
3						
4						
5						
6						
7						
8						
Totals						0.000

OTHER DISCHARGES	
Total Volumes (MG)	
Flushing Program	0.031
Reservoir Cleaning	
Automatic Blowoffs	0.063
Dewatering Operations	
Other (includes flow	0.000
DISCHARGES GRAND TOTAL (MG)	
0.094	

Coastside County Water District
 766 Main Street
 July 2022 - June 2023

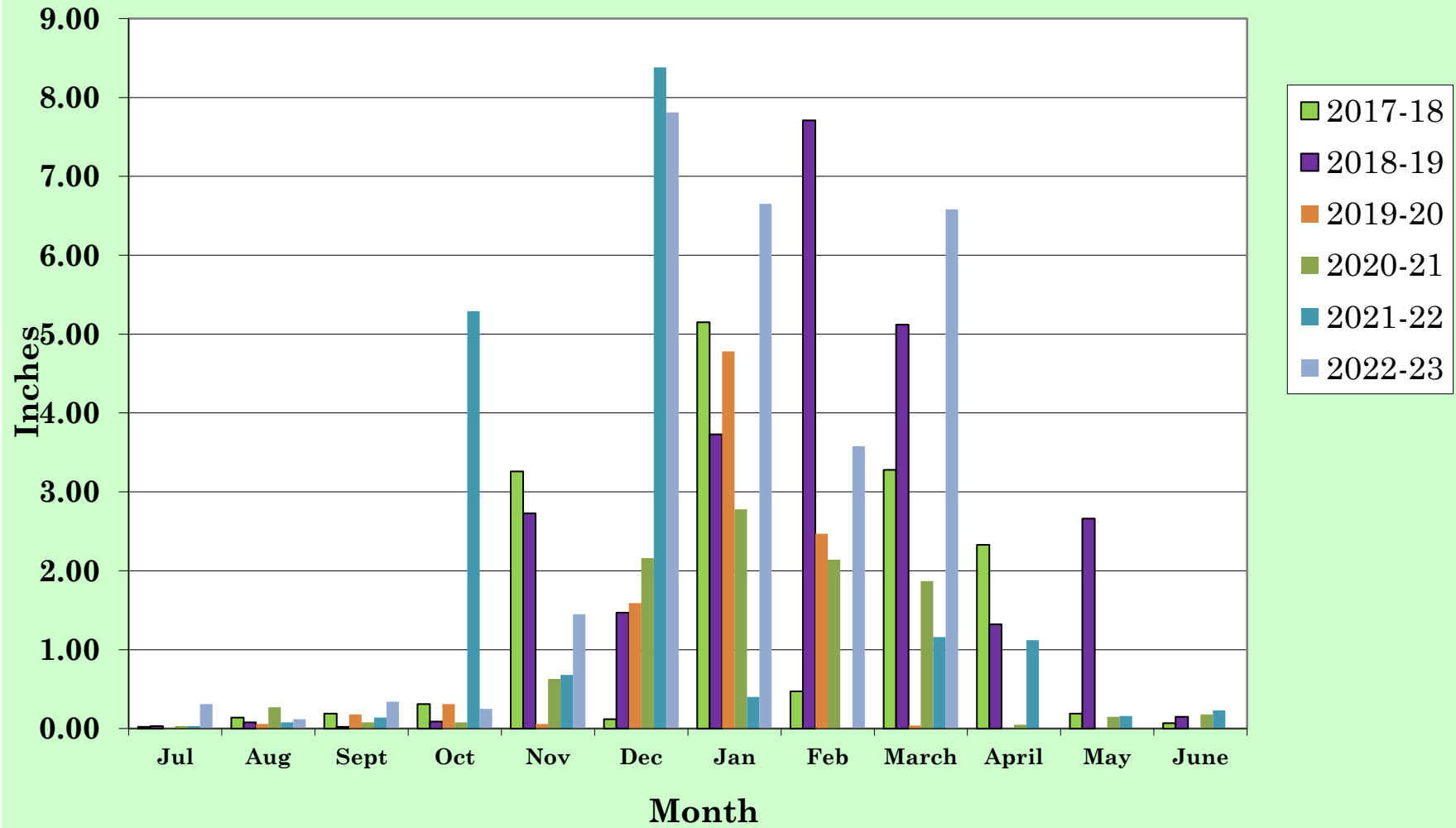
Nunes
 Rainfall in Inches

	2022						2023					
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
1	0.02	0.01	0	0.01	0.34	0.61	0.13	0	0.01			
2	0.05	0	0	0	0.02	0	0.53	0	0			
3	0.02	0	0	0	0	0.63	0.03	0.67	0			
4	0	0	0	0	0	0.24	0.48	0.47	0.11			
5	0.02	0	0	0	0.2	0.08	0.77	0.27	0.22			
6	0.04	0	0	0.01	0.06	0.1	0.41	0	0.25			
7	0.01	0	0	0.01	0.07	0	0.17	0	0.01			
8	0	0	0	0.01	0.72	0.03	0.26	0	0.12			
9	0	0	0	0.02	0.04	0	0.19	0	0.66			
10	0.01	0	0	0	0	0.77	0.24	0.02	0.24			
11	0	0	0	0.01	0	0.46	0.22	0.14	0.03			
12	0.01	0	0	0	0	0	0	0	1.21			
13	0	0	0	0	0	0	0.97	0	0.07			
14	0	0	0	0.01	0	0	1.02	0	0.47			
15	0	0	0	0	0	0	0.76	0	0			
16	0.01	0	0	0	0	0	0.41	0	0			
17	0	0.01	0	0	0	0	0	0	0			
18	0	0	0.12	0	0	0	0.06	0	0.07			
19	0	0.01	0	0	0	0	0	0	0.54			
20	0	0	0	0	0	0	0	0	0			
21	0	0	0.2	0	0	0	0	0	1.64			
22	0	0	0	0.16	0	0	0	0	0.31			
23	0	0.02	0	0	0	0	0	0.39	0.12			
24	0.01	0.02	0	0	0	0	0	0.35	0			
25	0.01	0.02	0	0	0	0	0	0	0			
26	0	0.01	0	0	0	0.24	0	0.35	0			
27	0.01	0.02	0	0	0	1.15	0	0.45	0			
28	0.02	0	0	0	0	0.03	0	0.47	0.27			
29	0.03	0	0	0	0	0.38	0		0.22			
30	0.03	0	0	0.01	0	0.26	0		0.01			
31	0.01	0		0		2.83	0		0			
Mon.Total	0.31	0.12	0.34	0.25	1.45	7.81	6.65	3.58	6.58			
Year Total	0.31	0.43	0.77	1.02	2.47	10.28	16.93	20.51	27.09			

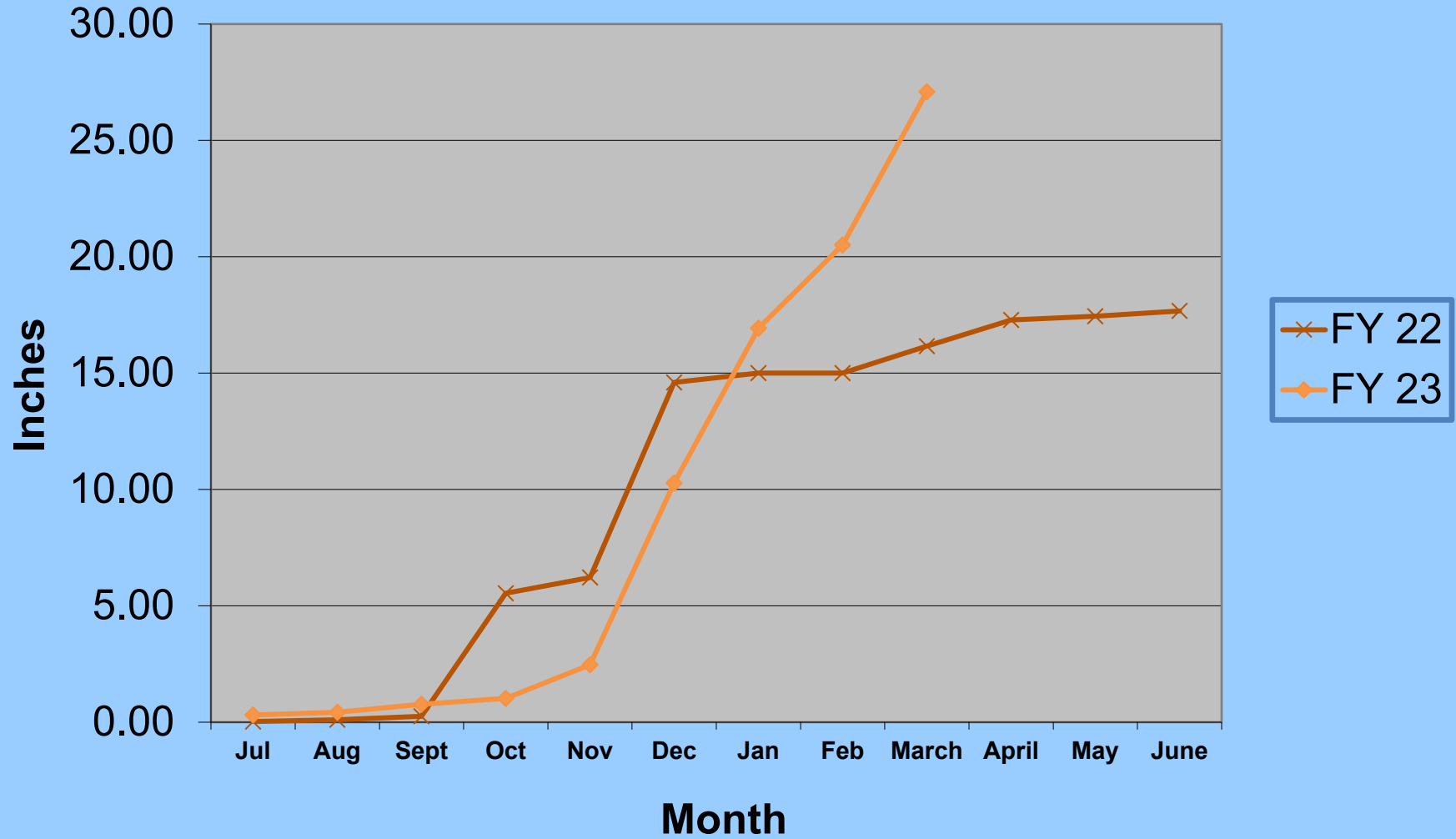
Coastside County Water District

Rainfall by Month

Fiscal Years 18 - 23

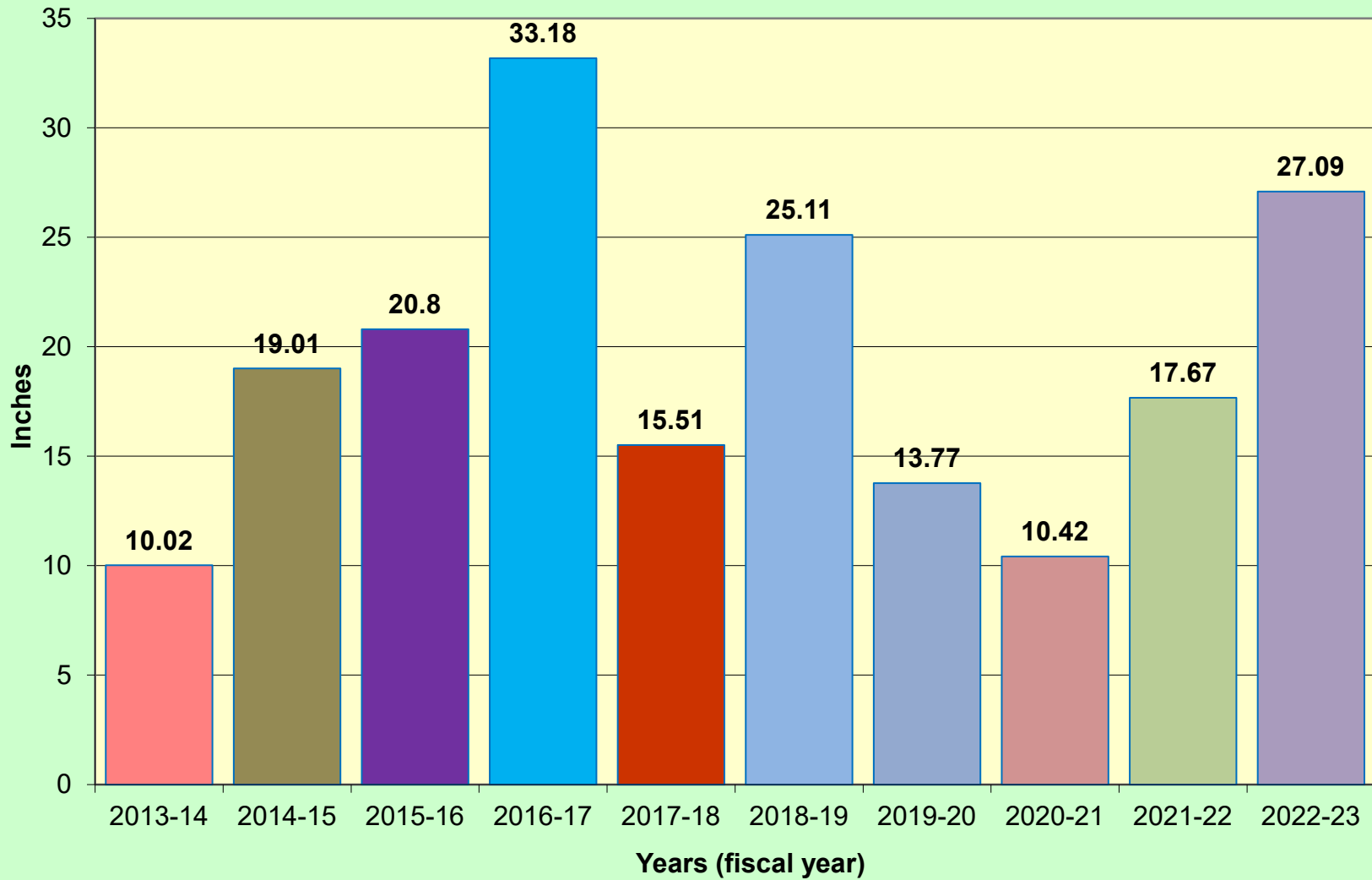


Rainfall Total Comparison Fiscal Years 22-23



Rain Totals

Fiscal Years 14 - 23



San Francisco Public Utilities Commission Hydrological Conditions Report February 2023

J. Chester, C. Graham, N. Waely. Prepared March 10, 2023



San Francisco Utilities Commission (SFPUC) crews and contractors have taken full advantage of the 2023 Mountain Tunnel winter shutdown. Projects include installing stage one of the Mountain Tunnel Flow control facility (left and middle pictures, top and bottom) which includes a new 100 foot shaft, tunnel tie ins, and spool pieces. Projects in the San Joaquin Pipeline include installing a removable spool piece (right top) and butterfly line valve (right bottom) on SJPL 2 near Tesla Portal.

System Storage

Current Tuolumne System and Local Bay Area storage conditions are summarized in Table 1.

Table 1. Current System Storage as of March 1, 2023							
	Current Storage		Maximum Storage		Available Capacity		Percentage of Maximum Storage
	acre-feet	millions of gallons	acre-feet	millions of gallons	acre-feet	millions of gallons	
Tuolumne System							
Hetch Hetchy Reservoir ¹	286,716		340,830		54,114		84%
Cherry Reservoir ²	202,561		268,800		66,239		75%
Lake Eleanor ³	20,051		21,495		1,444		93%
Water Bank	570,000		570,000		0		100%
Tuolumne Storage	1,079,328		1,201,125		121,797		90%
Local Bay Area Storage⁴							
Calaveras Reservoir	93,086	30,332	101,728	33,148	8,642	2,816	92%
San Antonio Reservoir	52,506	17,109	52,506	17,109	0	0	100%
Crystal Springs Reservoir	53,138	17,315	73,159	23,839	20,020	6,524	73%
San Andreas Reservoir	15,810	5,152	18,898	6,158	3,088	1,006	84%
Pilarcitos Reservoir	2,611	851	3,118	1,016	507	165	84%
Total Local Storage	217,151	70,759	249,409	81,270	32,257	10,511	87%
Total System	1,296,479		1,450,534		154,054		89%

¹ Maximum Hetch Hetchy Reservoir storage with drum gates deactivated.

² Maximum Cherry Reservoir storage with flash-boards removed.

³ Maximum Lake Eleanor storage with flash-boards removed.

⁴ Local Reservoir values being updated, subject to change, best available values presented.

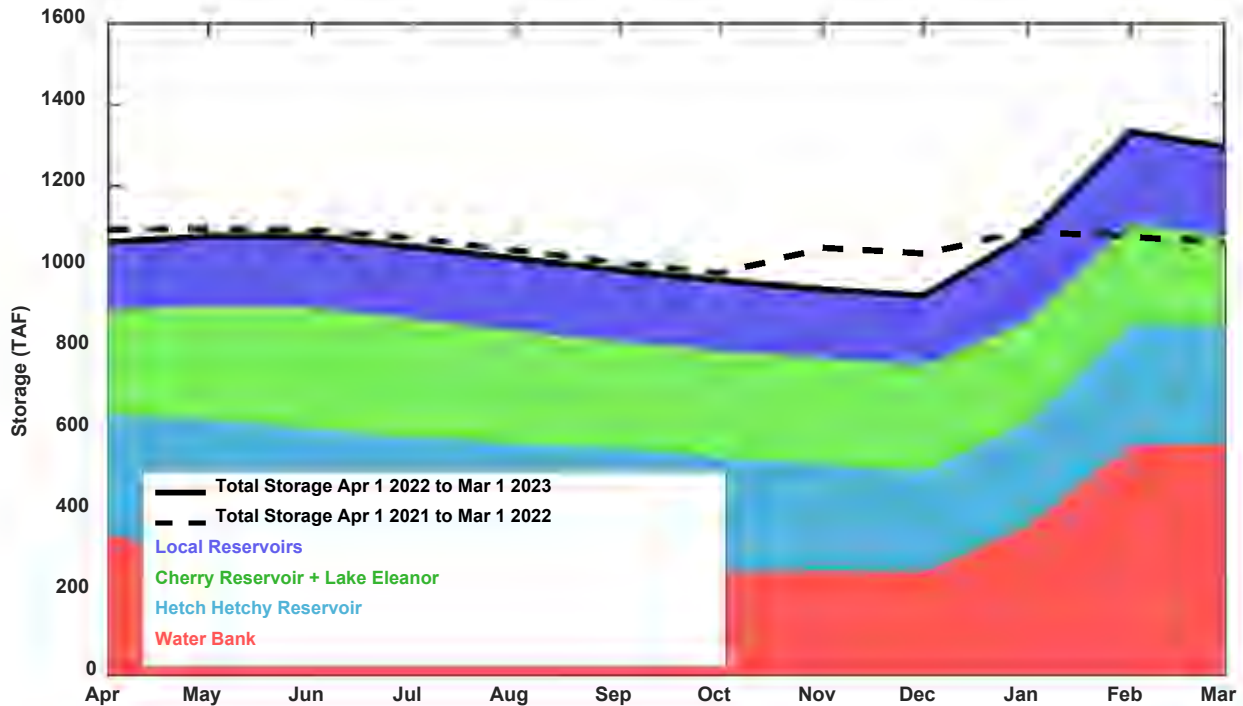


Figure 1: Local and Upcountry Reservoir storage. Color bands show contributions to total system storage. Solid black line shows total system storage for the past 12 months. Dashed black line shows total system storage the previous 12 months.

Hetch Hetchy System Precipitation Index

Current Month: The February 2023 six-station precipitation index was 7.06 inches, or 115% of median for the month.

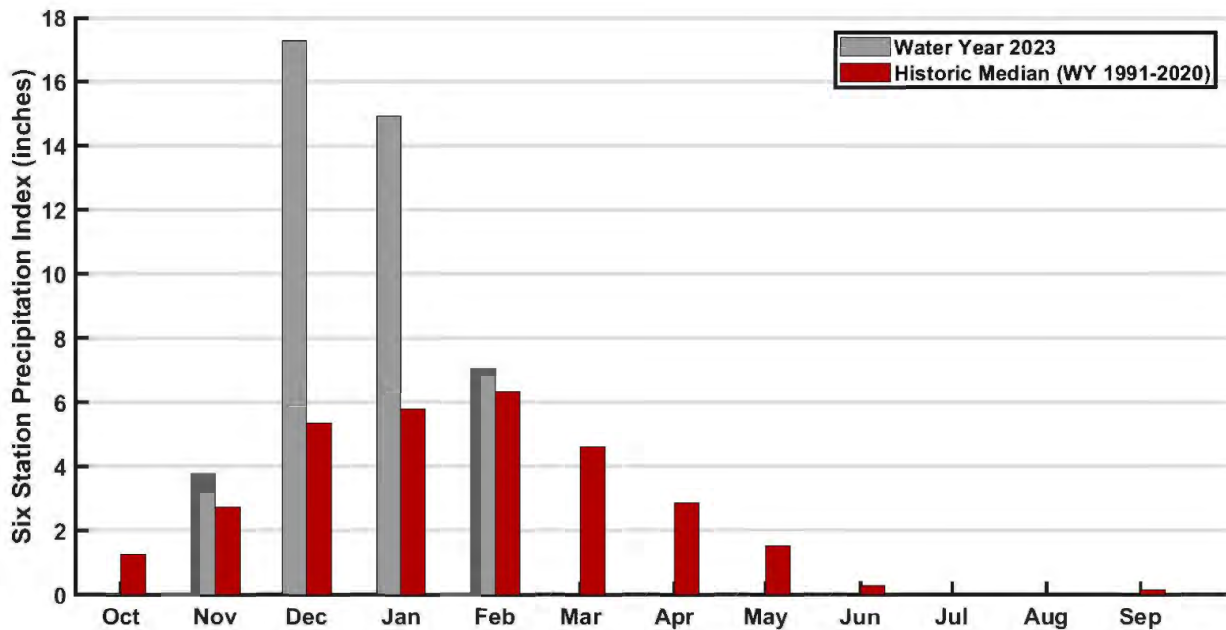


Figure 2: Monthly distribution of the six-station precipitation index relative to the monthly precipitation medians. The precipitation index is computed as the average of six Sierra precipitation stations and is an indicator of the overall basin wetness.

Cumulative Precipitation to Date: As of March 1, the six-station precipitation index for Water Year (WY) 2023 was 45.6 inches, which is 208% of the median total to date. The Hetch Hetchy Weather Station received 6.07 inches of precipitation in February resulting in a total of 41.69 inches for WY 2023, or 181% of median to date. The cumulative WY 2023 Hetch Hetchy precipitation is shown in Figure 3 in red.

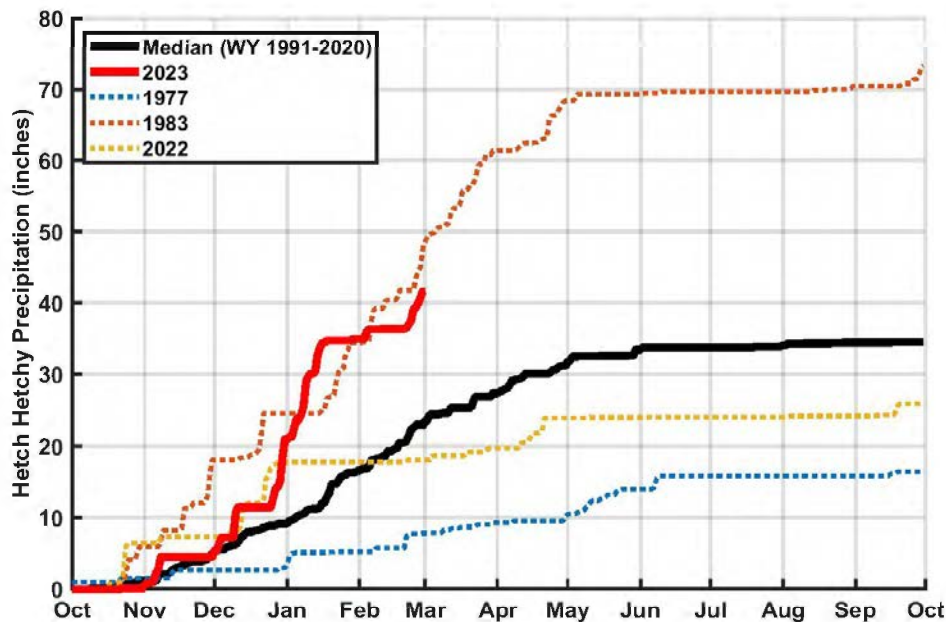


Figure 3: Water Year 2023 cumulative precipitation measured at Hetch Hetchy Weather Station. Median cumulative precipitation measured at Hetch Hetchy Weather Station and example wet and dry years are included with Water Year 2023 for comparison purposes.

Tuolumne Basin Unimpaired Inflow

Unimpaired inflow to SFPUC reservoirs and the Tuolumne River at La Grange for February 2023 and Water Year 2023 is summarized below in Table 2.

Table 2. Calculated reservoir inflows and Water Available to City								
* All flows are in acre-feet	February 2023				October 1, 2022 through February 28, 2023			
	Observed Flow	Median ¹	Mean ¹	Percent of Mean	Observed Flow	Median ¹	Mean ¹	Percent of Mean
Inflow to Hetch Hetchy Reservoir	23,572	24,955	28,507	83%	132,569	80,560	94,642	140%
Inflow to Cherry Reservoir and Lake Eleanor	31,131	28,202	34,090	91%	180,284	105,331	117,924	153%
Tuolumne River at La Grange	133,047	110,828	157,781	84%	904,984	321,388	453,206	200%
Water Available to City	16,399	21,977	65,803	25%	526,756	57,889	187,922	280%

¹Hydrologic Record: 1991-2020

Hetch Hetchy System Operations

The HHWP Winter Shutdown began on January 24 and is scheduled to end on March 14 – deliveries to the SJPL will be 0 MGD during this period.

Hetch Hetchy Reservoir power draft and stream releases during the month totaled 36,254 acre-feet. Hetch Hetchy Reservoir minimum instream release requirements for February were 60 cfs. As of March 1, WY 2023 total precipitation has kept Hetch Hetchy Reservoir instream releases at a type A (median to wet) year. Minimum stream releases remain at 60 cfs.

Cherry Reservoir power draft and stream releases totaled 48,724 acre-feet for the month of February. The required minimum instream release from Cherry Reservoir for February was 5 cfs and will remain at 5 cfs until June 30, 2023. Lake Eleanor required release for February was 5 cfs and will remain 5 cfs until February 28, 2023.

The Cherry Reservoir - Lake Eleanor pumps were operated from February 1 through February 22. A total of 6,061 acre-feet of water was transferred from Lake Eleanor to Cherry Reservoir in February.

Regional System Treatment Plant Production

The Harry Tracy Water Treatment Plant average production rate for February was 58 MGD. The Sunol Valley Water Treatment Plant production rate for the month was 89 MGD.

Regional System Water Delivery

The average February delivery rate was 147 MGD which is 3% above the January delivery rate of 143 MGD.

Local Precipitation

The rainfall summary for February 2023 is presented in Table 3.

Weather Station Location	February 2023		October 1, 2022 through February 28, 2023	
	Total (inches)	Percent of Mean for the Month	Total (inches)	Percent of Mean for the Year-To-Date
Pilarcitos Reservoir	6.19	86%	41.66	167%
Lower Crystal Springs Reservoir	5.02	104%	31.93	192%
Calaveras Reservoir	4.83	134%	30.93	240%

*Mean Period = WY 1991-2020

Snowpack, Water Supply and Planned Water Supply Management

Due to a series of significant precipitation events in December through February, the March 1 snowpack (Figure 4) is already nearly 175% of April 1st normal. Additional storm events the first two weeks of March will increase the snowpack.

Cumulative Water Available to the City (WAC) for WY 2023 was 526,756 acre-feet on March 1 (Figure 5). The inflows into upcountry reservoirs and intervening flows to Don Pedro Reservoir were sufficient to fill Water Bank in February. Forecasted high inflows above and below SFPUC storage reservoirs (Figure 6) will maintain a full Water Bank throughout the runoff period, and allow for filling of Cherry Reservoir, Lake Eleanor and Hetch Hetchy Reservoir.

Hetch Hetchy Reservoir is drafting via minimum instream releases and Kirkwood Powerhouse Draft. Cherry Reservoir and Lake Eleanor are drafting via minimum instream releases and Holm Powerhouse Draft. Scheduled Holm Powerhouse generation is reducing Cherry Reservoir storage to accommodate forecasted runoff through the spring.

Discretionary releases from Hetch Hetchy Reservoir are being planned for Spring months, as forecasted inflows will exceed the volume needed to fill. SFPUC staff is working with Yosemite National Park staff to plan these releases in the most environmentally beneficial manner, as part of the Upper Tuolumne River Ecosystem Program (UTREP).

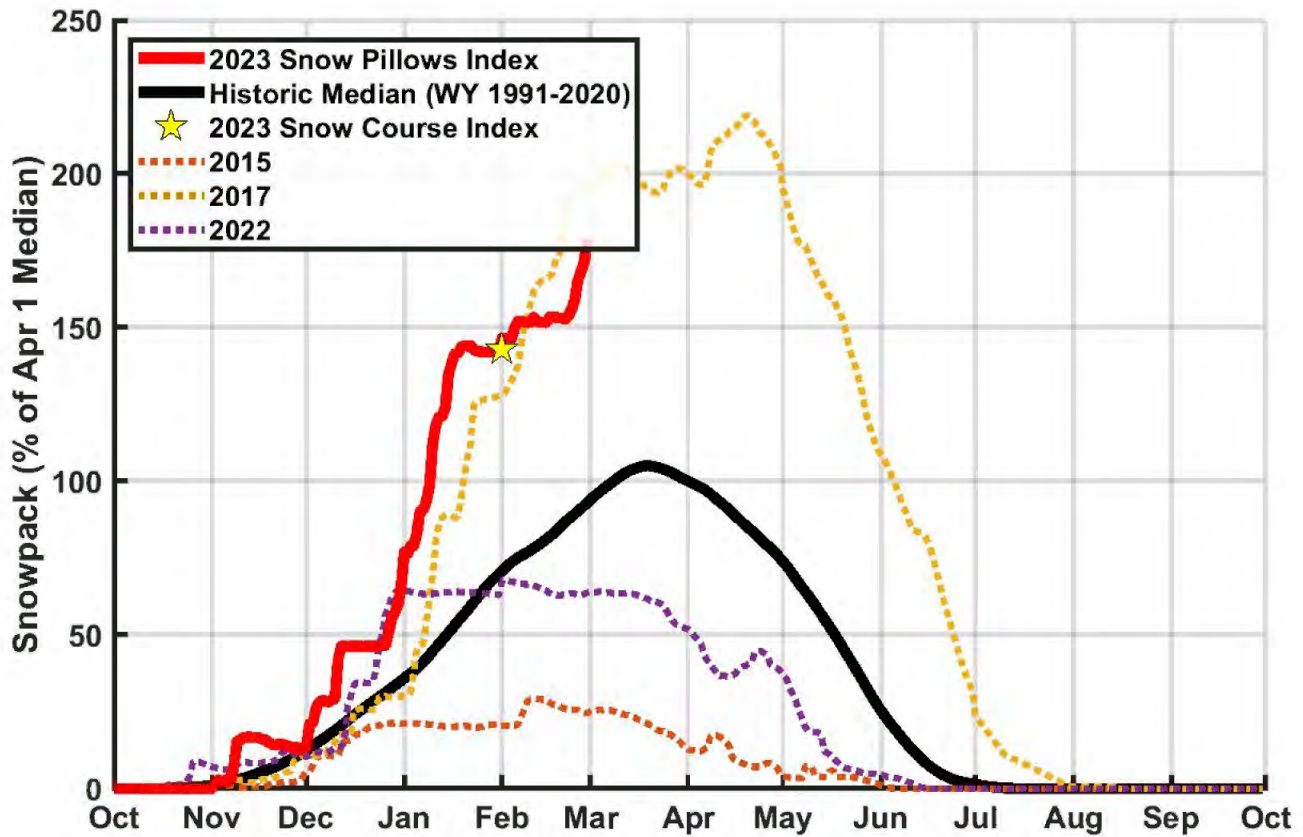


Figure 4: Tuolumne River Basin Snow Pillow Index and Snow Course Index, based on real time snow pillow and manual snow course Snow Water Equivalent (SWE) measurements in the Tuolumne Basin. Example high and low snowpack years are included with Water Year 2023 for comparison purposes.

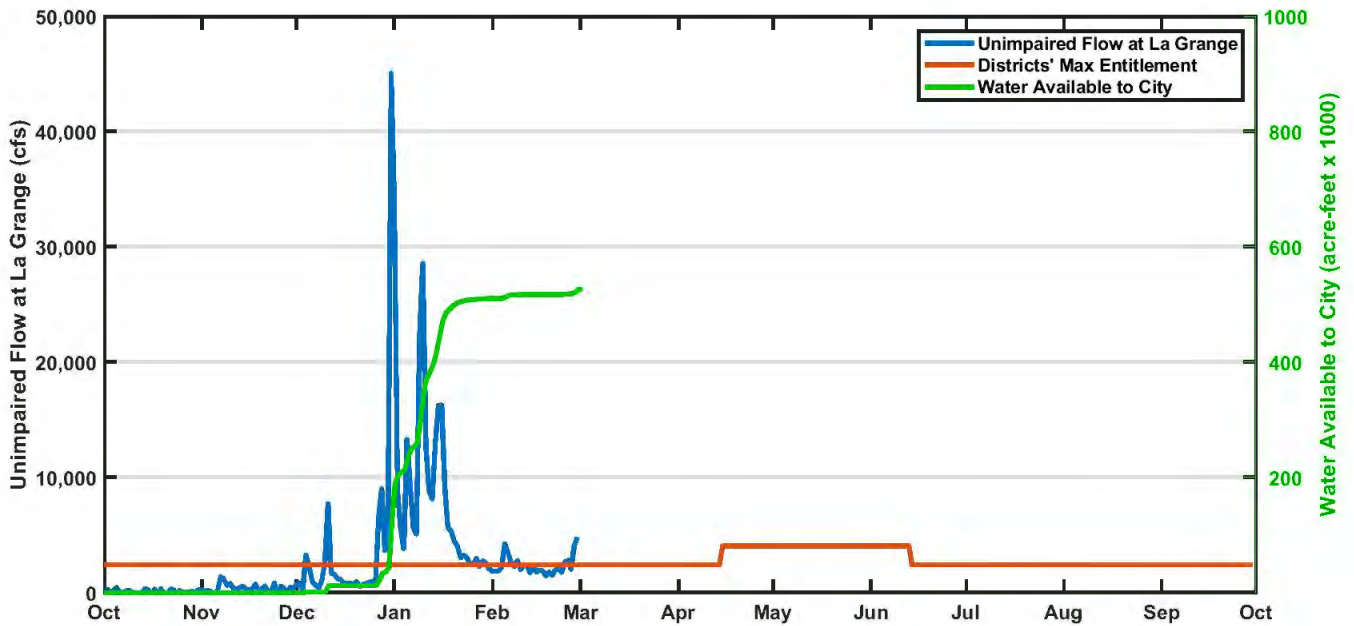


Figure 5: Calculated unimpaired flow at La Grange and the allocation of flows between the Districts and the City.

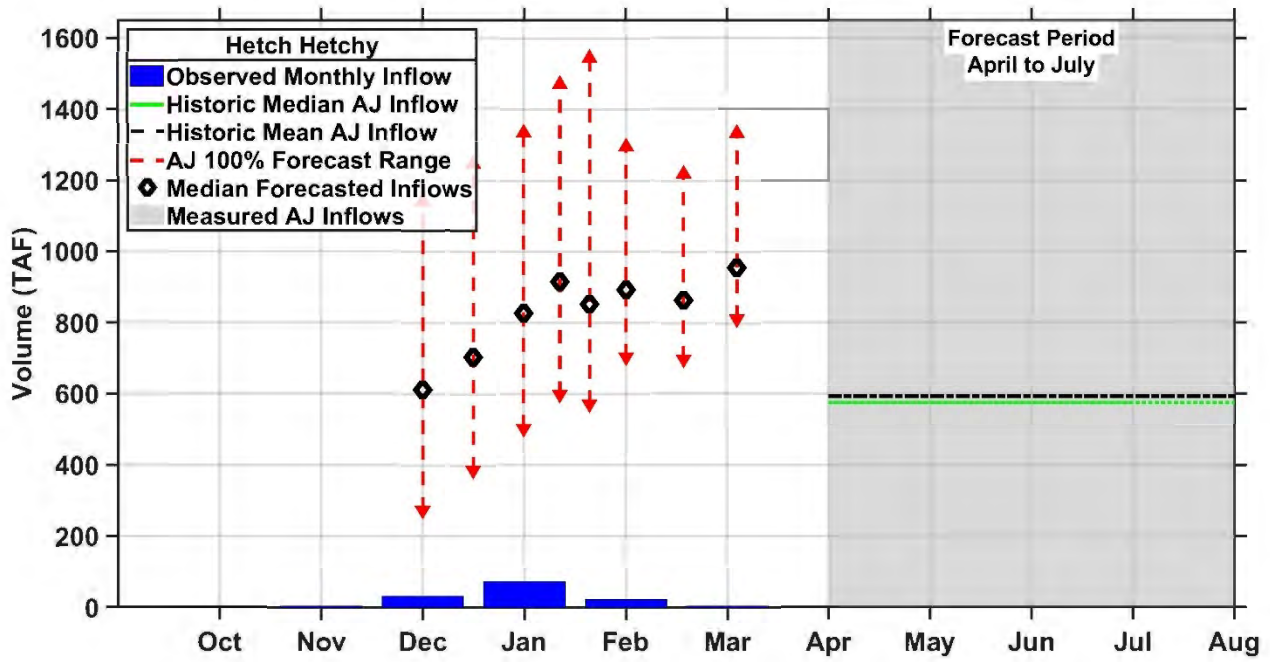


Figure 6: Water Supply Forecast Model of runoff (April to July) on the Tuolumne River at Hetch Hetchy. This model is driven by precipitation from October to February, and by snow survey data from February through June. The forecast range decreases as time passes due to reduced potential future precipitation.

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: April 11, 2023

Report Date: April 4, 2023

Agenda Title: Acceptance of Non-Complex Pipeline Extension Project
157 Avenue Portola / Sean Freitas

Recommendation/Motion:

Accept the water system improvements for the Non-Complex Pipeline Extension Project at 157 Avenue Portola, El Granada as complete.

Background:

A non-complex pipeline extension project for 157 Avenue Portola, El Granada was completed on March 21, 2023.

The District accepts the project utility system according to the conditions listed below:

- √ That the Project Utility System was constructed in accordance with the district regulations.

- √ All costs for the construction of the Project have been borne by the applicant. No outstanding fees are due at this time.

Fiscal Impact: None.



The Alameda

6"

meda

578

167

The Alameda

379

Ave Portola

Ave Portola Ave Portola

6"

Ave Portola Ave Portola

Coronado St

425-42

STAFF REPORT

To: Coastside County Water District Board of Directors
From: Mary Rogren, General Manager
Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Title: Award of Contract to Battalion One Fire Protection for Crystal Springs Pump Station Fire Sprinkler Repairs

Recommendation/Motion:

Authorize the General Manager to enter into a contractual agreement with Battalion One Fire Protection for the repair of the Crystal Springs Pump Station Fire Sprinkler System for \$40,333.

Background:

The Crystal Springs Pump Station (“CSP”) Fire Sprinkler System has needed repairs for many years. This fire sprinkler system is charged with raw water due to the pump station’s location in the watershed. The raw water conditions have caused corrosion and resulted in the need for a complete overhaul of the fire sprinkler system to operate as originally designed.

Staff has solicited bids from three locally qualified fire sprinkler contractors. CCWD received two qualifying bids as shown below:

Contractor	Bid Amount
Battalion One Fire Protection	\$40,333.00
AEGIS Fire Systems	\$49,147.64

Fiscal Impact:

The Fiscal Year 2022/2023 Capital Improvement Program includes \$150,000 for this project.



FIRE LIFE SAFETY REPAIR PROPOSAL

Date: 03/17/2023 **Estimate #** WV031323-04
To: Coastside Water **Job Site:** Coastside Water
Billing Address **Site Address:** Hwy 92 @ Skylawn Cemetery
Attention: Darin Sturdivan
Phone: 650-276-0271 **Email:** dsturdivan@coastsidewater.org

SCOPE OF WORK:

Battalion One Fire Protection is pleased to present this proposal to perform the required Fire/Life Safety Repairs on the systems located at the above referenced address. The scope of work and details of the inspections to be completed are as follows:

Sprinkler 5 Year Inspection Deficiency Repair Quote

Correction of Fire Sprinkler System deficiencies noted during Five-year internal inspection plus pneumatic test on disabled pre-action system performed on 6/07/22. Customer will need to have an alarm technician or an electrician to mount and connect new 110-volt bell. Customer will provide the master pressure reducing valve to install.

Services to be completed

[Sprinkler] Location - Building

24 upright sprinkler heads found to be recalled, replacement of all heads need in water pump shed Head type / central / Gb / 155°F

*** Replace sprinkler heads with 5.6k standard response / 200°F / upright / chrome***

*** Add 4 upright 200°F sprinkler heads and 2 pendant 155°F with corresponding head wrenches ***
- repair

[Sprinkler] Location - Building

Replace all 3" groove couplings and gaskets on system with 300 psi groove couplings. Approximately 36 needed not including work at new riser feed and riser. - repair

[Sprinkler] Location - Building

Customer would like to replace the sprinkler heads in the office area and bathroom as well Head type Viking/ model M / 155°F / standard response/
401 trim / chrome



To: Coastside Water
Jobsite: Coastside Water

03/17/2023
Estimate #: WV031323-04

*** 2 heads in total*** - repair

[Sprinkler] Location - Building

Recommend putting a 3"x 3" x3" grooved Tee with cap and 2" or larger ball valve at corner above front door by itv of water pump shed to flush system. In replacement of 3" x 3" 90°
Work is 15' feet up. Use this to flush system before putting back in service once all repairs are made. - repair

[Sprinkler] Location - Building

During installation of supply piping before riser system control valve recommend installation of 2.5" hose valve to perform full flow test on master PRV annually without tripping system deluge valve . - repair

[Sprinkler] Location - Building

Recommend removal of original mechanical alarm device and install 110v electric bell with new deluge valve riser assembly - repair

[Sprinkler] Location - Building

Replace single interlock pre-action valve (Viking Model E-1 Deluge Valve) with all trim along with pressure relief valve and FDC after master pressure reducing valve. Pipe new 1.5" pressure relief valve to existing floor drain. Customer to provide pressure reducing valve according to system specs but we will install after butterfly valve. All new piping to be schedule 40 3" with 300 psi groove couplings. See pictures in job attachments for overall scope and measurements. - repair

Parts, labor, and fees	Quantity
Tyco 5.6 chrome 200 degree standard response uprights	28
Tyco chrome 155 standard response pendants	4
Standard sprinkler head wrench	1



To: Coastside Water
 Jobsite: Coastside Water

03/17/2023
 Estimate #: WV031323-04

FireLock® 005 Series Coupling, 3 in, Ductile Iron, Orange Enamel	48
white 401 cup and skirt	2
FireLock® 002 Series Tee, 3 in, Groove, Ductile Iron, Orange Enamel	3
Weatherproof Back Box, For Use With Attaching Electric Alarm Bells to Wall, Aluminum	1
Electric Alarm Bell, 10 in, 120 VAC	1
Straight Gate Hose Valve, 2-1/2 in, FNPT x MNST, 300 psi, Brass Body	1
Nipple, 2-1/2 in, 4 in L, MNPT, Steel, Black, SCH 40/STD	1
F-607-RWS Flat Face Gate Valve, 3 in, Flanged, 125 lb, Ductile Iron Body	1
3 inch smooth face gasket	2
3 inch bolt kit	2
50 Series Reducer, 4 x 3 in, Groove, Ductile Iron, Orange Enamel	1
FireLock® 001 Series 90 deg Elbow, 4 in, Groove, Ductile Iron, Orange Enamel	3
FireLock® Check Valve, 4 in, Groove, 365 psi, Ductile Iron Body	1
FireLock® 005 Series Coupling, 4 in, Ductile Iron, Orange Enamel	10
Scheduel 40 3 inch piping 10.5 feet	1
4 inch scheduel 10 pipe per foot	6
3 inch grooved 90s	4
3 x 1.5 Mechanical Tee	1
3 DEL TRIM CONV SST 250psi	1
Fire Department Connection, Single Clapper, 4 x 2-1/2 x 2-1/2 in, Grooved x NST, Straight, Brass	1
69E1-A1M2U1-100 1 1/2" x 1 1/2" – Series 69 – Liquid relief / by-pass valve – Non code, field adjustable – Set at 100 PSI	1
3 x 04 flange x groove fabbed pipe	1
3 x 2.5 Drooved x male adapter	1
4 x 2.5 grooved concentric reducer	1
2.5 grooved hose valve	1
4 inch grooved tee	1



To: Coastside Water
Jobsite: Coastside Water

03/17/2023
Estimate #: WV031323-04

1" tee threaded	2
1" ball valve	2
1" scd 40 pipe	10
Service department surcharge	1
Truck/Tool	5
Labor - Journeyman - Prevailing Wage	80

Total Fire Alarm Technician Labor.....\$1,760.00

Total Sprinkler Fitter Labor.....\$21,600.00

Total Material & Lift Rental (removed).....\$16,973.00 (includes tax)

Labor & Material Total Amount.....\$40,333.00



To: Coastside Water
Jobsite: Coastside Water

03/17/2023
Estimate #: WV031323-04

EXCLUSIONS:

- Quality of performance of the specified and/or designed system rests solely with the AHJ and installing contractor. Battalion One Fire Protection holds no liability for whether the protection of the installed and approved system is adequate and assumes no responsibility for loss of property and/or lives within the space due to a fire.
- The discovery of corrosion (microbiological type or otherwise) requires the affected pipe to be flushed and/or replaced. If corrosion is discovered within pipe and/or other system components not already being replaced as part of this project, all parties will be notified promptly. Flushing/repair/replacement will be subject to additional costs.
- During the process of performing inspections, repairs and/or modifying fire sprinkler and standpipe systems it may be necessary to flow water for testing, draining and/or refill of the systems(s), and the points where water flows from the system(s) may be located outside, on the roof and/or inside the building. The building owner and/or management is/are responsible for ensuring that any drainage system(s) that will be needed to carry away the water discharged is/are maintained and capable of handling the quantity and flow rate of the water. Battalion One Fire Protection is not responsible for damages and/or losses due to leakage or failure of any drainage system(s) and/or building structures affected by pooling water due to failure of any drainage system(s).
- Any work not specifically included in the project scope
- Capturing and/or treating any water that may be discharged during flushing, draining, etc. if required or requested by the AHJ
- Repair of any leaks, damages and/or faulty equipment found during or caused by the work being performed by Battalion One or any others during the execution of the work outlined in the project scope above.
- Fire Watch
- Cutting and/or patching of any new or existing structure or finished surfaces required
- Ceiling removal or replacement
- Repair or repair costs of damages to walls, ceilings, carpeting, fixtures, furniture, etc. due to the customer's neglect of properly protecting these items within the workspace.
- Bonding
- Insulation or heat protection of piping or valves
- Temporary water or associated fees
- Overtime, holiday, weekend or shift work, unless specifically included in the project scope
- "Time is of the essence" requirements
- Requirements of insurance underwriters

BILLING INSTRUCTIONS:

Repair work will be invoiced: Upon the completion of the work Progress billing

AGREEMENT TERM:

The term of this agreement shall be for a one-time performance of the work as outlined in the Scope of Work above.



To: Coastside Water
Jobsite: Coastside Water

03/17/2023
Estimate #: WV031323-04

Thank you for the opportunity to review your needs and offer this proposal. Please feel free to contact me if you have any questions or comments.

If you would like us to proceed with the work included in this proposal, please initial where indicated, sign below, complete the attached Job Information Sheet and return to Battalion One Fire Protection by email or fax.

Sincerely,

Battalion One Fire Protection
A California Corporation
Wendy Vitale
Senior Account Manager
Mobile: 510-989-5005
Wvitale@battaliononefire.com

AUTHORIZATION TO PROCEED:

The undersigned has read and agrees to this proposal, including the terms and conditions attached following this page, and hereby authorizes Battalion One Fire Protection to proceed with work.

Accepted By: _____

PO #: _____

Signature: _____

Date: _____



To: Coastside Water
Jobsite: Coastside Water

03/17/2023
Estimate #: WV031323-04

TERMS AND CONDITIONS:

- **Definitions:** In these terms and conditions: Contractor shall mean Battalion One Fire Protection, a California corporation; Buyer shall mean the person signing this agreement and the person(s), company or entity he/she represents; AHJ shall mean Authorities Having Jurisdiction; Owner shall mean the person or entity that is the current owner of the property or properties where work is being performed under this agreement; Project shall be the work described in Contractor's quotation.
- **Time Limits:** All quotations are valid for a period of 30 days, unless rescinded for cause.
- **Hours of Operation:** All work is to be performed during normal business hours, between 7AM & 3:30PM Monday thru Friday excluding holidays, unless specifically stated otherwise in the project scope.
- **Repairs:** Unless specifically included in the project scope, patching and or painting of walls, ceilings or other finished surfaces are not included in this contract.
- **Asbestos:** Buyer acknowledges that the project may contain asbestos due to its age. Buyer agrees to provide Contractor with copies of all asbestos surveys Owner has obtained regarding the project. Buyer further agrees to have an asbestos survey conducted if Contractor requests it. Buyer understands that only licensed, registered asbestos abatement contractors are permitted by law to disturb asbestos or remove asbestos from the project.
- **No Liability for Buyer's or Owner's Conduct:** Contractor is not an insurer, and makes no representations or warranties, express or implied that any fire protection system it installs will in all cases prevent any loss by fire, smoke, water damage, or otherwise, or that the fire protection system will in all cases provide the protection for which it is installed or intended. Contractor will not accept liability which arises either directly or indirectly from Buyer's or Owner's maintenance or failure to maintain its fire protection system, inspection or failure to inspect its fire protection system, and/or Buyer's or Owner's failure to obtain or renew any certification of the system required by law, or cancellation of any certification as a result of Buyer's or Owner's conduct.
- **Indemnification:** To the fullest extent allowed by law, Buyer shall indemnify, defend and hold Contractor and its agents harmless from all claims, liabilities, and expenses, including but not limited to actual attorney fees, sustained by Contractor or its agents that are caused by any action of Buyer relating to the goods or services sold by Contractor to Buyer. Buyer shall further defend, indemnify and hold Contractor harmless against all product liability, product recall, and other claims, liabilities and expenses, including but not limited to actual attorney fees incurred by Contractor arising out of any claimed design or engineering defect relating to specifications provided by Buyer to Contractor. To the fullest extent allowed by law, Contractor shall indemnify, defend and hold Buyer and its agents harmless from all claims, liabilities, and expenses, including but not limited to actual attorney fees, sustained by Buyer or its agents to the extent such claims are attributable to any negligent act or omission of Contractor relating to the goods or services provided by Contractor to Buyer under this contract. Neither party shall have a duty to provide an upfront defense against any allegations of claims arising out of the subject matter of this indemnification clause.
- **Payment:** Invoicing will be as selected and agreed to above. Payment terms are net 10 days unless otherwise agreed to.
 - All claims must be made within 10 business days of date of invoice.
 - Past due balances may be subject to a late charge of 1.5% per month, or the maximum amount allowed by law.
- **Limitation of Liability:** In recognition of the relative risks and benefits of the project which is the subject of this contract, Buyer agrees, to the fullest extent allowed by law, to limit the liability of Contractor to Buyer for any and all claims, losses, costs, damages, or claims expenses from any cause or causes arising from Contractor's work, so that the total aggregate liability of Contractor to Buyer shall not exceed \$500, or the total fee Contractor received for its services under this contract, whichever is greater. It is intended that this limitation shall apply to any and all liability or causes of action, however alleged or arising, unless otherwise prohibited by law.
- **Attorney fees:** In any litigation, arbitration, or other proceeding by which one party seeks to enforce its rights under this Agreement (whether in contract, tort, or both), or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees and costs and expenses incurred.
- **Equipment Shutdown and Other Ancillary Functions:** Buyer is responsible for identifying and preparing for any equipment shutdown or other ancillary equipment functions that may be connected to the system(s) being serviced. CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR DAMAGES OF ANY KIND CAUSED BY THE FAILURE OF BUYER TO PREPARE FOR THE ACTIVATION OF EQUIPMENT SHUTDOWN OR OTHER ANCILLARY FUNCTIONS INCLUDING LOSS OF DATA, PRODUCTION OR MATERIAL.
- **The project quotation does not include any allowance for Contractor's Standby Time. Contractor's Standby Time due to Contractor's inability to access the work area and/or equipment to be inspected, tested and/or worked on, Buyer delays in aiding Contractor with the shutdown process and/or any other factors outside of Contractor's control will be charged-for in addition to the above cost according to Contractor's normal rate schedule, and may be subject to overtime and/or double time charges.**

End of Proposal

Battalion One Fire Protection • License #919683 C10/C16
14755 Catalina St, San Leandro, CA 94577
510.653.8075 Phone • 510.653.8078 Fax • www.battaliononefire.com

INITIALS

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Title: Waive the Procedural Requirements in the District's Policies and Procedures for Award of Contracts and Authorize the General Manager to Enter into an Agreement with Pump Repair Service Company to Purchase a New Spare Pump for the Crystal Springs Pump Station.

Recommendation/Motion:

Waive the procedural requirements in the District's Policies and Procedures for Award of Contracts and authorize the General Manager to enter into an agreement with Pump Repair Service Company to purchase a new spare pump for the Crystal Springs Pump Station for \$88,148.

Background:

In April 2022, Crystal Springs Pump Station (CSP) Pump #2 ("P2") began showing a decrease in pumping capacity. After further investigation, it was determined that P2 was only delivering half of its designed pumping capacity. This pump was pulled and replaced with the spare pump on-hand. The new replacement spare pump arrived in January of 2023.

The old P2 was inspected and found to need a complete overhaul/rebuild or replacement. See Attachment A for a quote for a rebuild of the old pump or a new replacement. Due to ongoing supply chain issues, long lead times, the small difference in cost and an expected 5% price increase from Floway, staff is requesting to order another spare for \$88,148 from Pump Repair Service Company (PRS.)

The replacement spare pump will take 42 to 52 weeks to build and deliver. This spare will work in either the P1 or P2 positions. The District currently has two spare pumps stored at CSP. One spare is for P1 or 2 position the other is for P3. This purchase will further prepare the District for pump failures by having a complete set of spares on hand, rather than waiting ~40-50 weeks for a replacement pump.

Determination of Waiving Competitive Bidding Requirements:

Staff is requesting to purchase a new spare pump for \$88,148, and to waive the competitive bidding requirements of Resolution 2016-09 in order to sole source the purchase from PRS.

District staff continues to recommend that the CSP pumps be Floway only in order to precisely match the original high head design point of these pumps and to minimize the need to stock, or have available, various brands of spare parts for different pumps at one station. Standardizing the components of this critical water supply pump station as much as possible better prepares District staff for swift response to equipment failures and emergencies.

PRS is the exclusive distributor of Floway pumps and is the most familiar service provider with this critical infrastructure. If the District requested pump bids from other vendors those vendors would have to acquire the pump from PRS.

PRS has been in business in the San Francisco Bay Area since 1941 and servicing the Districts pumping needs since 1980. Due to the criticality of this water supply pump station and PRS's excellent track record with the District, staff is strongly recommending that we continue to purchase directly from PRS.

Fiscal Impact:

\$88,148.


PUMP REPAIR SERVICE CO.

March 14, 2023

Coastside County Water District
766 Main Street
Half Moon Bay, CA 94019

Attn: Darin Sturdivan

SUBJECT: CRYSTAL SPRINGS PUMPING STATION: PUMP # 2

Dear Darin,

We are pleased to provide you with two options:

Option 1: Repair the Existing Bowl Assembly

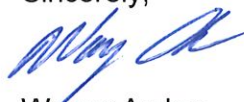
1 – 17-4PH Bowl shaft	\$7,415.00
1 – Suction bowl bearing	1,140.00
16 – Bowl bearings (\$575.00 each)	9,200.00
1 – Discharge bowl bearing	1,710.00
1 – Bowl column adaptor	5,910.00
16 – Impeller collets (\$225.00 each)	3,600.00
16 – Impeller case wear rings (\$1,150.00 each)	18,400.00
1 – SS jump couplings	1,914.00
1 – O-ring kit	1,450.00
1 – Set of bowl cap screws	850.00
Miscellaneous hardware	250.00
Total.....	\$51,839.00
Factory Freight	750.00
Sales Tax 9 3/8%	4,930.22
Sandblast inside of bowls	2,800.00
Machine and bore bowls and impeller skirts to accept new case wear rings	6,000.00
Shop labor	6,720.00
Estimated Total.....	\$73,038.22
Delivery on Parts	20 weeks

Option 2: New Replacement Bowl Assembly

1 – Weir Floway Model 12DKH, 16 stages vertical bowl assembly with SS strainer to duplicate S/N 91-02239-40	\$78,592.00
Design Conditions: 1325 GPM @ 830' TDH	
Factory freight (estimated)	2,000.00
Sales tax 9 3/8%	7,535.50
Total	\$88,147.50
Delivery (estimated)	42 to 52 Weeks

If you have any questions on the above options, please give me a call.

Sincerely,



Wayne Archer
WA/dm

Waynea-23/Coastside Co. Water 030623

ESTABLISHED 1941

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogen, General Manager

Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Title: Approval of Professional Services Agreement with Overland, Pacific & Cutler, LLC for Right of Way Acquisition Services for the Highway 92 Potable Water Pipeline Emergency Restoration Project

Recommendation/Motion:

Authorize the General Manager to retain the professional services of Overland, Pacific & Cutler, LLC (OPC) for right of way acquisition services for the Highway 92 Potable Water Pipeline Emergency Restoration Project for a not-to-exceed budget of \$61,700.

Background:

During the late December 2022/early January 2023 storm events, Pilarcitos Creek and its major tributaries overflowed the creek banks, and the high scouring flows led to major bank slides and erosion resulting in damage to the District's potable water pipeline infrastructure on Highway 92. The District's Engineer, EKI Environment and Water, Inc. (EKI) is currently designing the replacement of sections of the potable water pipeline included as part of the Emergency Restoration Project. The plan for the alignment of the pipeline will require acquisition of multiple permanent and temporary easements with multiple property owners.

In order to expedite and to streamline the easement acquisition process for the Emergency Restoration Project, staff recommends contracting with a real estate acquisition "right of way" firm to manage the acquisition process, to arrange for 3rd party appraisals, and to meet with the property owners to negotiate the easement acquisitions.

The District's legal counsel, Hanson Bridgett, provided recommendations and assisted the District in obtaining proposals from three real estate firms who provide right of way acquisition services for public agencies. All of the firms who submitted proposals were very experienced in providing acquisition services for public agencies. Several of the

STAFF REPORT

Agenda: March 14, 2023

Subject: Approval of OPC for Right of Way Acquisition Services

Page Two

consultants had also worked in real estate acquisition at Caltrans, PG&E, and Southern California Edison for example.

District staff interviewed the three firms who submitted proposals, and although the firms were equally qualified, staff selected OPC based upon OPC's Northern California location, their experience with water and wastewater agencies, and their experience with acquisitions involving agricultural land.

The proposed pricing of two of the firms who submitted proposals (including OPC) were competitive, and the third firm was substantially higher. Pricing includes the costs of the third party appraisals and escrow coordination in addition to the negotiations of the acquisitions.

The OPC proposal includes pricing for the emergency phase of the project and future phases. As the District does not yet have a conceptual design or planned alignment for future phases of the Highway 92 project, future phase acquisitions are not being considered at this time.

Fiscal Impact:

Time and Materials not to exceed \$61,700 for the emergency phase.



March 24, 2023

Mary Rogren
General Manager
Coastside County Water District
766 Main Street, Half Moon Bay, CA 94019
Office (650) 726-4405, Direct (650) 276-0889

Sent Via Email: mrogren@coastsidewater.org and LRatcliffe@hansonbridgett.com

**RE: Proposal for Right of Way Services - Highway 92 Potable Water Pipeline Projects
(Emergency Restoration Project and Future Phase Project)**

Dear Ms. Rogren:

Overland, Pacific & Cutler, LLC (OPC) is pleased to submit this proposal to Coastside County Water District (District) for Right of Way (R/W) acquisition services to support the Highway 92 Potable Water Pipeline Emergency Restoration Project (Emergency Project) and the Highway 92 Potable Water Pipeline Future Phase Project (Future Project) in the city of Half Moon Bay, CA (City).

Considering the nature of the Emergency Project, **Overland, Pacific & Cutler, LLC (OPC)**'s local Alameda, and Sacramento teams are immediately available to support your District's needs.

Firm Overview and Qualifications

Since 1980, OPC has led turnkey R/W services for public infrastructure projects. Headquartered in California, OPC's current staff of over 120 right of way (R/W), real estate, and project support professionals routinely work within the framework of laws, regulations, policies, and procedures associated with local, state, and federally funded projects. We specialize in R/W program planning, management, appraisal, acquisition, relocation assistance, property management, railroad relations, and utility coordination. Our list of clients includes but is not limited to water districts, public utilities, transportation authorities, public works departments, housing authorities, and community development agencies.

OPC's involvement with local public agency infrastructure projects covers the various stages of the R/W delivery process, from early risk assessment, site selection, cost estimating, and planning, to full acquisition, relocation assistance, site clearance, and project closeout. We work closely with the assigned agency staff and other stakeholders throughout the process. OPC's Corporate Broker license is 02056390 (OPC Properties), and our California DIR number is 1000004746.

Understanding and Scope of Work

Severe storm events within the last four months have damaged the integrity of the District's potable water pipeline that runs along Highway 92 in the public right of way. Due to the recent damage to the water pipeline, the District plans to relocate the water pipeline from its current location along Highway 92 to a new location that runs through private properties. Of primary importance to the District is to ensure the continued supply of potable water to the communities you serve and to enhance the safety of the infrastructure in perpetuity. This project achieves these objectives by removing a portion of the water line from Caltrans R/W, making access to the facility easier for maintenance and inspection purposes, and installing modern pipeline infrastructure.

The entire project will be broken into two phases: the Emergency Project and the Future Project. Both projects will require easements across 19 parcels (permanent and temporary easements) from 16 separate ownerships. The Emergency Project impacts seven parcels, and the Future Project impacts 12 parcels, as shown on Table 1 found

on page 10 of the proposal. OPC understands that the impacted properties are adjacent to State Route 92, and the property owners are part of a close-knit agricultural community with strong ties to the greater Half Moon Bay region.

The District has already begun limited communications and shared Project plans with the property owners while obtaining Rights of Entry for Geotechnical work. Due to the severity of the damage to the pipeline and the potential risk of further damage to the facility, the District is seeking Project funding through the Federal Emergency Management Agency's (FEMA) Public Assistance Program.

The District is seeking R/W services, including Project Management, Appraisals/Review Appraisals, or Waiver Valuations to determine the fair market value of required permanent and temporary easement rights, acquisition services, and Escrow/Title Coordination activities. Construction of the Emergency Project is anticipated to commence in late summer/early fall 2023.

OPC understands that the District has recently obtained Rights of Entry for Geotechnical work and has possession of Preliminary Title Reports. It is also understood that the District will provide updated Preliminary Title Reports for each impacted parcel before the commencement of appraisal and acquisition activities. The District plans to avoid working within Caltrans R/W and away from other utility lines (including a gas line) located within their R/W, if possible.

Board approval will be required for all R/W agreements. OPC also understands that the District does not anticipate the Project will impact any significant improvements on private lands. The District has the authority to condemn for required property rights via eminent domain authority, if necessary, but prefers not to.

Project Management

As the point of contact for all R/W activities, OPC's Project Manager will:

1. Track and manage all budget-related aspects of the project associated with OPC's Scope of Work.
2. Assist with developing administrative policies, procedures, and forms necessary for the initial program.
3. Manage ongoing general consultation and project coordination with the District and other project team members, including at least one (1) project team meeting.
4. Prepare tracking reports that monitor the progress of the various disciplines' project milestones.
5. Prepare and present a monthly status report based on the agreed-upon guidelines on information to be provided. Confer with the District verbally on general status, issues, and progress.
6. Manage staff and associated tasks and oversee subcontracting for and managing of any necessary R/W disciplines needed for the Project.
7. Coordinate with Federal and State oversight agencies, as applicable.

Appraisal Services

OPC will receive legal descriptions, plats, and final R/W mapping from the District's contracted surveyor for all parcels required to construct the project. The selected surveyor will share all legal descriptions, plats, final R/W maps, and title information with the selected appraiser. **Fee Appraisal** activities will be as follows.

1. OPC will mail a notification letter and acquisition policies brochure to the property owner; the notification will also seek permission from the property owner to conduct an on-site inspection of the property. The notice will also advise the property owner of their right to accompany the appraiser at the time of the inspection and to provide the appraiser with information that the property owner believes may positively influence the appraised value.
2. Appraiser will review title information pertaining to respective ownerships and will review drawings and other pertinent information relative to the parcel.
3. Appraiser will personally inspect each property with the owner (if possible) and document the inspection with photographs for use in the report.
4. Appraiser will inventory all improvements affected by the proposed taking, including notes on their manner of disposition (i.e., pay-for and remove vs. move back).
5. Appraiser will perform market research to support the selected appraisal methodologies and document and confirm comparable sales information.

6. Appraiser will prepare a narrative appraisal report that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal study and report are intended to serve as an acquisition appraisal and will be prepared in a summary format consistent with the specifications for narrative appraisal reports.
7. OPC will analyze the completed appraisal reports and reconcile the land, improvements, fixtures, and equipment as necessary.

Review Appraisal services may be required if the project is Federally funded, or a portion thereof. **Review Appraisal** activities will include the following:

1. Appraisal review work will be performed under the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), Caltrans RW Manual, the Uniform Appraisal Standards for Federal Land Acquisitions Requirements ("Yellow Book"), and the Code of Ethics of the Appraisal Institute.
2. Gather relevant data regarding the appraisal review assignment, such as project plans. Read the appraisal report under review thoroughly. Gather any outside information necessary to complete the review process.
3. In the case of a field review, conduct an inspection of the property and comparable data used in the appraisal assignment. Collect any pertinent backup data that may shed light on the market data used. Check the appraisal report for mathematical correctness.
4. Conduct a review of the appropriateness of the methodology, the accuracy of the data, and the application of the approaches to value used in the appraisal. Refer to the correct edition of the Uniform Standards of Professional Appraisal Practice (USPAP), the Uniform Appraisal Standards for Federal Land Acquisitions Requirements (Yellow Book), and the Caltrans Right of Way Manual, as applicable.
5. Interface with the real property appraiser regarding any concerns and/or request corrections that may be necessary to ensure report compliance.
6. Complete the appraisal review report and review certificate. Proofread and check for mathematical correctness. Administrative staff will generate report copies and transmits them to the client.
7. Additional days may be necessary for complex assignments involving severance damages and/or unique property types. Delivery timing depends on a quick turnaround for any comments to the appraiser, with an estimated 48 hours of additional time anticipated in the above schedule.

In conformance with federal regulations, we recommend valuing certain of the properties using a **Waiver Valuation in lieu of** a full right of way appraisal report. In this case, an appraiser/review appraiser will not be required, resulting in significant cost savings to the District. Waiver Valuations will be completed in-house by qualified OPC staff. They will be fully vetted by the Senior Project Manager and internal senior appraisal staff prior to submission to the District for final approval and before making purchase offers to the impacted property owners. If any parcels are owned by a public agency that does not allow Waiver Valuations, are valued over \$10,000, or if condemnation is necessary, then narrative Appraisal and Review Appraisal procedures will be required.

1. OPC staff (valuation analyst/s) assigned to prepare waiver valuations will mail a notification letter and acquisition policies brochure to the property owners and request permission to conduct an on-site property inspection. Assigned staff will advise all property owners of their right to accompany the OPC employee at the time of the inspection and to provide the valuation analyst with information that the property owner believes may positively influence the value of the property rights being acquired.
2. The valuation analyst will review title information pertaining to respective owners and will review drawings and other pertinent information relative to the parcel.
3. The valuation analyst will inspect the property personally with the owner (if possible) and document the inspection with photographs for use in the waiver valuation report.
4. The valuation analyst will perform market research to support the fair market value of the property rights being acquired.

Acquisition Services

OPC will conduct public outreach with all property owners that require real property acquisitions from their property. In addition, OPC staff will respond to any inquiries from the public who have questions/concerns regarding the property acquisitions required for the project. OPC staff will meet with the landowner or their designated

representative to discuss the proposed pipeline location and associated appurtenances, as well as any temporary rights or permanent easements needed for the pipeline's construction. OPC will plan to reach out at least three (3) times to the landowner and hold no less than two (2) in-person meetings with each landowner.

At OPC, we always prefer to meet with property owners in person. To that end, we attempt to reach them by phone to arrange in-person meetings. If no phone numbers are available, we send contact letters to the last known address requesting that they contact us. If that fails, we go to the last known address and try to contact the owner. If the subject property is not the owner's address, we contact tenants and/or neighbors to identify the owner's location or contact information.

All assigned OPC agents are trained to utilize a non-coercive, integrative negotiation style to overcome all hurdles in reaching a settlement in the most efficient manner possible. We will address the concerns of the property owners equitably, in a language they are comfortable with while achieving the goals of the Project. The objective is to strive for a "win-win" result between property owners and the client. OPC agents speak multiple languages, resulting in real estate negotiations in terms that property owners understand.

Following the District's approval of just compensation provided by appraisal and/or waiver valuation, OPC will present the written purchase offer to the owners and/or owner's representative. Negotiations will involve an interactive, face-to-face discussion with each property owner about their subject property; an explanation of the project and its impacts on the property; an explanation of the valuation process and how the value was concluded; and answer any questions or concerns the owner may have. Our agents will negotiate in good faith, with an open mind for creative solutions that result in mutually beneficial outcomes to all parties involved. If a counterproposal is made, OPC will objectively evaluate its merits and make recommendations if an administrative adjustment or settlement is warranted.

OPC will consult with the real estate appraiser to provide additional research and analysis when a property owner provides information not considered in the appraisal report to determine whether an appraisal revision/update is required. Supplemental negotiations may also take place and may include addressing objections and/or questions concerning the project that the owner has raised. These negotiations may include conferring with the District's staff. Once an agreement is reached, OPC will submit the appropriate executed documents to the District for approval, including letters of recommendation with supporting documentation if an administrative settlement is recommended.

For permanent and temporary easement acquisitions, OPC will:

1. Establish and maintain complete and current ownership files using a document system acceptable to the District.
2. Receive and analyze title information, approved appraisal reports, and legal descriptions in sufficient detail to negotiate with property owners and other parties.
3. Prepare General Information Notices for approval by the District and mail them to owners.
4. Prepare all offer letters and summary statements in accordance with state or federal regulations and approval by the District.
5. Present written purchase offers to owners or their representatives in person, the preferred method of negotiation, or by correspondence when in-person negotiations are impossible. When offers are provided by mail, secure receipt of delivery of offer via USPS certified mail, and present and secure tenant information statements, when applicable.
6. Follow up and negotiate with the property owner, as necessary; prepare and submit recommended settlement justifications to the client for review and approval; review any independent appraisal secured by the property owner; and coordinate reimbursement of appraisal fees (up to \$5,000) with the District. Ongoing negotiations and settlement discussions will continue for a period determined by the District after the initial offer (six weeks is recommended) or if a settlement or impasse is reached sooner.
7. In the event of an impasse, and at the discretion/approval of District executive management, prepare emergency right of entry or possession and use agreement documents and present them to property owners to acquire possession of property rights required to construct the project.
8. Prepare and assemble acquisition contracts, deeds, and related documents to acquire required property interests. Legal descriptions to accompany easements or to accompany partial acquisition deeds are not included in this Scope of Work.

9. Maintain a diary report of all contacts made with property owners or representatives and a summary of the status of negotiations indicating owners' attitude, challenge areas, and other pertinent information. Copies of all applicable written correspondence will be maintained in files.
10. Prepare impasse letter/s for any parcel/s if, after diligent attempts to settle by negotiation, it appears eminent domain will be needed or prudent to acquire needed property rights.
Transmit executed acquisition documents to the District. The transmittal package shall include a fully executed and properly notarized deed/s, fully executed acquisition contract with attachments and a brief settlement memorandum which summarizes the pertinent data relative to the transaction.

Escrow & Title Coordination

For any property that has a permanent interest to be acquired, and at the discretion of the District, OPC will assist the escrow/title company to:

1. Open escrow and coordinate execution of closing instructions providing for title insurance coverage at the settlement amount.
2. Provide escrow officer with fully executed acquisition contract and notarized deed(s).
3. Review settlement statement for accuracy.
4. Coordinate deposit of acquisition price and estimated closing costs with escrow.
5. After the closing, review the title insurance policy for accuracy.

For those properties where temporary construction easements are acquired, OPC will conduct the escrow in-house and perform the following:

1. Upon verifying all terms and conditions have been met in the contract, submit a check request to the District for payment to the property owner/s at the agreed-upon price.
2. Upon receipt of a check from the District for the acquisition price, deliver it to the property owner.
3. At the discretion of the District, record said temporary construction easements for the duration of the project.
4. Review the fully executed acquisition contract and notarized deed(s).
5. Close the file.

Condemnation Support Services, if Required

Assist eminent domain counsel with the following:

1. Prepare a letter for District executive management authorization recommending the commencement of eminent domain proceedings.
2. Provide the District's legal counsel with available right of way maps and legal descriptions, preliminary title reports and title review documents, and information on how to contact each owner or interest holder.
3. Provide District's legal counsel with a duplicate copy of the parcel file and a copy of the appraisal, offer to purchase, correspondence, acquisition contract, and deed as presented.
4. Convert preliminary title reports to litigation guarantees for the client's legal counsel's use.
5. Title company fees (based on the interest value required) are additional.

Cost Proposal

Based upon the information provided by the District, OPC believes the most prudent approach in providing Coastside County Water District with valid aggregate cost estimates for these projects is to divide the proposal into two separate project cost estimates. The rationale for this breakdown is rooted in the certainty that the appraisals needed for the Future Phase project will not be required until much later than the current Emergency project. Appraisals have a limited "shelf-life" before they become obsolete, and OPC does not want the District to incur any unnecessary expenses; in this case, performing appraisals for property rights that will not be acquired until well into the future. In addition, staff are constrained by both State and Federal statutes from initiating negotiations until after a project reaches certain milestones, i.e. achieving project approval and environmental document.

OPC understands that certain of the parcels to be acquired for the Emergency project are also needed for the Future project. When negotiations commence for the Emergency project, as part of OPC's due diligence and when

applicable, OPC staff will make all property owners aware they may be subject to a future second acquisition for the final build. Table 1 found on page 10 shows the breakdown of parcels for the Emergency Project and Future Project and identifies which parcels would most likely need Appraisal/Appraisal Review or Waiver Valuations.

Based on the proposed Scope of Work described above, we propose a budget of **\$61,700** for the competition of the R/W services for the Emergency Project and **\$140,000** for the competition of the R/W services for the Future Project. Work will be billed at the hourly rates provided on the following page.

Emergency Restoration Project (7 parcels)	Cost
Project Management	\$10,270
Fee Appraisal (<i>Larson Valuation LLC</i>) for 3 parcels*	\$13,500
Appraisal Review for 3 parcels*	\$4,800
Waiver Valuations for 2 parcels*	\$3,880
Negotiations of Voluntary Acquisition	\$22,500
Escrow Coordination/Title Clearance	\$6,750
Total	\$61,700

**Table 1 on page 10 shows the breakdown of which parcels we believe would require Appraisal/Appraisal Review and which parcels may qualify for a Waiver Valuation.*

Substantial changes in the required scope of work, including, but not limited to, significant project delays, a change in the number of parcels impacted or if impacts to the parcels prove to be more complex than assumed, or an adjustment to OPC's scope of work upon mutual agreement by OPC and the District will result in the revision of the proposed increase. Appraisal fees are based on land appraisals only. Assumes no buildings or major improvements in acquisition areas. Assumes no damages to any remainder properties.

Client
Initial

Future Phase Project (12 parcels)	Cost
Project Management	\$23,000
Fee Appraisal (<i>Larson Valuation LLC</i>) for 6 parcels*	\$27,000
Appraisal Review for 6 parcels*	\$9,500
Waiver Valuations for 6 parcels*	\$10,500
Negotiations of Voluntary Acquisition	\$54,000
Escrow Coordination/Title Clearance	\$16,000
Total	\$140,000

**Table 1 on page 10 shows the breakdown of which parcels we believe would require Appraisal/Appraisal Review and which parcels may qualify for a Waiver Valuation.*

Substantial changes in the required scope of work, including, but not limited to, significant project delays, a change in the number of parcels impacted or if impacts to the parcels prove to be more complex than assumed, or an adjustment to OPC's scope of work upon mutual agreement by OPC and the District will result in the revision of the proposed increase. Appraisal fees are based on land appraisals only. Assumes no buildings or major improvements in acquisition areas. Assumes no damages to any remainder properties.

Client
Initial

We are proposing to provide the identified services on a time and material basis based on the hourly rate schedule below. In no event will OPC's total hourly cost exceed the total estimated fee without prior authorization. If additional time is required beyond the estimated fee, OPC will submit a change order to complete the additional work.

OPC Schedule of Hourly Rates

Management & Implementation

Senior Program Manager / Senior Vice President	\$250.00
Program Manager	\$200.00
Senior Project Manager / Quality Manager	\$165.00
Project Manager / Project Controls Manager	\$150.00
Senior Agent / Senior Analyst / Project Controls Analyst	\$135.00
Agent / Analyst / Senior Land Specialist	\$120.00

Project Support/Administrative

Project Controls Manager	\$150.00
Project Controls Analyst	\$135.00
Administrative Assistant	\$90.00

Term of Agreement

Unless otherwise set forth in this contract, the term of this contract shall have an end date of **two (2)** years from the date of execution.

Billing Terms

Unless superseded by Client-generated Billing Terms in an Agreement executed by OPC, the following terms shall apply to this Scope of Services.

OPC considers local travel/mileage, photocopying, first class postage, telephone, facsimile, and mobile communication charges a normal part of doing business and such costs are included in the stated hourly rates. Out-of-pocket expenses including pre-approved travel and lodging, outside exhibit preparation, requested overnight courier or registered and/or certified mail (return receipt requested) charges, and specialty reproduction (unless otherwise specified) are in addition to the contract amount and will be charged at cost plus ten percent (+10%) for administration, coordination, and handling. Subcontracted services, other than those listed above, will be invoiced at cost plus ten percent (+10%).

In the event OPC is required to perform any act in relation to litigation arising out of any project with the Client (for example, expert consulting, responding to a complaint, or proceeding with discovery and trial), such services are not part of this contract, nor are they part of our normal fees. If required, these types of services will be invoiced at two times the regular hourly rates.

In the event this contract extends twelve (12) months beyond the execution date, the hourly rates and any remaining amount in the contract shall be adjusted upwardly by five percent (5%) per annum, compounded annually, on the anniversary date of this contract.

Written communication services in other languages would be an additional cost and would be billed separately based on quoted hourly rates by independent translation services. Verbal communication in Spanish, if necessary, will be included at no additional charge.

OPC will submit monthly invoices for the professional rendered based on the hourly rate schedule provided above. The client shall promptly pay the uncontested amount due within no more than thirty (30) days after receipt of invoice. Upon completion of services, the remaining unbilled amount of the project balance shall become immediately due and payable.

Closing

We appreciate the opportunity to submit this proposal to help provide Coastside County Water District with Right of Way services. If you have any questions or require additional information, please feel free to contact Steve Harris, Project Manager, at 916.768.1875 or SHarris@opcservices.com. The Client can initiate the contract by signing the Acceptance of Proposed Scope and Fees box below and returning the executed proposal to OPC, or by providing a Notice to Proceed.

Respectfully submitted,

DocuSigned by:

Kent Jorgensen
Kent Jorgensen
Senior Vice President
OPC

Acceptance of Proposed Scope of Work and Fees- EMERGENCY PROJECT

Authorization to Proceed: \$61,700 (Emergency Project)

By signing this Proposal for Services, I certify that I have the authority to enter into this agreement with Overland, Pacific & Cutler, LLC ("OPC") on behalf of:

_____ (name of company)

I also acknowledge that the agreed upon terms and conditions of OPC's contract are incorporated into this Proposal.

Client Signature:

Date

Name: _____

Address: _____

Acceptance of Proposed Scope of Work and Fees- FUTURE PROJECT

Authorization to Proceed: \$140,000 (Future Project)

By signing this Proposal for Services, I certify that I have the authority to enter into this agreement with Overland, Pacific & Cutler, LLC ("OPC") on behalf of:

_____ **(name of company)**

I also acknowledge that the agreed upon terms and conditions of OPC's contract are incorporated into this Proposal.

Client Signature:

Date

Name: _____

Address: _____

Coastside County Water District - Highway 92 Potable Water Pipeline Projects

Right of Way Services Proposal

3/24/2023



TABLE #1

Parcel #	APN	Owner	Appraisal	Appraisal Review	Waiver Valuation
EMERGENCY REPAIR PROJECT					
1	056-331-020	Pastorino Henry R Trust, Pastorino Henry M Est of.	X	X	
2	056-331-050, 110, 120, 130, 056-450-040, 056-341-180, 190, 200, 210, 230 (10 parcels)	Cozzolino Mary Alice TR, Cozzolino James & Alice Trust (b)	X	X	
3	056-341-020	Powell John Trustee of Powell John Revocable Trust	N/A*		N/A*
4	056-341-040	Hutnick John Trustee of Hutnick John Trust	N/A*		N/A*
5	056-341-220	Cozzolino James Salvatore; Cozzolino Linda Jean	X	X	
6	056-341-070	Schmeider Theresa Rose; Canadas Marilyn			X
7	056-341-080	Schmeider Theresa Rose TR & Canadas Marilyn Tr			X

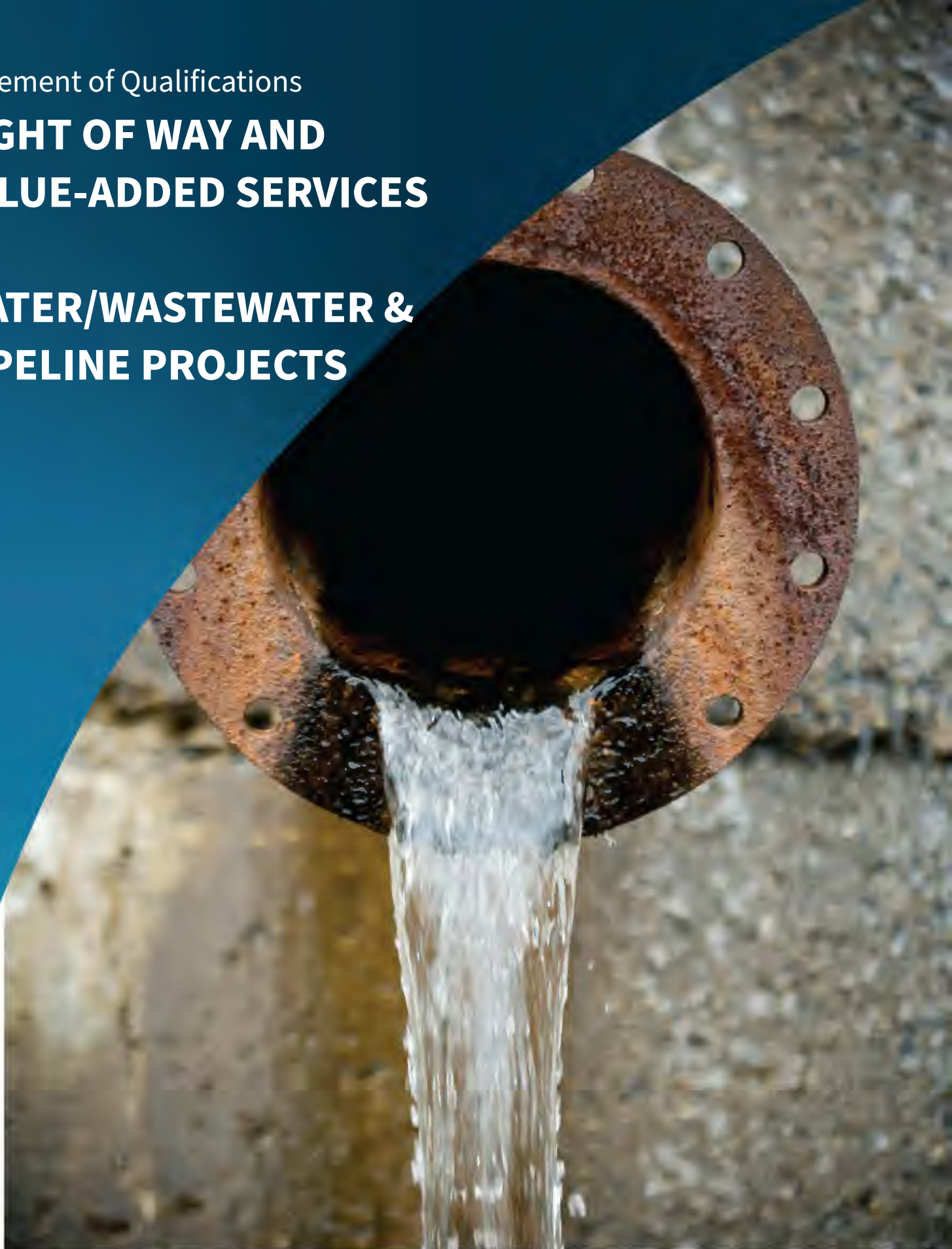
* Parcels #3 and #4 do not need appraisal/appraisal review or Waiver Valuations because only property rights are being relinquished back to the owner.

FUTURE PROJECT					
8	056-321-010	Half Moon Bay Properties LLC			X
9	056-321-020	Angelot Liza; Togneri Rick (Togneri Enrico); c/o Lagomarsino Ricco Louis Testamentary Trust	X	X	
10	056-321-030	Cozzolino Mary Alice TR, Cozzolino James & Alice Trust (b)	X	X	
11	056-321-040	Pastorino, Eugene A&N E TRS	X	X	
12	056-331-080, 056-331-090	Repetto Augustine J. Trustee of Repetto Family TR; Repetto David M. Successor Trustee of Repetto	X	X	
13	056-331-020	Pastorino Henry R Trust, Pastorino Henry M Est of.			X
14	056-341-070	Schmeider Theresa Rose; Canadas Marilyn			X
15	056-341-080	Schmeider Theresa Rose TR & Canadas Marilyn Tr	X	X	
16	056-341-090	Lintt Bruce Wayne Tr; Lintt Bruce Wayne Trust			X
17	056-341-100	Smith Wayne R.; Smith Karen C. c/o			X
18	056-341-110	Mickelsen Ronald A. Trustee of Mickelsen Ronald A. Revocable Trust (c)	X	X	
19	056-341-160	Parks Andrea Marie Trustee of Parks Andrea Marie Living Trust; Addario Anthony, Addario Bonnie Trustees of Addario Anthony Living Trust			X

Statement of Qualifications

**RIGHT OF WAY AND
VALUE-ADDED SERVICES**

**WATER/WASTEWATER &
PIPELINE PROJECTS**



OPC
A Division of TranSystems

TABLE OF CONTENTS

FIRM OVERVIEW 03
About Us, Contact Information

UNDERSTANDING YOUR NEEDS 04

PROVEN SUCCESS 05
Highlights of Past Experience

OUR SERVICES 07
OPC's Core and Value-Added Services

APPROACH 09
Approach and Innovative Solutions

CONTACT 16



FIRM OVERVIEW

ABOUT US

Founded in 1980, Overland, Pacific & Cutler, LLC (OPC), a Division of TranSystems, a national infrastructure services firm with 1,500+ employees in 50 offices across the U.S. OPC is recognized as an industry leader for our commitment, innovation, quality, and responsive service.

OUR DEDICATION

OPC is one of the nation's largest firms dedicated to comprehensive ROW services for government agencies to move critical public infrastructure projects forward. Through our 43-year history as a ROW specialist firm, OPC has worked exclusively for utility companies, municipal agencies, private sector, and other government entities to support their project real estate needs. **OPC is proud of our success demonstrated by our 92% repeat client base.**

EXPERTISE

OPC retains highly educated, experienced, and devoted full-time staff. Our Real Estate Division consists of credentialed International Right of Way Association members, licensed brokers, right of way real estate acquisition agents, commercial and residential relocation agents, utility coordinators, surveyors, appraisers, certified property managers, title and escrow coordinators, notaries public, and multilingual practitioners.



ALL-IN ALWAYS

Whether it's for our clients, or our colleagues, we're committed to delivering excellence, every time.



PASSIONATE PROBLEM SOLVERS

We're passionate about working together to find outstanding solutions for the challenges our clients and communities face.



DRIVEN TO SERVE

Service to others is at our core. We act with integrity to advance our communities, our team, our company, and our profession.



FIRM DETAILS

Delaware Limited Liability Corporation
Established in 1980

HEADQUARTERS ADDRESS

5000 Airport Plaza Drive
Suite 250
Long Beach, CA 90815

NORTHERN CALIFORNIA OFFICES

ALAMEDA OFFICE
1101 Marina Village Pkwy, #201, Alameda, CA

SACRAMENTO OFFICE
980 9th Street, #1600, Sacramento, CA

PROJECT MANAGEMENT CONTACT

Jeff Purdie
Senior Project Manager
Cell: 530-701-2554
jpurdie@opcservices.com

CLIENT CONTACT

Liz O'Neil
Director of Client Development
Tel: 213.793.5477
loneil@opcservices.com

UNDERSTANDING YOUR NEEDS

At OPC, we recognize the need to work with a knowledgeable and experienced right of way team. As such, we understand and can provide a variety of services necessary to complete your important projects. Our 43 years of experience means that we know what to do from day one. With all of your right of way and land management needs met under one roof, we bring to your team ease of access to the staffing support you need when you need it.

Through our comprehensive capability and local team of experts, OPC provides our client with real value through our approach. OPC places emphasis on the early planning, risk assessment, and implementation of public and private sector projects. We encourage a collaborative approach to project implementation. We believe in clear communication with all participating disciplines, including design, real estate, engineering, program management, legal, and public relations. **We do this from the beginning of a project through its satisfactory conclusion to facility on-time project delivery.**

- **Resources** of one of the nation's largest specialist right of way firms operating in the western US, with all needed services under one roof.
- **Expertise** of our project team gained from experience on similar assignments funded by federal, state, and local programs.
- **Innovation** in data management and project controls through our QuickBase platform.
- **Leadership** spanning four decades working under design-bid-build, alternative delivery, and on-call procurement models.
- **Relationships** with our clients, project partners and service providers, oversight agencies, and community members.

OPC's primary objective is to provide our clients with exceptional land management services using innovative solutions to deliver your projects in a cost-effective manner. When you choose OPC, you get consistency of performance. No matter who you deal with; you will receive the same level of great service – every time. **Clients across the nation have benefited from the strength of our experience and the commitment of our people.**

WE ARE OPC YOUR WATER & UTILITY EXPERTS.

All-in Always
Passionate Problem Solvers
Driven to Serve
A Division of TranSystems

Right of Way and Value-Added Services for Water & Utility Projects
Statement of Qualifications

PROVEN SUCCESS

A LONG HISTORY OF PROVEN SUCCESS

Our professional staff will apply our proven approaches and ENERGY & UTILITIES knowledge to help the Client meet its project objectives.



SOUTH COAST WATER DISTRICT

SOUTHERN CALIFORNIA

A two-mile sewer tunnel that was built in 1954 runs deep inside the ocean-facing cliffs in South Laguna, CA. The tunnel houses a sewer line that conveys one million gallons of wastewater a day by gravity flow to the Coastal Treatment Plant in Aliso Canyon. The volume of wastewater carried by the line is approximately 25% of the District's daily load. The tunnel was undersized, deteriorating, and unsafe, posing risks of injury to workers and risks of damaging or breaking the sewer line itself, potentially causing a sewage spill onto the beaches along the two-mile coast.

OPC acquired upgraded easements, new easements, access rights, and fee interests from 214 beachfront property owners along the 2-mile length of existing sewer tunnel. Our program management capabilities for this large parcel project were enhanced by OPC's SharePoint project management site.

The District allowed OPC's phased program with stepped-up levels of effort consistent with the values of the property rights to be acquired and impacts to the land. OPC was able to contain condemnation proceedings to a handful of residents who were fundamentally opposed to the project – which was a \$20 million litigation expense savings from the original services cost estimates.



SACRAMENTO SUBURBAN WATER DISTRICT

SACRAMENTO, CALIFORNIA

Overland, Pacific & Cutler, LLC (OPC) has provided a variety of real estate consulting services to Sacramento Suburban Water District over the last several years. OPC has acquired many easements for pipelines and access to water wells, as well as fee acquisitions for new well sites and above-ground reservoirs. Several projects involved perfecting titles on old easements and resolving easement encroachment issues with property owners.

Sacramento Suburban Water District is made up of two water districts that merged. Each had its own offices and operational facilities. OPC conducted a facility consolidation study to establish a new headquarters and corporation yard complex.

PROVEN SUCCESS



FRIANT WATER AUTHORITY

FRIANT -KERN CANAL | KERN COUNTY, CA

The Friant-Kern Canal Middle Reach Capacity Correction Project is a joint effort of Friant Water Authority and the Bureau of Reclamation. The project seeks to address needed repairs to 33 miles of the 153-mile-long Friant-Kern Canal, which has lost more than 50% of its design capacity due to land subsidence caused by groundwater overdraft conditions that occurred during California's 2011-2019 drought. The proposed project includes construction of a new parallel canal immediately to the east of the existing Friant-Kern Canal to improve the water flow of the canal in Tulare and Kern counties. Currently in the design phase, OPC is providing coordination and management to resolve utility conflicts identified by the Design Team. OPC found multiple utility conflicts throughout twenty different irrigation districts and third-party utility owners, resulting in many Utility Agreements (UAs), multiple Amended UAs and conveyance documents (Joint Use/Consent to common Use Agreements, utility easements). OPC is the primary point of contact with all utility owners, actively participating in the design of the project, mitigating issues with the project and design team, issuing Notice to Owner to relocate utility, and preparing utility agreements. OPC also assists in obtaining permits, to ensure all easement and property rights have been conveyed to the utility owners and ultimately providing final close out utility parcel files to the Authority.



ALAMEDA COUNTY WATER DISTRICT

APPIAN WATER PIPELINE SEISMIC RETROFIT | ALAMEDA

As part of its commitment to delivering a reliable drinking water supply to more than 331,000 people living and working in Fremont, Newark, and Union City, the Alameda County Water District (ACWD) implemented a District-wide Main Replacement and Seismic Upgrade Program with the goal of upgrading and seismically retrofitting water delivery pipelines and facilities. The Main Replacement and Seismic Upgrade Program will help improve water supply reliability for ACWD customers in the event of a major earthquake and will reduce service interruptions due to aging pipelines.

Overland, Pacific & Cutler, LLC (OPC) provided acquisition planning and acquisition of access, construction, utility, and drainage easements across parcels involved in the seismic upgrade of the Appian Water Pipeline in Union City. OPC also acquired temporary construction easements, utility, and drainage easements over the parcels and provided CEQA support to the Alameda County Water District for water pipeline seismic upgrades.

OUR SERVICES

SERVICES WE CAN PROVIDE TO THE CLIENT

Our talented real estate team has the experience, systems, and capacity to help our energy and utility clients with all aspects of land services and right of way management. OPC's nationwide land services team can respond dynamically to the rapidly changing needs of power, gas, telecommunications, and water utilities.



Reliable quality and service for turnkey land solutions



Among the nation's 10 largest firm of right of way specialists



OPC's CORE SERVICES:

- **Acquisition Services:** Appraisal & Valuation, Plat and Civil Base Mapping, Landowner Outreach, Negotiations, Document & Data Management, Program Management for land, right of way, easements, leases, licenses, franchise agreements, leases for Tank Site, Truck Uploading Facilities, Railroad Corridors, Tenancy Agreements and Corridors controlled by others
- **Relocation Planning and Assistance:** Provides residential and nonresidential relocation assistance to government agencies, non-profit organizations, school districts, transportation authorities and housing developers
- **Utility Coordination:** Resolving third party utility conflicts on time-sensitive construction projects
- **Title and Prior Rights Services:** Review of Existing Easements and Servitudes, Prescriptive/Land/Prior Rights Research
- **Staff Augmentation:** On-site staff support of technical experts and project managers who can readily integrate with your staff to form a seamless project team
- **Appraisal/Valuation and Review:** Appraisal and valuation work performed according to the requirements as appropriate of the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Ethics of the Appraisal Instituted and project requirements for public agencies, acquisitions, dispositions, lease analysis, rental studies, and re-use appraisal purposes
- **Feasibility and Cost Studies:** Prepare estimates of probable costs using data sets created and utilized by various real estate value databases to provide timeliness and accuracy of project cost studies to estimate the probable costs of the real estate and associated damages, the relocation exposure, business damages and goodwill exposure and myriads of incidental costs that will be encountered during project assessments
- **Brokerage Services:** Licensed Brokers and Agents handle opinions of value, landowner outreach, property transactions, dispositions of surplus land and remnants from major acquisitions

OUR SERVICES

CORE SERVICES (Continued):

- **Property Management:** Leasing services, asset management, site control for interim or long-term property management needs
- **Environmental Justice/Community Equity:** Assisting our clients and the communities within the project area to assure the fair treatment of minority and low-income populations affected by the project.

VALUE-ADDED SERVICES:

- **Site Selection & Route Planning:** Transmission Corridor Analysis, Siting Studies, Geospatial Data Analysis & Management, Cost Studies
- **Permitting & Licensing:** PUC & FERC Coordination, FHWA Program Compliance & Conflict Resolution, Utility and Cell Tower Relocation, Rights of Entry Negotiations, Railroad Crossing License or Permit, Permit for Crossing State or Federal Highway, United States Army Corps of Engineers Permit, US Coast Guard Permit, Miscellaneous permits
- **Franchise Agreements:** Assess and negotiate franchise agreements with 3rd parties and hold-over status assessment and recommendations for curative actions
- **Abandonment and Removal Assessment and Recommendations for Resolution:** Third Party review of land, right of way, easements, leases, licenses, franchise agreements to determine abandonment and removal rights and recommendations for resolutions
- **Arrears-Outstanding Franchise Recommendations for Resolution:** Third Party review of arrears and outstanding debt recommendation and resolution service of land, right of way, easements, leases, rental payments, licenses and franchise obligations and provide recommendations for collection of unpaid fees owed
- **Survey Work Coordination:** Provide plats and legal descriptions of the ROW, surface site etc. for centerline or centerline with restricted distance on each side, metes and bounds and plats
- **Interconnection Coordination:** Land & Easement Clearance, Entitlement Coordination
- **Operation & Maintenance:** Right of Way Inspections, Rights Checks, Encroachment Clearance Resolution, System Automation Upgrades and Temporary Rights, Safety & Encroachment Inspection & Clearance, Vegetation Management, Land Data Solutions, Staff Augmentation
- **Revenue or Asset Management:** Third Party Leasing, Temporary Uses, Excess/Non-Usury Land Sales
- **Encroachment, Encampment (Unhoused) Identification and Resolution Recommendations:** provide guidance on existing land rights, including ingress and egress, maintenance, safety, grant-outs, consents, licenses, franchise assessments that may impede the Utility or Agencies ability to fully utilize the ROW

APPROACH

ACQUISITION SERVICES

OPC handles the entire acquisition process for land, right of way, easements, and other rights needed for public infrastructure projects. We work with our clients to identify develop the acquisition strategy, identify title issues, prepare just compensation packages, negotiate settlements, close escrow, and clear title.

Successful acquisition under threat of eminent domain means communicating appropriate project information to apprehensive property owners with limited knowledge of the right of way process. OPC works to address property owner concerns equitably in a manner they are comfortable with to attain your project goals. OPC agents strive to negotiate in good faith until all reasonable efforts have been exhausted. We train our negotiators to utilize an integrative negotiation process to tackle any barriers to settlement in a most efficient manner. Benefits of this integrative approach are cost savings and a reduction in project delays due to fewer court actions and adherence to project scheduling. If our clients opt for condemnation, we remain available to provide litigation support as needed.

One factor that differentiates us from others is the level of effort we devote to the negotiation process. Acquisition is not simply an “offer/counter-offer” action. Rather, we try to root out and solve the underlying issues preventing a settlement. This effort not only enhances our success rate but also builds trust in the acquisition process for the client using our service. OPC’s team of highly experience acquisition consultants are trained and experienced in working with owners who are not always happy that the project affects their property. We are experienced in working with the owners to determine the root cause(s) of their concerns and develop an approach that addresses their concerns.

OPC’s acquisition services include easements, right of way, property, negotiations and exchanges, full and partial acquisitions, property research, disposition, permitting, site and route selection, title and escrow coordination, and more.



LADWP - River Supply Conduit Improvement Upper Reach Project

The existing River Supply Conduit (RSC) is a major transmission pipeline built in the 1940’s and is responsible for transporting substantial amounts of water from the Northeast Valley to the Central City area in the Los Angeles region. The project will replace approximately 30,000 linear feet of the RSC that runs between North Hollywood Pump Station and the Headworks Spreading Grounds site with a larger diameter steel pipe. The LADWP tasked OPC with acquiring 74 easements for this project. We completed the acquisitions on time and within budget. This project consisted of installing 13,255 linear feet of 78-inch diameter pipeline, primarily within the tunnel.

APPROACH

RELOCATION PLANNING AND ASSISTANCE

OPC has completed more than 60,000 relocations across the country, including single and multi-family residential projects, complex business and industrial relocations, and temporary relocations. Ever since our founding in 1980, we have dedicated ourselves to providing the highest level of service on each and every relocation case for each and every client.

OPC routinely provides residential and nonresidential relocation assistance to government agencies, non-profit organizations, school districts, transportation authorities, and housing developers. These services are designed to create a win-win situation for our client and the displacee, fostering an atmosphere of trust and respect among stakeholders.

Our relocation team excels because of our compassion. Team members have experienced and worked through hardships with displaced families and are equipped to implement a smooth transition into a new home. We have decades of experience developing techniques to relocate hard-to-house displacees into decent, safe, and sanitary housing that are within their financial means.



South Placer County Municipal Utility District - Upper Antelope Creek Sewer Project

OPC provided right of way services for a sanitary sewer improvement project known as the Upper Antelope Creek – East Trunk Sewer Project. The project includes construction of approximately 8,200-LF of new gravity sanitary sewer pipeline, sanitary sewer manholes, and other appurtenances, and the decommissioning of the existing Munoz sanitary sewer pump station. OPC provided right of way acquisition services to acquire permanent underground utility easements for 15 affected parcels.



UTILITY COORDINATION

OPC's utility coordination team is known throughout the industry for resolving third party utility conflicts on

time-sensitive construction projects. This depth of knowledge and experience, combined with our long-standing relationships have positioned us to directly address utility-related issues with upper management of the most challenging utility owners.

Our utility coordination services cover initial investigation, detailed coordination, and post design follow-up phases.

Our utility coordination staff have extensive experience in federal reimbursement procedures. OPC works with gas, cable, power, and telecom utility owners and municipalities to develop plans, Notice's to Owner's, Reports of Investigations, Utility Agreements, easements for utilities, and the utility portion of right of way certification.

APPROACH

TITLE & PRIOR RIGHTS RESEARCH

Title investigation and prior rights analysis provides our clients with valuable information for title transfers, quit claims, updates of title information on agency-owned properties, and future real estate transactions. It is OPC's attention to detail that makes for a successful outcome. Our title curative and prior rights services can be tailored your specific project requirements.

OPC has a team of expert prior rights research analysts from across the country. Our staff have diverse backgrounds in research and due diligence for mineral rights, oil and gas leases, water and riparian rights, and land entitlements, as well as title review, preparation of title abstracts, and title insurance advisory services. It is our attention to detail that makes for a successful outcome.

Our in-house title specialists research and evaluate titles and documents for known gaps or anomalies, developing recommendations to resolve any issues found. Our specialists can also identify title insurance options (or other alternatives) and the respective costs for the alternatives to insure real property interests.

In addition, OPC has an in-house right of way engineering team for oversight of field surveying, boundary analysis, title analysis, legal description preparation, and compliance on Subdivision Map Act and State rules/regulations. Our team has extensive experience in providing legal descriptions/plat map exhibits, boundary analysis, land-net preparation, mapping of encumbrances, and right of way staking.



SDG&E On-Call Right of Way Services

OPC is providing on-site staff augmentation and task order response to San Diego Gas & Electric (SDG&E). Our work includes prior rights research, compliance, easement document preparation, and negotiations in the field for overhead, underground, vault, propane tanks and transmission lines (power and gas transmission) and related utility infrastructure throughout the San Diego area.

STAFF AUGMENTATION

Staff augmentation is an outsourcing strategy that is used by many OPC clients to respond to ongoing or intermittent right of way needs.

OPC staff are made available to assist clients by operating as an extension of their existing teams. Besides the immediate accountability, our staff augmentation capability offers consistency, ease of communication, and the ability to prioritize workloads for our clients.

Our staff members are available to work in the agency's offices, under their direction, to research title, coordinate escrow closings, and other requested right of way services. OPC's depth of trained, experienced right of way professionals have helped many of our clients with an exceptional level of service.

OPC has provided power utilities, municipalities, school districts, and transportation agencies with in-house staff anywhere from one day a week, to a full-time 40-hour work week tenancy, or on an on-call basis.

APPROACH

APPRAISAL AND VALUATION SERVICES

OPC has completed and coordinated appraisals for numerous public agencies for acquisition, disposition, bond collateralization, loan participation, lease analysis, rental value studies, re-use appraisal purposes. All appraisal work is performed according to the requirements as appropriate of the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Ethics of the Appraisal Institute, and project requirements.

OPC has extensive experience analyzing a broad range of property types for public agencies, such as vacant land, waterfront properties, transportation corridors, bridges, grade separations, rail stations, public utility easements, schools, residential properties, mixed-use developments, shopping centers, office buildings, industrial parks, agricultural properties, natural

resource properties, and other specialized or unusual properties. Our appraisals typically support right of way projects, lending activity, estates, easement omission, encroachments, condemnation, or inverse condemnation. Our staff bring their in-depth experience and knowledge of the USPAP, state codes, the Yellow Book, and Going Concern Value.

In addition, OPC has staff on-hand to provide Waiver Valuations when the estimated total value of a property being acquired is less than \$10,000 aggregate, saving the client time and money.



SCE Santa Barbara Reliability Project

As part of our on-call contract with SCE, OPC has provided appraisal of various temporary and permanent easement rights for site access, transmission line expansion, crane pads, and construction staging. Subjects appraised consisted of a variety of properties with land uses including agricultural and ranch land, commercial acreage, and open space in Ventura and Santa Barbara Counties.

FEASIBILITY AND COST STUDIES

A realistic budget is an essential management tool for any project. At OPC, our analysts prepare estimates of probable costs using data sets created and also utilizing various real estate value databases. Our estimates may involve probable relocation assistance exposure, fixtures and equipment moving costs, probable loss of business goodwill, and incidental costs that may be associated with the real estate acquisition program (including appraisals, acquisition, relocation, title/escrow, and legal services).

Our studies start with inventories of affected properties. By using public Assessor's Roll information, we investigate ownerships, lot sizes, and building sizes. Our research also may include visual property inspections for evaluation of the effects of a proposed acquisition, or the feasibility of the project itself.

OPC's specialists include national experts using proprietary technologies to analyze affordable housing demand, market rates, community demographics, project feasibility, and development impacts.

Our clients have come to rely upon the timeliness and accuracy of our project cost studies to estimate the probable costs of the real estate and associated damages, the relocation exposure, business damages and goodwill exposure, and the myriad of incidental costs that will be encountered along the project. Our accurate cost estimates have saved clients by providing a 'looking glass' view of potential project issues through brainstorming and advanced planning for the best outcomes.

APPROACH

BROKERAGE SERVICES

OPC's licensed brokers handle Broker's Opinion of Value (BOV), landowner outreach, property transactions, and disposition of surplus land and remnants from major acquisition programs. Identifying the highest and best use of a property translates into the strongest value for our clients.

Our real estate strategy involves analysis of properties for sale, while targeting buyers that have the ability to move forward with the purchase.

A value-based determination is made using our own feasibility analysis (backing into a property value based upon a fair development return, versus a timely close). Market comps aid us in determining price and targeted buyers.

Since OPC works on behalf of public agencies and infrastructure projects, targeting buyers that share the

goals and objectives of our clients is just as important as a quick sale. Direct submittal to buyers are sought first to maximize property returns, and after an agreed upon period, we market to the brokerage community via direct email blasts.

OPC has been in the real estate services market for over 40 years which gives us access to connections, contacts, and clients throughout the U.S.

We have relationships built with residential and commercial realtors, commercial and residential developers, and lenders. To generate interest for land sales, we capitalize on these long-term relationships with lenders and developers.



Santa Clara Valley Municipal Water District Upper Llagas Creek Flood Protection Project

OPC provided acquisition and relocation assistance services, as well as coordination for environmental Phase I reports and appraisal services for the approximately 115 parcels affected by this project. The acquisitions included partial fee takes and temporary construction easements to construct a concrete channel to eliminate flooding. This \$9.7 million project provided flood protection to communities along the East Little Llagas Creek, West Little Llagas Creek, and Llagas Creek in San Martin and Morgan Hill.

The project extended approximately 13 miles and impacted a wide range of property types including rural residential, commercial, and publicly owned lands. The project provided 100-year level of flood protection in the urban areas of Morgan Hill, as well as an approximate 10-year level of flood protection and no induced flooding in the agricultural areas of Gilroy and Morgan Hill.

APPROACH

COMMUNITY EQUITY and ENVIRONMENTAL JUSTICE

OPC is dedicated to providing transparency, equity, and sustainability on all of our projects. Proof of our dedication is our commitment to Community Equity and Environmental Justice. OPC is paving the way in our industry to recognize and address the impact of public agency projects on neighborhoods and communities.

As an example of this service we provide, TxDOT North Houston Highway Improvement Project (NHHIP) Environmental Justice Program is unlike any other right of way program administered in the U.S. today, and is intended to serve as a model for the integration of Environmental Justice into transportation and infrastructure projects that disproportionately impact under-represented people or neighborhoods.

For this project, OPC's implementation team of Community Navigators met with community leaders, church leaders, politicians, leaders of the super-neighborhoods, the NAACP, and LALUC. OPC's mission was to provide the additional services needed by these underrepresented communities, including initiatives for the development of additional affordable housing, workshops and one-on-one training in the areas of homeownership, financial empowerment, health and wellness, access to community services, compliance with Fair Housing laws, and an enhanced level of relocation assistance service not afforded by the traditional consultant provider.

The Guiding Principles:

- To ensure the full and fair participation by all potentially affected communities in the transportation decision-making process
- To avoid, minimize, or mitigate disproportionately high and adverse human health and environmental effects, including social and economic effects, on minority populations and low-income populations
- To prevent the denial of, reduction in, or significant delay in the receipt of benefits by minority and low-income populations

For the NHHIP Third Ward project, OPC created a dedicated Community Connection portal where residents were able to check on the calendar for upcoming meetings and community activities, watch past meetings (Zoom videos in both English and Spanish), and locate contact information for their personal Relocation Navigator.

We don't ever want to lose sight on what is most important: The equitable treatment of people through our company's Affirmative Action Plans and Equal Opportunity Employment - and especially with those who are living or working in our project areas.

MARQUEE PROJECT: NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT ENVIRONMENTAL JUSTICE: HOUSTON'S THIRD WARD

NHHIP is a planned reconstruction of Interstate Highway 45 north and includes segments of connecting freeways with project cost at approximately \$7 billion. OPC's Community Equity/Environmental Justice involvement in Houston's NHHIP is unlike any other right of way program administered in the US today and is intended to serve as a model for the insertion of Environmental Justice into major transportation and infrastructure projects that disproportionately impact under-represented people or neighborhoods. OPC lead the way for TxDOT's Environmental Justice Program in the Third Ward to assist the project development team. Our team kicked-off activities in the Third Ward with public involvement with the NHHIP community neighborhood. We paired our national leadership team with a local implementation team to offer the impacted families and neighborhoods an enhanced level of service that was not going to be provided by the acquisition team hired by the State.



INNOVATIVE SOLUTIONS

AN INNOVATIVE APPROACH TO YOUR PROJECT CHALLENGES

Having provided real estate related services to thousands of clients throughout the US, OPC has garnered extensive experience in program and project management, working with the requirements of municipal, state, and federally funded projects.

INNOVATIVE METHODS TO KEEP THE PROJECT ON SCHEDULE

Management of project and financial records is an essential part of an auditable ROW program that stays on schedule.

OPC's Real Estate and Right of Way Team utilizes **QuickBase**, an internal records management system. This customized platform is used internally to track budgets, optimize schedule efficiencies and provide the real-time status of acquisitions and relocations, and ensures transparency in reporting to our clients and their stakeholders.



QuickBase can be customized to track important data and milestones associated with successfully implementing tasks for any project. Our records management system will track information on any project on both a macro-level and micro-level (case-by-case).

We will track the following: utility owners impacted by a project; all notices sent and responses; prior rights checks and results; relocation, agreements or protective development plans; and prepare a record of liability cost and responsibility. This information will serve as a critical line of defense in any litigation process, as they provide a per-utility owner sequence of factual events.

Reports can be generated on a real-time basis or as requested by our client's management team; this includes customized progress reports for acquisition, relocation, and eminent domain proceedings. With these reports, all stakeholders have a real-time measurement of all deliverables. These tools have enabled stakeholders to identify potential issues as they occur resulting in the implementation of timely solutions.

In addition to the tracking and reporting capabilities of QuickBase, **our clients can be provided with their own access to all individual case documents** on our cloud-based **SharePoint system**, which allows the team to share information on a real time basis and from any smart phone device.

We welcome the opportunity to give a demonstration on QuickBase and its capability.

KEY FEATURES AND BENEFITS OF QUICKBASE

FEATURES

- Team Collaboration and Management Efficiencies
- Process and Workflow Automation
- Customizable Dashboard and Reporting
- Daily Task Management Toolkit
- Real-Time Milestone Tracking
- Detailed Case Tracking System

BENEFITS

- Enhanced Communication with our clients
- Increased Productivity
- Instant Access with Real-Time Updates
- Improved Accountability
- Monitored and Secured Project Delivery
- Effective Micro-Level Case Management

Nationwide Offices



- ★ HEADQUARTERS
- Office Locations

Overland, Pacific & Cutler, LLC (OPC)

Contact Information



Overland, Pacific & Cutler, LLC
Main Office:
5000 Airport Plaza Dr., Ste. 250
Long Beach, CA 90815

Alameda Office:
1101 Marina Village Pkwy, Ste. 201
Alameda, CA 94501

Sacramento Office:
980 9th Street, Ste. 1600
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Jeff Purdie
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STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: April 11, 2023

Repost Date: April 7, 2023

Agenda Title: Designate General Manager Mary Rogren as the District's Real Property Negotiator for the Acquisition of Property Rights for the Highway 92 Emergency Pipeline Restoration Project

Recommendation/Motion:

Designate General Manager Mary Rogren as the District's Real Property Negotiator for the Acquisition of Property Rights for the Highway 92 Emergency Pipeline Restoration Project.

Background:

As the District prepares for the Highway 92 Emergency Pipeline Restoration Project, the District will need to acquire both permanent and temporary easements from multiple property owners along Highway 92 in the upcoming months.

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Item: Quarterly Financial Review

Recommendation/Motion:
Information Only.

Background:

The attached Period Budget Analysis summarizes year-to-date revenue and expenses for the first nine months of Fiscal Year 2022-2023. Key highlights include:

- Year-to-date total revenue is \$902,000 or 8.2% below budget due to:
 - (\$1,275,000) - Lower water revenue than budget due to lower water sales given water conservation and drought response.
 - \$ 220,000 - Higher County tax and ERAF receipts than plan
 - \$ 116,000 - Higher LAIF interest income than plan
 - \$ 32,000 - Higher late fees than plan
 - \$ 5,000 - Other

- Year-to-date total expenses are \$927,000 or 10% below budget.

Key cost savings include:

 - \$421,000 savings in SFPUC water purchases due to lower water usage and greater use of local sources (including wells - see below)
 - \$246,000 savings in salaries & benefits due to open positions
 - \$172,000 savings in electricity due to limited use of Crystal Springs Pump Station
 - \$ 66,000 savings due to lower spending on community outreach and water shortage expenses than plan
 - \$ 50,000 savings in well maintenance (timing of spending)
 - \$ 46,000 savings in general maintenance (timing of spending)
 - \$ 44,000 savings due to timing of spend on computer services/office
 - \$20,000 savings on election expenses

These cost savings were offset by:

- (\$138,000) - emergency repairs, tree removal and debris clean up from the late December 2022/early January 2023 storms

STAFF REPORT

Agenda: April 11, 2023

Subject: Quarterly Financial Review

Page Two

The net Fiscal Year-to-date impact to Contribution to CIP and Reserves is (\$25,000).

Explanations of other significant variances are included on the attached Period Budget Analysis.

Capital Improvement (CIP) Projects

For the first nine months of Fiscal Year 2023-2024, the District spent \$4,500,000. The District projects \$6,000,000 in CIP spending for the full 2023-2024 Fiscal Year as compared to a CIP budget of \$8,200,000. The shortfall is due to delays in spending to the next fiscal year resulting from supply chain issues on the Nunes Water Treatment Plan Improvement Project, and delays in pipeline projects and well field replacements.

Cash

The District's cash balance as of 3/31/2023 is \$13,876,000.

COASTSIDE COUNTY WATER DISTRICT - PERIOD BUDGET ANALYSIS
For Nine Months Ending March 31, 2023

ACCOUNT	DESCRIPTION	YTD BUDGET	YTD ACTUAL	Variance Favorable (Unfavorable)	% Variance	Comments
OPERATING REVENUE						
1-0-4120-00	Water Revenue -All Areas	9,671,800.00	8,385,379.76	(1,286,420.24)	-13.30%	Reflects usage decrease due to drought conservation measures above what was budgeted
1-0-4170-00	Water Taken From Hydrants	36,000.00	47,360.59	11,360.59	31.56%	
TOTAL OPERATING REVENUE		9,707,800.00	8,432,740.35	(1,275,059.65)	-13.13%	
NON-OPERATING REVENUE						
1-0-4180-00	Late Notice -10% Penalty	37,400.00	69,361.24	31,961.24	85.46%	Late notice fees were reinstated 7.2022
1-0-4230-00	Service Connections	8,000.00	10,450.09	2,450.09	30.63%	
1-0-4920-00	Interest Earned	23,900.00	140,237.55	116,337.55	486.77%	Includes higher interest on LAIF than planned
1-0-4930-00	Tax Apportionments/Cnty Checks	560,000.00	658,786.61	98,786.61	17.64%	County tax receipts higher than budget
1-0-4950-00	Miscellaneous Income	7,000.00	5,017.90	(1,982.10)	-28.32%	
1-0-4955-00	Cell Site Lease Income	144,000.00	147,918.42	3,918.42	2.72%	
1-0-4965-00	ERAF REFUND -County Taxes	500,000.00	621,167.13	121,167.13	24.23%	County ERAF tax receipts higher than budget
TOTAL NON-OPERATING REVENUE		1,280,300.00	1,652,938.94	372,638.94	29.11%	
TOTAL REVENUES		10,988,100.00	10,085,679.29	(902,420.71)	-8.21%	
OPERATING EXPENSES						
1-1-5130-00	Water Purchased	1,898,066.00	1,477,515.32	420,550.68	22.16%	Reflects lower water sales and higher use of local sources
1-1-5230-00	Pump Exp, Nunes T P	36,000.00	39,653.18	(3,653.18)	-10.15%	Reflects use of local water sources (including wells) that do not require pumping
1-1-5231-00	Pump Exp, CSP Pump Station	266,000.00	97,926.53	168,073.47	63.19%	
1-1-5232-00	Pump Exp, Trans. & Dist.	18,700.00	17,757.68	942.32	5.04%	
1-1-5233-00	Pump Exp, Pilarcitos Canyon	59,800.00	52,015.83	7,784.17	13.02%	
1-1-5234-00	Pump Exp. Denniston	45,000.00	45,788.31	(788.31)	-1.75%	Reflects use of local water sources (Denniston) vs. SFPUC.
1-1-5242-00	CSP Pump Station Operations	9,000.00	9,979.54	(979.54)	-10.88%	
1-1-5243-00	CSP Pump Station Maintenance	26,000.00	14,666.94	11,333.06	43.59%	
1-1-5246-00	Nunes T P Operations	72,000.00	82,870.44	(10,870.44)	-15.10%	
1-1-5247-00	Nunes T P Maintenance	89,000.00	71,752.90	17,247.10	19.38%	
1-1-5248-00	Denniston T.P. Operations	44,000.00	38,219.49	5,780.51	13.14%	
1-1-5249-00	Denniston T.P. Maintenance	98,000.00	129,779.50	(31,779.50)	-32.43%	Reflects pump motor rehab; Higher Calcon instrumentation repairs/upgrades
1-1-5250-00	Laboratory Services	57,000.00	41,137.32	15,862.68	27.83%	
1-1-5260-00	Maintenance -General	284,000.00	376,126.77	(92,126.77)	-32.44%	Includes \$138,000 of emergency repairs, tree and debris removal due to storms
1-1-5261-00	Maintenance -Well Fields	50,000.00	0.00	50,000.00	100.00%	Timing
1-1-5263-00	Uniforms	10,000.00	11,122.92	(1,122.92)	-11.23%	
1-1-5318-00	Studies/Surveys/Consulting	112,000.00	119,516.82	(7,516.82)	-6.71%	
1-1-5321-00	Water Resources	20,100.00	4,882.70	15,217.30	75.71%	Reflects savings - less drought outreach than planned
1-1-5322-00	Community Outreach	43,000.00	22,925.20	20,074.80	46.69%	Reflects savings - less drought outreach than planned
1-1-5325-00	Water Shortage Program	35,000.00	3,829.00	31,171.00	89.06%	Reflects savings - less drought outreach than planned
1-1-5381-00	Legal	82,000.00	66,063.38	15,936.62	19.43%	

ACCOUNT	DESCRIPTION	YTD BUDGET	YTD ACTUAL	Variance Favorable (Unfavorable)	% Variance	Comments
1-1-5382-00	Engineering	56,800.00	72,303.82	(15,503.82)	-27.30%	Includes \$26,000 for services related to storm damage
1-1-5383-00	Financial Services	21,000.00	17,460.00	3,540.00	16.86%	
1-1-5384-00	Computer Services	229,000.00	191,906.80	37,093.20	16.20%	Timing
1-1-5410-00	Salaries/Wages-Administration	949,565.00	794,434.34	155,130.66	16.34%	Vacant Assistant GM position
1-1-5411-00	Salaries & Wages -Field	1,321,675.00	1,293,009.57	28,665.43	2.17%	
1-1-5420-00	Payroll Tax Expense	168,038.00	144,033.97	24,004.03	14.28%	
1-1-5435-00	Employee Medical Insurance	375,000.00	350,219.19	24,780.81	6.61%	
1-1-5436-00	Retiree Medical Insurance	38,500.00	35,004.72	3,495.28	9.08%	
1-1-5440-00	Employees Retirement Plan	449,800.00	440,316.95	9,483.05	2.11%	
1-1-5445-00	Supplemental Retirement 401a	0.00	0.00	0.00	0.00%	
1-1-5510-00	Motor Vehicle Expense	59,000.00	64,945.22	(5,945.22)	-10.08%	
1-1-5620-00	Office Supplies & Expense	289,000.00	268,624.79	20,375.21	7.05%	Timing
1-1-5625-00	Meetings / Training / Seminars	29,000.00	33,580.81	(4,580.81)	-15.80%	
1-1-5630-00	Insurance	117,000.00	114,992.62	2,007.38	1.72%	
1-1-5687-00	Membership, Dues, Subscript.	74,000.00	89,921.75	(15,921.75)	-21.52%	Timing
1-1-5688-00	Election Expenses	20,000.00	0.00	20,000.00	100.00%	No election expenses incurred.
1-1-5689-00	Labor Relations	3,000.00	0.00	3,000.00	100.00%	
1-1-5700-00	San Mateo County Fees	24,400.00	15,454.87	8,945.13	36.66%	
1-1-5705-00	State Fees	39,000.00	41,761.71	(2,761.71)	-7.08%	
TOTAL OPERATING EXPENSES		7,618,444.00	6,691,500.90	926,943.10	12.17%	
CAPITAL ACCOUNTS						
1-1-5715-00	Debt Srvc/CIEDB 11-099 (I-BANK)	335,508.00	335,507.92	0.08	0.00%	
1-1-5716-00	Debt Srvc/CIEDB 2016 (I-BANK)	322,417.00	322,417.29	(0.29)	0.00%	
1-1-5717-00	Chase Bank - 2018 Loan	436,027.00	435,719.08	307.92	0.07%	
1-1-5718-00	First Foundation Bank - 2022	495,510.00	495,510.38	(0.38)	0.00%	
TOTAL CAPITAL ACCOUNTS		1,589,462.00	1,589,154.67	307.33	0.02%	
TOTAL EXPENSES		9,207,906.00	8,280,655.57	927,250.43	10.07%	
CONTRIBUTION TO CIP/RESERVES		1,780,194.00	1,805,023.72			

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Title: Nominate Director Chris Mickelsen to Serve as Special District Regular Member on San Mateo LAFCo

Recommendation/Motion:

Nominate Director Chris Mickelsen to serve as Special District Regular Member on San Mateo LAFCo pursuant to Government Code Section 56332.

Background:

The San Mateo County LAFCo has recently opened the nomination period for the Independent Special District Selection Committee to fill the independent special district Regular Member position expiring May 2024. This Regular Member position is currently vacant.

Nominations for the Regular Member must be submitted in writing by the Special District President/Chair and must be received by LAFCo by 5:00 PM on May 3, 2023.

Director Mickelsen currently serves as Special District Alternate Member on San Mateo LAFCO and has expressed interest to be nominated for the Special District Regular Member on San Mateo LAFCo.



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

Please forward to Board President

April 3, 2023

To: Presiding Officers/Board Presidents
Independent Special Districts, San Mateo County

Subject: Call for Nominations: Special District Selection Committee Mail Ballot to Elect Regular Special District Member on San Mateo LAFCo Pursuant to Government Code Section 56332

As you know, San Mateo LAFCo is comprised of two county supervisor members appointed by the Board of Supervisors, two city council members appointed by the City Selection Committee (also known as the Council of Mayors), two special district members selected by the Special Districts Selection Committee (comprised of the presiding officers of the independent special districts), and one public member appointed by the six members of the Commission. An alternate for each type of membership is also selected in the same manner as regular members. Terms are four years ending on the first Monday in May and members serve until reappointed or their successor is appointed. Government Code Section 56332 directs that the LAFCo Executive Officer shall call a meeting or provide for mail ballot to appoint independent special district members to LAFCo to fill vacancies or expiring terms.

The purpose of this letter is to open the nomination period for the Independent Special District Selection Committee (SDSC) to fill the independent special district **Regular Member position expiring May 2024**. This alternate member position is currently vacant.

In this case, it has been determined that the nomination and election of the alternate special district member shall be held by mail-in ballot process. For the nomination period, LAFCo will accept written nominations on your district's letterhead signed by your board president or board-appointed alternate for the regular member position. No board action is necessary unless your board president is not able to participate.

Nominations for the regular member may only be submitted in writing via mail, fax or e-mail and with the signature of the Special District President/Chair (or board-appointed alternate board member) and must be received by LAFCo **by 5:00 p.m. May 3, 2023**.

Once the nomination period is closed, the LAFCo Executive Officer will distribute a notice and mail ballots, requesting return of the ballot no later than 21 days from the date of the notice. Section 56332(c)(2) provides for distribution of mail ballots by certified mail or by electronic

COMMISSIONERS: ANN DRAPER, CHAIR, PUBLIC ▪ KATI MARTIN, VICE CHAIR, SPECIAL DISTRICT ▪ HARVEY RARBACK, CITY ▪ TYGARJAS BIGSTYCK, CITY
▪ WARREN SLOCUM, COUNTY ▪ RAY MUELLER, COUNTY ▪ VACANT, SPECIAL DISTRICT

ALTERNATES: CHRIS MICKELSEN, SPECIAL DISTRICT ▪ ANN SCHNEIDER, CITY ▪ JAMES O'NEILL, PUBLIC ▪ NOELIA CORZO, COUNTY

STAFF: ROB BARTOLI, EXECUTIVE OFFICER ▪ SOFIA RECALDE, MANAGEMENT ANALYST ▪ TIM FOX, LEGAL COUNSEL ▪ ANGELA MONTES, CLERK

mail with the consent of the district. For both expediency and cost savings it is hoped that districts will consent to distribution of the ballots by electronic mail. To this end, it is requested that your District return the attached "Authorization to transmit the LAFCo Special District Member Ballot by Electronic Mail" and provide LAFCo with the desired email address for distribution of the ballot.

In summary, nominations are now open for the independent special district Regular Member position with term ending May 2024 and we need your district's authorization to transmit an election ballot via email.

Board presidents or board-appointed alternates are requested to complete the following two steps:

1. Submit written nominations for the Regular Special District LAFCo member on your district's letterhead with your signature or that of a board-appointed alternate.
2. Complete and submit the "Authorization to transmit the LAFCo Special District Member Mail Ballot by Electronic Mail."

You must return your authorization form and all nominations to LAFCo no later than 5:00 pm, Wednesday May 3, 2023.

If you have questions concerning this process, please contact me directly.

Sincerely,

Sofia Recalde
Management Analyst
srecalde@smcgov.org
650.363.1853

Attachment: Authorization Form

San Mateo LAFCo Fact Sheet

Distribution: Presiding Officers of Independent Special Districts in San Mateo County

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Title: Approval of Second Amendment to the Communications Site Lease Agreement with MetroPCS California LLC for New Diesel Generator and Antenna Additions at the Alves Water Tank location at Miramontes Point Road and Poppy Lane in Half Moon Bay

Recommendation/Motion:

Authorize the General Manager to execute the Second Amendment to the Communications Site Lease Agreement with MetroPCS California LLC for the expansion of the Lessee premises located at Miramontes Point Road and Poppy Lane in Half Moon Bay for the installation of a new diesel generator and antenna additions for additional rent of \$1,560 per month.

Background:

MetroPCS California LLC (aka T Mobile) currently leases property located at the Alves Water Tank location for its cell tower equipment.

To comply with the State of California “hardening” requirements for cell carriers, MetroPCS wishes to install a backup generator at the cell site. In addition, MetroPCS will be upgrading its antennas to 5G on the site. Given the investment in the generator and equipment, MetroPCS also would like one additional (5) year extension. (The current agreement expires on August 24, 2028.)

MetroPCS will pay additional rent of \$1560 per month given the amendment.

District staff have reviewed the plans and have noted that the MetroPCS equipment locations on the site should not have to be moved in the future should the District recoat or replace the Alves tank.

Patrick Miyaki has also reviewed the amendment language.

Staff recommends that the Board approve the Second Amendment.

Fiscal Impact: \$18,720 additional cell revenue/year

SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT

THIS SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT (“Second Amendment”) is made and entered into on _____, 2023 (“Effective Date”), by and between Coastside County Water District, a public corporation (“Lessor”), and MetroPCS California LLC, a Delaware limited liability company (“Lessee”) (Collectively the “Parties”).

Recitals

A. Lessor and Lessee entered into a COMMUNICATIONS SITE LEASE AGREEMENT, dated June 26, 2008 as amended by that certain First Amendment dated January 10, 2018 (collectively the “Lease”) for leased premises (the “Premises”) located at Miramontes Pt. Rd. at Poppy Lane in Half Moon Bay, CA- San Mateo County (the “Property”).

B. Lessor and Lessee desire to enter into this Second Amendment in order to modify and amend certain provisions of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee covenant and agree as follows:

1. Lessor Consent. Lessor hereby grants Lessee the right and consents to Lessee’s expansion of the Premises only as expressly set forth below:

a. New Diesel Generator. Lessee may install a new diesel generator as described and depicted in its entirety in Exhibit “B-2” (9.58 square feet w x 12.42 square feet w or a total of 119 sq. ft.) plus the existing Premises for a total square footage of Two Hundred Sixty Nine (269) square feet and associated conduit and connecting equipment all of which are depicted on Lessee plans dated 7/27/2022 , which are attached hereto and by this reference incorporated herein, which equipment shall be considered part of the “Antenna Facilities” under the Lease. No additional equipment will be added to the Premises nor additional space used other than what is described above and depicted on the attached Exhibit “B-2”, as well as Exhibit “B-1” which describes the other portions of the Antenna Facilities. Lessee will construct, install, operate and remove said diesel generator and additional facilities in accordance with all federal, state, and local laws, rules, ordinances, codes and the security and safety requirements of Lessor including the requirement that Lessee will maintain a spill kit on site to be accessible and available for immediate use in the event of a release of hazardous materials from said generator.

b. Antenna Addition. Lessee may install up to three (3) new antennas (dimensions each, up to: 33.1” x 20.6”w x 8.3”d) along with six (6) new RRU’s and related equipment as described in their entirety and depicted in Exhibit “B-2”, which is attached hereto and by this reference incorporated herein, which equipment shall be considered part of the “Antenna Facilities” under the Lease. With the additional new antennas and new RRUs, Lessee may have no more than a total of up to six (6) antennas and six (6) RRUs on the Premises. No additional equipment will be added to the Premises nor additional space used outside the existing Premises other than what is depicted on the attached Exhibit “B-2”. All new cabling required in Exhibit “B-2” will fit within the existing cable runs used by Lessee prior to the execution of this Second Amendment.

After the full execution of this Second Amendment, if the County of San Mateo (hereafter, “County”) informs Lessor that it has received complaints from residents of the surrounding geographic area regarding the aesthetics of the new diesel generator and/or additional antennas, then Lessee shall, at its sole cost and expense, make those modifications (after receiving Lessor’s written approval) necessary to satisfy any new requirements of the County resulting from such complaints.

T-Mobile Site No: SF71842M
Market: SF

Lessee (including the Lessee's contractors) will comply with the following conditions in connection with the construction, installation, use and repair of the new diesel generator and antenna addition and related additional facilities:

A. Lessee will provide 10 days written notice to the Lessor in advance of beginning construction activities and all construction activities must be completed within 120 days from the start of construction. All construction activities will take place between 9 a.m. and 3 p.m. only. The Lessee will adhere to all applicable State, County and local building codes, permitting, and construction regulations.

B. Lessee will handle all communication and outreach about its construction activities with neighbors of the site in advance of construction. Such activities shall include work schedule and description of work. Lessee will provide all neighbors within three hundred (300) feet from the property boundaries with written notice at least seven (7) days in advance of the start of construction. Lessee contact information must be included in all written notices.

C. Lessee acknowledges there is limited space on the Property and that no other equipment or facilities will be installed on the Premises except for the equipment described in this Amendment.

D. Lessee's construction at the site and use of the new diesel generator and antenna addition shall not disturb Lessor's operations or unreasonably disturb neighbors and the nearby community. Lessor promptly will provide written notice of any disturbance to Lessee, and Lessee must provide a written response to the Lessor promptly. Lessee will coordinate with the Lessor to resolve the disturbance as soon as possible thereafter. If such disturbance cannot be resolved to the satisfaction of the Lessor, then the Lessor may direct the Lessee to shut down the generator or discontinue the activity causing such disturbance until such time as the disturbance has been resolved. Upon request by Lessor, the Lessee shall deal directly with the parties involved in the disturbance to resolve such matters

E. Lessee's operation of the generator and related facilities shall not exceed a noise level of 80 decibels at 50' from the generator. Lessee will install an automatic transfer switch with the generator to avoid the generator running on after power is restored.

F. Lessee shall identify all subterranean facilities (including water, power, sewer, telecommunication, and any other underground facilities) in the areas where Lessee will be constructing and installing the cement slab, generator, conduits, cabling/wiring, and any other portions of the generator or CMU wall enclosure. Lessee shall avoid damaging all subterranean facilities in said construction and installation and shall solely pay all costs and expenses to repair such damage within thirty (30) days from Lessor's written notification to Lessee of such damage. Lessee shall identify on the ground the subterranean cable run from Lessee's generator to Lessee's equipment area.

G. Lessee will access the Premises in accordance with the terms of the Lease. In addition, Lessee will themselves and will require their contractors and agents to exercise safe traffic control and driving practices during construction and on an ongoing basis when accessing the property.

H. Lessee will be responsible for obtaining any property rights from neighboring properties if required. Access to Lessor's water tank facility cannot be blocked. If Lessor operations require, Lessee's construction equipment will be moved offsite from Lessor's property for such period of time as Lessor determines is necessary.

2. Rent and Costs. The Rent that Lessee pays Lessor will be increased by One Thousand Five Hundred and Sixty Dollars (\$1,560.00) per month payable upon thirty (30) days from the date of commencement of construction for the modification of the additional equipment or within four (4) months from the full execution of this Second Amendment, whichever is first in time, with such date being confirmed in writing to Lessor from Lessee. Thereafter,

Rent shall be payable in accordance with the terms of the Lease including the four percent (4%) annual escalations as defined therein.

3. **Renewal Term:** Current term expires on August 24, 2028. Lessee shall have the right to extend this Lease for an additional one (1) successive five (5) year terms (each, a "Renewal Term") on the same terms and conditions as set forth in the Lease.

4. **Terms; Conflicts.** The terms and conditions of the Lease are incorporated herein by this reference, and capitalized terms used in this Second Amendment shall have the same meanings such terms are given in the Lease. Except as specifically set forth herein, this Second Amendment shall in no way modify, alter or amend the remaining terms of the Lease, all of which are ratified by the parties and shall remain in full force and effect, including but not limited to the Lessee's indemnity obligation. For clarity, Lessee's indemnity obligations set forth in Section 19 of the Lease applies to any and all claims arising from the expansion of the Premises under this Second Amendment, including but not limited to claims from property owners living near the Property. To the extent there is any conflict between the terms and conditions of the Lease and this Second Amendment, the terms and conditions of this Second Amendment will govern and control.

5. **Approvals.** Lessor represents and warrants to Lessee that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Second Amendment, or if any such third party consent or approval is required, Lessor has obtained any and all such consents or approvals.

6. **Authorization.** The persons who have executed this Second Amendment represent and warrant that they are duly authorized to execute this Second Amendment in their individual or representative capacity as indicated.

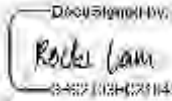
7. **Signatures.** This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed facsimile and electronic copies of this Amendment shall legally bind the parties to the same extent as original documents.

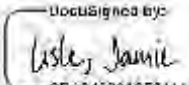
IN WITNESS WHEREOF, the Parties have executed this Second Amendment on the day and year first written above.

Lessor:
Coastside County Water District, a public corporation

Lessee:
MetroPCS California LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____
Date: _____

By: 
Name: Rocki Lam
Title: Sr Director, Engineering & Operations
Date: 4/5/2023


Lisle, Jamie


Christina Spott TMO Legal
CHRISTINA SPOTT

Digitally signed by TMO Legal Date: 2023.04.04 13:39:06 -0400



T-Mobile Site No: SF71842M
Market: SF

4/4/2023

3 4/5/2023

TMO Signatory Level: L06

EXHIBIT B-2

(insert site plan drawing here)

ANCHOR/AAS/67D5A997DB ODE+6160
RFDS VER 8

T-Mobile

SITE NUMBER: SF71842M **CITY:** HALF MOON BAY
SITE NAME: SF1842 RITZ WATER TANK **COUNTY:** SAN MATEO
SITE TYPE: MONOBUSH **JURISDICTION:** CITY OF HALF MOON BAY

T
1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

Synergy
a division of **advantage engineers**
3663 NORTH LAUGHLIN, SUITE 101
SANTA ROSA, CA 95403

ALLSTATES
ENGINEERING & SURVEYING
28675 BIRTCHEP DRIVE
LAKE FOREST, CA 92630

PROJECT NO: SF71842M
DRAWN BY: KFI
CHECKED BY: DW

REV	DATE	DESCRIPTION	
0	07/27/2022	100% CD'S	RF
A	06/22/2022	90% CD'S	RF

REGISTERED PROFESSIONAL ENGINEER
WISSAM ZALZALI
71655
CIVIL
STATE OF CALIFORNIA
Wissam Zalzal

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019
SAN MATEO

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

PROJECT SUMMARY

SITE ADDRESS:
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019

PROPERTY OWNER CONTACT:
COASTSIDE COUNTY WATER DISTRICT
766 MAIN STREET,
HALF MOON BAY, CA 94019
CONTACT: STEVEN TWICHELL
PHONE: (650) 533-4602

APPLICANT:
T-MOBILE WEST LLC
1855 GATEWAY BLVD. SUITE 900
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER:
PROJECT MANAGER:
CONSTRUCTION MANAGER:

ERIC HALE
CEDRIC PETERSON
JESSE BURGESS
JORDAN EGLER

CONSULTING TEAM

SAC/ZONING/PERMITTING:
SYNERGY A DIVISION OF
ADVANTAGE ENGINEERS, LLC
3663 N. LAUGHLIN RD. STE. 201
SANTA ROSA, CA 95403
CONTACT: TROY EGLESTON
PHONE: (707) 888-5191

ARCHITECTURAL/ENGINEERING:
ZALZALI & ASSOCIATES INC. dba
ALL STATES ENGINEERING & SURVEYING
23675 BIRTCHEP DRIVE
LAKE FOREST, CA 92630
OFFICE: (949) 273-0996
PRINCIPAL: WISSAM ZALZALI (C-71655)
CELL: (949) 609-9559
PM: KRYSSTIAN MARSHALL
CELL: (949) 690-7975
EMAIL: krystian@zalzali.com

LATITUDE / LONGITUDE

LAT: 37° 26' 01.76" N LAT: 37.433822
LONG: 122° 25' 16.88" W LONG: -122.421356

UTILITY PURVEYOR

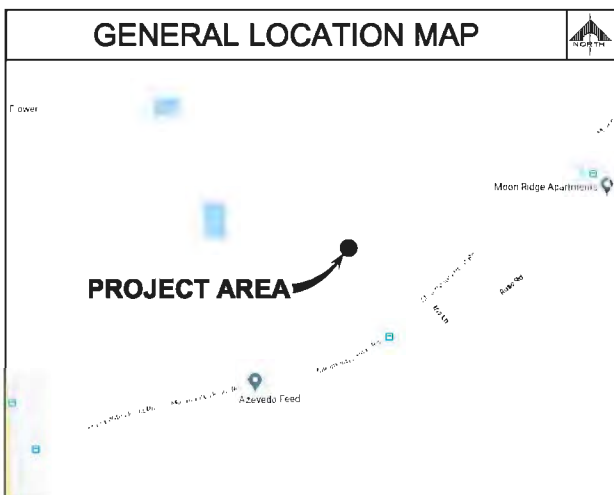
POWER: TELCO:
COMPANY: - PG&E COMPANY: - AT&T

SITE SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
OCCUPANCY CLASSIFICATION MAIN BUILDING: TBD
ZONE CLASSIFICATION : 0711 INS. RELIGIOUS PROPERTIES
BUILDING TYPE: V-B
APN: 066-430-050

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	ABBREVIATIONS, SPECIFICATIONS AND SYMBOLS
T-4	GENERAL STRUCTURAL NOTES
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED ROOF PLAN
A-2	EXISTING ANTENNA LAYOUT PLAN
A-3	NEW ANTENNA LAYOUT PLAN
A-4	EQUIPMENT LAYOUT PLANS
A-5	ELEVATIONS I
A-6	ELEVATIONS II
A-7	ELEVATIONS III
D-1	DETAILS AND SPECIFICATIONS I
D-2	DETAILS AND SPECIFICATIONS II
D-3	DETAILS AND SPECIFICATIONS III
D-4	DETAILS AND SPECIFICATIONS IV
D-5	DETAILS AND SPECIFICATIONS V
D-6	DETAILS AND SPECIFICATIONS VI
G-1	GROUNDING NOTES AND DETAILS



PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE PROPOSES TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:

ANTENNA SOW:

- REPLACE (3) EXISTING ANTENNA STANDOFFS FOR NEW ANTENNA, (1) PER SECTOR
- REMOVE AND REPLACE (3) EXISTING KATHREIN 742351V01 ANTENNAS WITH (3) NEW AIR6419 B41 ANTENNAS, (1) PER SECTOR
- ADD (3) NEW RADIO 4460 B25+B66 RRUS, (1) PER SECTOR

EQUIPMENT SOW:

- ADD (2) 6X12 HCS 60M 6AWG
- ADD (1) 6160 SITE SUPPORT CABINET
- ADD (3) BB 6630 & (1) BB6648 INTO NEW 6160 SITE SUPPORT CABINET
- ADD (1) PROPOSED B160 BATTERY CABINET.
- ADD (1) NEW PSU4813

GENERATOR SOW:

- INSTALL (1) GENERATOR, GENERAC 45 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB
- INSTALL (1) AUTOMATIC TRANSFER SWITCH

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

LEGAL DESCRIPTION

3.593 AC MOL BND SELY BY PARCEL A OF PM 35/5-6 BEING PTN OF LOT 16 JOHNSTON RANCH RSM 2/4

ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2019, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (MACHINERY SPACES)

CODE COMPLIANCE

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2019
- CALIFORNIA BUILDING CODE 2019
- CALIFORNIA ELECTRICAL CODE 2019
- CALIFORNIA MECHANICAL CODE 2019
- CALIFORNIA PLUMBING CODE 2019
- ANSI / TIA-222-H-2017
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2019 EDITION
- ASCE 7-16
- ACI 318-14
- AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1855 GATEWAY BLVD STE 900, CONCORD, CA 94520

HEAD SOUTHEAST TOWARD CLAYTON RD 79 FT TURN RIGHT ONTO CLAYTON RD 0.2 MI TURN LEFT ONTO MARKET ST 0.7 MI TURN RIGHT AT MAYETTE AVE 0.8 MI SLIGHT LEFT ONTO IRON HORSE REGIONAL TRAIL 23 FT TURN RIGHT ONTO MONUMENT BLVD SLIGHT RIGHT TO STAY ON MONUMENT BLVD 0.1 MI SLIGHT LEFT TOWARD MONUMENT BLV 0.1 MI CONTINUE ONTO MONUMENT BLVD 272 FT TURN LEFT TOWARD BOYD RD SLIGHT RIGHT ONTO KELLY AVE 0.2 MI SLIGHT LEFT 322 FT SLIGHT LEFT TOWARD HALF MOON BAY COASTAL TRAIL 0.1 MI TURN RIGHT ONTO HALF MOON BAY COASTAL TRAIL 0.8 MI TURN LEFT TO STAY ON HALF MOON BAY COASTAL TRAIL 1.0 MI SLIGHT LEFT 1.0 MI TURN RIGHT ONTO PEDONDO BEACH RD 20 FT TURN LEFT ONTO HALF MOON BAY COAST TRAIL 0.5 MI TURN LEFT ONTO FAIRWAY DR 112 FT CONTINUE ONTO ASHDOWN PL 157 FT SLIGHT RIGHT ONTO MIRAMONTES POINT RD 384 FT TURN LEFT TO STAY ON MIRAMONTES POINT RD 141 FT SLIGHT LEFT TO STAY ON MIRAMONTES POINT RD 1.2 MI TURN LEFT CABRILLO UNIFIED SCHOOL DISTRICT CALIFORNIA, USA

ROOFING & WATERPROOFING NOTES

- 1. CONTRACTOR SHALL CONTACT THE BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY... CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES...

PENETRATION AT FIRE RATED ASSEMBLIES NOTES

- 1. AT THE CLIENT PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILT" HIGH PERFORMANCE FIRESTOP SYSTEM #FS601 AT ALL FIRE RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.

GENERAL NOTES

- 1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
- 2. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATION.

GENERAL NOTES (CONTINUATION)

- 11. THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
- 12. ALL EXPOSED METAL SHEET SHALL BE HOT-DIPPED GALVANIZED.
- 13. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.

GENERAL NOTES (CONTINUATION)

- 39. A PRE-CONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM AFFECTED AGENCIES SHALL BE HELD ON THE JOB AT LEAST ONE (1) WEEK PRIOR TO BEGINNING CONSTRUCTION.
- 40. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE.

SITE PREPARATION NOTES

- 1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT MIGHT DAMAGE THE FOOTINGS OF THE NEW STRUCTURE.
- 2. BACKFILL ALL TRENCHES WITH CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30% OR GREATER. BACKFILL IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED.

SHOP DRAWING REVIEW

- 1. REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

LANDLORD/LESSOR NOTES

- 1. A PRECONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM APPLICABLE AGENCIES SHALL BE HELD ON SITE AT LEAST ONCE PRIOR TO BEGINNING CONSTRUCTION AT WHICH TIME A CONSTRUCTION SCHEDULE AND 24-HOUR CONTACT INFORMATION SHALL BE PROVIDED TO LANDLORD/LESSOR.

ACCESSIBILITY EXCEPTION NOTES

- 1. SECTION 1103.2.7: LIMITED ACCESS SPACES - SPACES NOT CUSTOMARILY OCCUPIED AND ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES, FREIGHT ELEVATORS OR VERY NARROW PASSAGEWAYS SHALL NOT BE REQUIRED TO COMPLY WITH THESE REQUIREMENTS OR TO BE ON AN ACCESSIBLE ROUTE.

GENERAL RF NOTES

- 1. ALL ANTENNAS AND ANTENNA CABLE SHALL BE FURNISHED BY THE CELL CARRIER AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
- 2. PRIOR TO INSTALLATION OF ANTENNAS THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE PLANS MATCH ACTUAL FIELD CONDITIONS.

T 1855 GATEWAY BLVD., 9th FLOOR CONCORD, CA 94520

Synergy a division of advantage engineers 3663 NORTH LAUGHLIN, SUITE 101 SANTA ROSA, CA 95403

ALLSTATES ENGINEERING & SURVEYING 23675 BIRTCHEE DRIVE LAKE FOREST, CA 92630

Table with project details: PROJECT NO: SF71842M, DRAWN BY: KM, CHECKED BY: DW

Table with 4 columns: REV, DATE, DESCRIPTION, RF. Contains revision history for 07/27/2022 and 06/22/2022.

Professional Engineer Seal for Wissam Zalzali, State of California, License # 71655.

(ANCHOR) SF71842M SF1842 RITZ WATER TANK MIRAMONTES POINT ROAD @ POPPY LANE, HALF MOON BAY, CA 94019 SAN MATEO

SHEET TITLE GENERAL NOTES

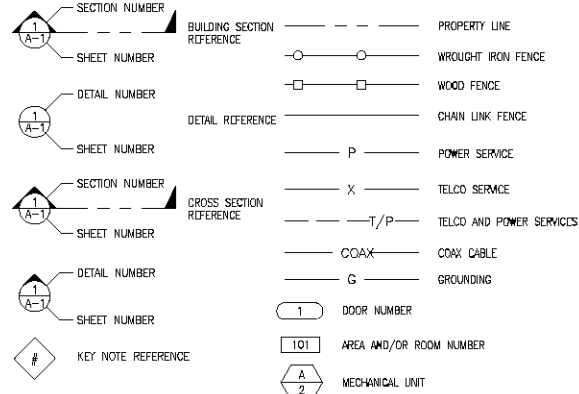
SHEET NUMBER T-2

NOTE: CONTRACTOR TO FIELD VERIFY ALL (E) CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS, START OF CONSTRUCTION AND OR FABRICATION.

ABBREVIATIONS

AB ANCHOR BOLT	LAM LAMINATED
AC ASPHALTIC CONCRETE	LBS POUNDS
A.C. AIR CONDITIONING	LT LIGHT
ADJ ADJUSTABLE	LA LIGHTNING ARRESTOR
A.F.F. ABOVE FINISH FLOOR	LNA LOW NOISE AMPLIFIER
ARCH ARCHITECTURAL	MFR MANUFACTURER
APPROX. APPROXIMATELY	MAT MATERIAL
A.G.L. ABOVE GRADE LEVEL	MAX MAXIMUM
A.W.S.L. ABOVE MEAN SEA LEVEL	MCHX MECHANICAL
BD BOARD	MIN MINIMUM
BLDG BUILDING	MISC MISCELLANEOUS
BLKG BLOCKING	ML METAL LATH
BOT BOTTOM	MO MASONRY OPENING
BSMT BASEMENT	MS MACHINE SCREW
BTS BASE TRANSPONDER STATION	MTD MOUNTED
	MTL METAL
C COURSE(S)	(N) NEW
CEM CEMENT	NIC NOT IN CONTRACT
CL CHAIN LINK	NO NUMBER
CLG CEILING	NTS NOT TO SCALE
CLR CLEAR	OA OVERALL
COL COLUMN	ON ON CENTER
CONC CONCRETE	OPNG OPENING
CONST CONSTRUCTION	OPP OPPOSITE
CONT CONTINUOUS	PARTN PARTITION
CORR CORRIDOR	PL PLATE
CO CONDUIT ONLY	PLAS PLYWOOD
	POC POINT OF CONNECTION
DIA DIAMETER	PROP PROPERTY
DBL DOUBLE	PT PRESSURE TREATED
DEPT DEPARTMENT	
DEMO DEMOLITION	R RISER
DIM DIMENSION	REQD REQUIRED
DN DOWN	RD ROOF DRAIN
DR DOOR	RM ROOM
DTL DETAIL	RMS ROOMS
DWG DRAWING	RO ROUGH OPENING
(E) EXISTING	SC SOLID CORE
EA EACH	SCHED SCHEDULE
ELEC ELECTRIC	SECT SECTION
ELEV ELEVATION	SHT SHEET
EQUIP EQUIPMENT	SIM SIMILAR
EXP EXPANSION	SPECS SPECIFICATIONS
XPT EXTERIOR	SS STAINLESS STEEL
FA FIRE ALARM	STL STEEL
FB FLAT BAR	STOR STORAGE
FF FINISH FLOOR	STRUCT STRUCTURAL
FH FLAT HEAD	SUSP SUSPENDED
FIN FINISH(ED)	SW SWITCH
FLR FLOOR	SWBO SWITCHBOARD
FOS FACE OF STUDS	
FS FINISH SURFACE	THK THICK
FT FOOT, FEET	TI THICK IMPROVEMENT
FTG FOOTING	TMA TOWER MOUNTED AMPLIFIER
FW FINISH WALL	TOS TOP OF SURFACE
F.G. FINISH GRADE	TS TUBE STEEL
FUT FUTURE	TYP TYPICAL
GA GAUGE	UNO UNLESS NOTED OTHERWISE
GALV GALVANIZED	VCT VINYL
GL GLASS	CDM COMPOSITION
GR GRADE	INT INTERRUPT
GYP GYPSUM	VERT VERTICAL
GFCI GROUND FAULT CIRCUIT INTERRUPT	V.I.F. VERIFY IN FIELD
GND GROUND	VG VERTICAL GRAIN
HC HOLLOW CORE	W/ WITH
HDW HARDWARE	WD WOOD
HTR HEATER	WR WATER RESISTANT
HM HOLLOW METAL	WT WEIGHT
HORIZ HORIZONTAL	
HR HOUR	XFMR TRANSFORMER
HT HEIGHT	
HV HIGH VOLTAGE	
ID INSIDE DIMENSION	Ø AT
INS INSULATION	□ CHANNEL
INT INTERIOR	℄ CENTERLINE
	∠ ANGLE
JT JOINT	℞ PROPERTY LINE

SYMBOLS



PAINTING SPECIFICATIONS

A. GENERAL

- ALL PAINT PRODUCT LINE SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
- COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
- FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
- ALL PAINT MATERIAL DATA SHEET SHALL BE PROVIDED TO THE CELL CARRIER CONSTRUCTION MANAGER.
- PREPARE PREVIOUSLY PAINTED SURFACES BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
- FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPING FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
- APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
- APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
- CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE WIRELESS CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

B. PAINTING SCOPE

- PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINTING SCOPE				
SURFACE TO BE PAINTED	COATING SYSTEM	PAINT	DO NOT PAINT	N/A
BTS UNIT				
ALL EQUIPMENT & CABINETS OTHER THAN THE BTS UNIT				
ANTENNA COVERS, TILT BRACKETS, MOUNTING BRACKETS AND ASSOCIATED HARDWARE, CABLE AND CABLE COVERS EXPOSED TO VIEW, EXPOSED CONDUIT AND HANGERS, ETC.				
FLASHING UNITS, METAL TRIM AND OTHER METAL SURFACES				
STUCCO, CONCRETE BLOCK AND CEMENTIOUS TYPE FINISH SYSTEMS.				
PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL SCREEN WALLS				
DRYWALL				
CONCRETE POLES				
METAL POLES AND METAL POLE STAND-OFF				

C. COATING SYSTEM SPECIFICATIONS

- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER DTM BONDING PRIMER (B66A50).
- 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER SPECIFIED PRIMER PAINT & PRIMER.

D. ANTENNAS

- PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22

COAXIAL JUMPER CABLES

- PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE (1) COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

RAW STEEL

- PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

GALVANIZED METAL

- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

STAINLESS STEEL

- PRIMER - OTM WASH PRIMER, B71Y1
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL

- TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50WZ4

ALUMINUM AND COPPER

- PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY

- PRIMER - PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT - TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO (EXISTING)

- TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO

- PRIMER - PRO MAR MASONRY CONDITIONER B-46-W21000
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD

- PRIMER - A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20
TOPCOAT - TWO (2) COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/DAMAGE (PRIOR TO PRIME & PAINT)

- FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP

- STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT



1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520



3663 NORTH LAUGHLIN, SUITE 101
SANTA ROSA, CA 95403



23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

PROJECT NO:	SF71842M
DRAWN BY:	KM
CHECKED BY:	DW

REV	DATE	DESCRIPTION	
0	07/27/2022	100% CD'S	RF
A	06/22/2022	90% CD'S	RF



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(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019
SAN MATEO

SHEET TITLE
**ABBREVIATIONS,
SPECIFICATIONS AND
SYMBOLS**

SHEET NUMBER
T-3

GENERAL NOTES

1. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CURRENT GOVERNING CODES AND SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
4. DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
5. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BECOME APPARENT THAT DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROFESSIONAL ENGINEER. PROFESSIONAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
6. MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS, AND OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF THE EQUIPMENT.
7. WATERPROOFING: SEE ARCHITECTURAL DRAWINGS.
8. THE FOUNDATION DESIGN IS BASED ON THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE TABLE 1806.2. ALLOWABLE SOIL BEARING VALUE IS 1500.
9. THE NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
10. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONCRETE

1. ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNLESS OTHERWISE NOTED, CEMENT TO BE TYPE-8 FROM TESTED STOCK PER ASTM C150.
2. CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
3. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS OR OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
4. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS.
5. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4 INCH CHAMFERS UNLESS DETAILED OTHERWISE.
6. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

1. THE LABOR, MATERIALS AND EXECUTION REQUIRED FOR ALL CONCRETE WORK AS INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE PORTIONS OF CHAPTER 22 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2. STRUCTURAL STEEL NOT ENCASED IN CONCRETE SHALL BE SHOP PAINTED WITH TNMEC99 METAL PRIMER OR APPROVED EQUIVALENT.
3. UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. THIS INCLUDES EXPANSION/ADHESIVE ANCHORS. BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4. UNLESS NOTED OTHERWISE ALL WELDS PER THE LATEST EDITIONS OF THE AWS STANDARDS SHALL CONFORM TO AISC SPECIFICATIONS. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS.
5. CONTRACTOR IS PERMITTED TO CUT AND WELD ANTENNA SUPPORT ASSEMBLY ARMS AS NECESSARY TO MEET THE LENGTH REQUIREMENTS IN THE FIELD. WELDS SHALL CONSIST OF A 3/16 INCH FILLET ALL THE WAY AROUND FOR 1/4 INCH THICK STEEL OR LESS AND 3/8 INCH FILLET WELD FOR STEEL 1/2 INCH THICK OR LESS. CONTRACTOR SHALL RESTORE CORROSION BARRIER WITH AN APPROVED PAINT IN ACCORDANCE WITH BS 729:1971 AND PREN 1029.

STRUCTURAL STEEL (CONTINUED)

6. MATERIAL CONFORMANCE:
 - A. WIDE FLANGE STEEL SECTIONS PER ASTM A572 OR A992 WITH FY = 50 KSI
 - B. PIPES SECTIONS PER ASTM A501 WITH FY = 36 KSI
 - C. TUBE STEEL SECTIONS PER ASTM A500 WITH FY = 46 KSI
 - D. COLD FORMED STEEL PER ASTM A653 WITH FY = 50 KSI
 - E. WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS
 - F. ALL OTHER MISCELLANEOUS STEEL SHALL BE ASTM A36 WITH FY = 36 KSI UNLESS NOTED OTHERWISE ON THE PLANS

ADHESIVE / MECHANICAL ANCHORS

1. ALL POST-INSTALLED ANCHORS SHALL BE PER SIMPSON OR HILTI MANUFACTURING AS INDICATED ON THE PLANS.
2. MECHANICAL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR HILTI KWIK BOLT TZ2 ANCHORS, INSTALLATION SHALL COMPLY WITH ICC-ES ESR-4561 FOR ANCHORS TO MASONRY AND ICC-ES ESR-4266 FOR ANCHORAGE TO CONCRETE.

ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR SIMPSON SET-XP EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC-ES ESR-2508 FOR ANCHORAGE TO CONCRETE, IAPMO UES ER-265 AND LARR 25965 FOR ANCHORAGE TO MASONRY.
FOR HILTI HIT-HY 200 EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC ESR-3187 FOR ANCHORAGE TO CONCRETE.

3. ALLOW A MINIMUM OF 72 HOURS AFTER NEW CONCRETE IS PLACED PRIOR TO LOCATING MECHANICAL OR ADHESIVE ANCHORS. ALL MECHANICAL/ADHESIVE ANCHORS REQUIRE SPECIAL STRUCTURAL INSPECTION PER THE BUILDING CODE.

SPECIAL STRUCTURAL INSPECTION - STRUCTURAL ONLY

1. SPECIAL STRUCTURAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR THE FOLLOWING:

VERIFICATION AND STANDARD INSPECTION	INSPECTION TYPE	REFERENCE
STEEL CONSTRUCTION WELDING AT FLOOR AND ROOF DECK WELDS FOR REINFORCING STEEL FOR STRUCTURAL STEEL	CONTINUOUS	AWS D1.3 AWS D1.4, ACI 318
HIGH STRENGTH BOLTING RCSC	X	AISC 360-16, 2014
CONCRETE CONSTRUCTION REINFORCING STEEL POST-INSTALLED ANCHORS	X	ACI 318 ACI 318
USE OF REQUIRED DESIGN MIX		ACI 318
MASONRY CONSTRUCTION		TMS 402 AND 602/ ACI 530
REINFORCING STEEL GROUT PLACEMENT CLEANOUTS PRIOR TO CLOSURE POST-INSTALLED ANCHORS		

2. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN THAT IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS AND ALL DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACTOR VIA A WRITTEN REQUEST FOR INFORMATION.
3. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. INSPECTOR IS NOT AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT.
5. FOR ADDITIONAL INFORMATION ON SPECIAL STRUCTURAL INSPECTIONS, CONTACT THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.

MASONRY

GENERAL:
HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N, F'M = 2,000 PSI, RUNNING BOND, MORTAR TYPE S, 2,000 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN 5 TO 10 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 6'-0". WHEN APPROVED BY THE STRUCTURAL ENGINEER AND BUILDING OFFICIAL, GROUT LIFTS MAY BE GREATER THAN 6'-0" IF IT CAN BE DEMONSTRATED BY CONTRACTOR THAT THE GROUT SPACES CAN BE PROPERLY FILLED. FILL CELLS SOLIDLY WITH GROUT IN LIFTS AND STOP POURS 1 1/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR POINTS. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUNS OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.

VERTICAL REINFORCING:

1 #5 IN CENTER OF GROUT AT CENTER OF WALL, CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.

HORIZONTAL REINFORCING:

2 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT ELEVATED FRAMING ASSEMBLIES. 1 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF PARAPETS AND FREESTANDING WALLS. PLACE THESE BARS CONTINUOUS THROUGH CONTROL JOINTS PER TYPICAL DETAIL TO MAINTAIN BOND BEAM CONTINUITY, INSTALL BENT BARS PER TYPICAL DETAILS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-O-WAL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C.

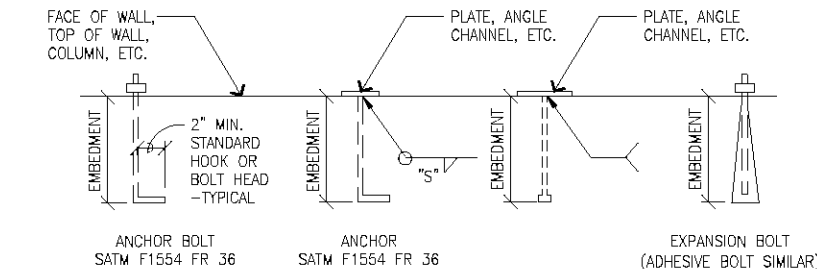
LAP SPLICES:

LAP SPLICES FOR VERTICAL AND HORIZONTAL REINFORCING SHALL BE PER TYPICAL DETAIL. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS. LAP HORIZONTAL LADDER TYPE JOINT REINFORCING 12" MINIMUM.

FOR ADDITIONAL REINFORCING INFORMATION, SEE REINFORCING SECTION OF G.S.N., PLANS, SCHEDULES AND DETAILS.

NOTES:

1. PROVIDE ANCHORS, ANCHOR BOLTS AND EXPANSION BOLTS PER THIS SCHEDULE UNLESS NOTED ON PLANS OR DETAILS.
2. EXPANSION OR ADHESIVE BOLTS USED IN MASONRY SHALL HAVE I.C.B.O. APPROVAL IN MASONRY.
3. AT "ANCHORS" USE 3/16" FILLET WELD ("S").
4. THICKNESS OF DRY PACK DOES NOT APPLY TOWARDS EMBEDMENT.
5. BOLT/PLATE EDGE CLEARANCES PER THE FOLLOWING - TYP U.N.O.
 - 3/4" DIA. OR LESS ----- 1-1/4"
 - 7/8" DIA. ----- 1 1/2"
 - 1" DIA. ----- 1 3/4"
 - 1 1/8" DIA. ----- 2"
 - 1 1/4" DIA. ----- 2 1/4"
 - OVER 1 1/4" DIA. ----- 1.75xDIA.



TYPICAL ANCHOR, ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE AND BOLT/PLATE EDGE CLEARANCE

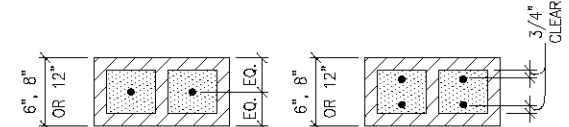
CONC PSI	CLASS B TENSION SPLICE LENGTHS						COMP BARS	
	f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		f'c = ≤ 3,000	f'c = ≤ 3,000
BAR LOCATION SIZE (METRIC)	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	STD LAP	ENCLOSED W/ SPIRAL TIES
#3 (10)	24"	31"	19"	24"	17"	22"	12"	12"
#4 (13)	32"	41"	25"	32"	22"	29"	15"	12"
#5 (16)	39"	51"	31"	40"	28"	36"	19"	14"
#6 (19)	47"	61"	37"	48"	33"	43"	23"	17"
#7 (22)	69"	89"	54"	70"	49"	63"	26"	20"
#8 (25)	78"	102"	62"	80"	55"	72"	30"	23"
#9 (29)	88"	115"	70"	91"	63"	81"	34"	25"
#10 (32)	99"	129"	79"	102"	70"	91"	84"	28"
#11 (36)	110"	143"	87"	113"	78"	101"	42"	31"

NOTES:

1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPLICES SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS OR SCHEDULES.
3. CONTACT STRUCTURAL ENGINEER IF CLEAR SPACING OF REINFORCEMENT IS LESS THAN OR EQUAL TO 2 BAR DIAMETERS (≤2DB), OR IF CLEAR COVER IS LESS THAN THE BAR DIAMETER (DB).
4. THIS TABLE IS BASED ON NORMAL WEIGHT CONCRETE.
5. FOR ADDITIONAL INFORMATION, SEE G.S.N., PLANS, SCHEDULES AND DETAILS.

LAP SCHEDULE FOR REINFORCING STEEL SCALE: 1 N.T.S.

REBAR SIZE (METRIC)	REBAR GRADE	MASONRY LAP SPLICE LENGTH					
		STEEL AT CENTER OF WALL			STEEL AT FACE OF WALL (& BOND BEAMS)		
		6" WALL	8" WALL	12" WALL	6" WALL	8" WALL	12" WALL
#4 (10)	60	17"	17"	17"	21"	21"	
#4 (13)	60	26"	26"	26"	32"	32"	
#5 (16)	60	40"	32"	32"	50"	50"	
#6 (19)	60	N/A	58"	58"	100"	100"	
#7 (22)	60	N/A	80"	80"	N/A	135"	
#8 (25)	60	N/A	N/A	115"	N/A	189"	



NOTES:

1. LAPS APPLY TO BOTH VERTICAL AND HORIZONTAL REINFORCING.
2. PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY.
3. DO NOT SPLICE HORIZONTAL BARS WITHIN 8'-0" OF CONTROL JOINTS.
4. FOR LADDER TYPE HORIZONTAL REINFORCING, SEE G.S.N.
5. LAP LENGTHS HAVE BEEN CALCULATED FOR BOTH WORKING STRESS AND ULTIMATE STRENGTH DESIGN. WORST CASE VALUES HAVE BEEN USED.

WORKING STRESS OR ULTIMATE STRENGTH MASONRY LAP SPLICES FOR REINFORCING STEEL - I.B.G.

LAP SPLICES FOR REINFORCING STEEL SCALE: 2 N.T.S.

BOLT DIAMETER	VERTICAL BOLT EMBEDMENT LENGTH	HORIZONTAL BOLT EMBEDMENT LENGTH	HEADED STUD FILLET WELD SIZE, "S"
1/2"	6"	4"	1/4"
5/8"	6"	4"	5/16"
3/4"	7"	5"	5/16"
7/8"	8"	6"	5/16"
1"	9"	7"	3/8"
1-1/8"	10"	8"	-
1-1/4"	11"	9"	-

GENERAL STRUCTURAL NOTES

4 ANCHOR / BOLT SCHEDULE

SCALE: 3 N.T.S.



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CONCORD, CA 94520



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SANTA ROSA, CA 95403



23675 BIRTCHEE DRIVE
LAKE FOREST, CA 92630

PROJECT NO: SF71842M

DRAWN BY: KM

CHECKED BY: DK

REV	DATE	DESCRIPTION	BY
0	07/27/2022	100% CD'S	RF
A	06/22/2022	90% CD'S	RF



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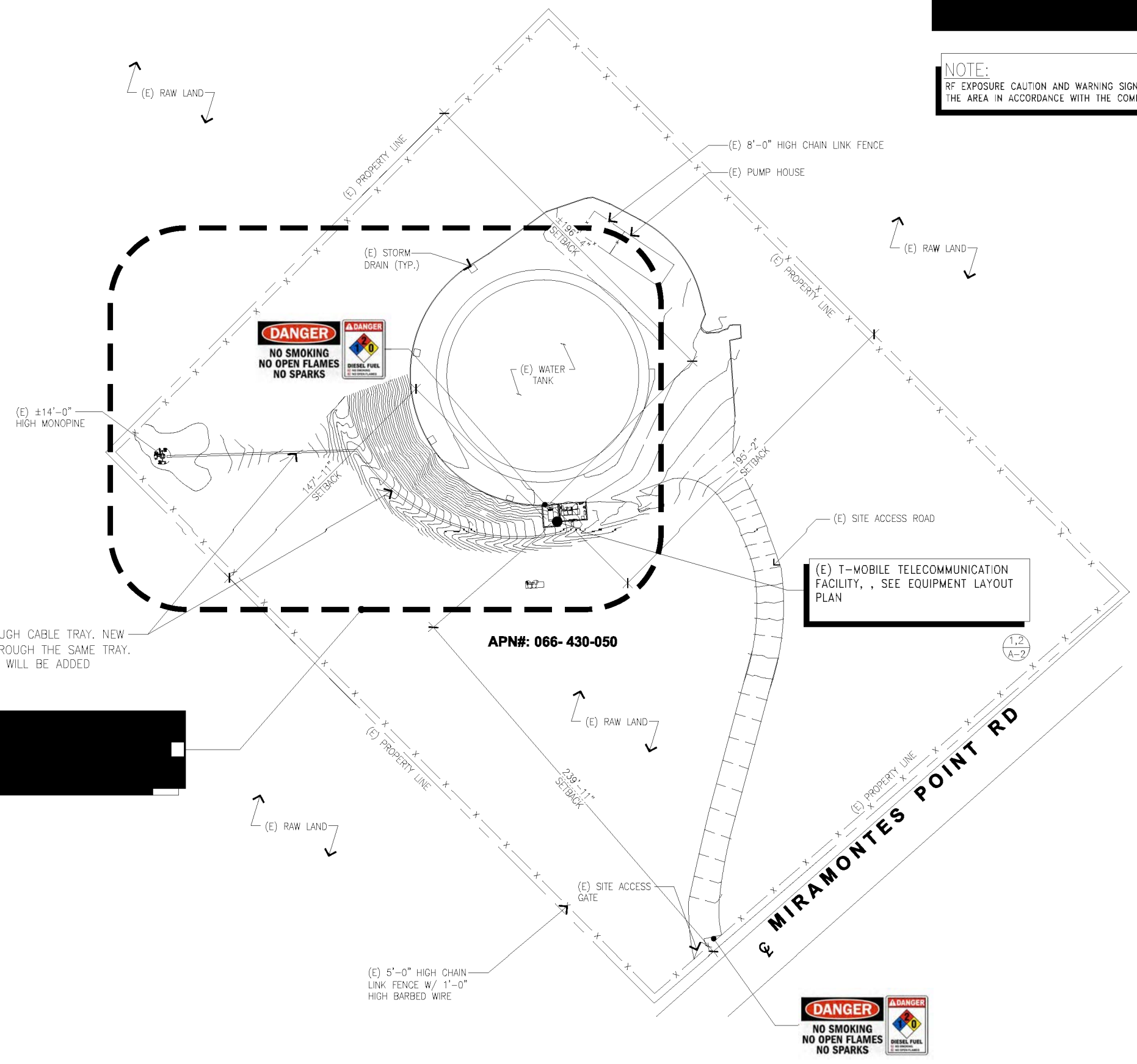
(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019
SAN MATEO

GENERAL STRUCTURAL
NOTES AND TYPICAL
GENERAL STRUCTURAL
DETAILS
NOTES

SHEET NUMBER
T-44



NOTE:
RF EXPOSURE CAUTION AND WARNING SIGNS WILL BE POSTED IN THE AREA IN ACCORDANCE WITH THE COMPLETED EME REPORT



EXISTING CABLES RUN THROUGH CABLE TRAY. NEW CABLES/FIBER WILL RUN THROUGH THE SAME TRAY. NO NEW TRAYS OR CONDUIT WILL BE ADDED



1,2
A-1.1



OVERALL SITE PLAN

SCALE: 1"=30'-0"
0 10' 30' 60' 1

T
1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

Synergy
a division of **advantage engineers**
3663 NORTH LAUGHLIN, SUITE 101
SANTA ROSA, CA 95403

ALLSTATES
ENGINEERING & SURVEYING
23676 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO: SF71842M
DRAWN BY: KTI
CHECKED BY: DW

REV	DATE	DESCRIPTION	
O	07/27/2022	100% CD'S	RF
A	06/22/2022	90% CD'S	RF

REGISTERED PROFESSIONAL ENGINEER
WISSAM TALCADI
71655
CIVIL
STATE OF CALIFORNIA
W. Talcadi

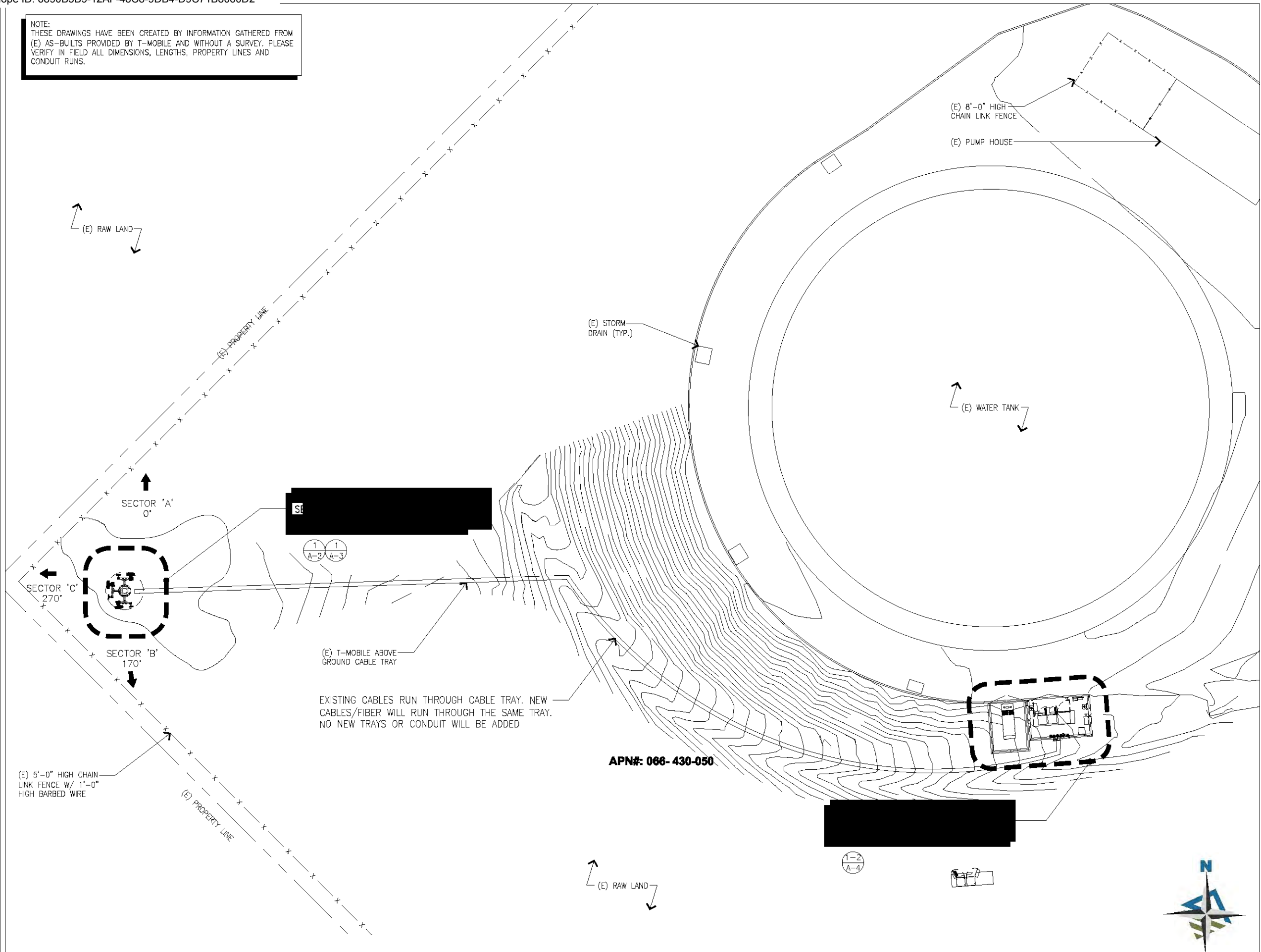
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(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019
SAN MATEO

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM
 (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE
 VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND
 CONDUIT RUNS.



T
 1855 GATEWAY BLVD., 9th FLOOR
 CONCORD, CA 94520

Synergy
 a division of **advantage engineers**
 3663 NORTH LAUGHLIN, SUITE 101
 SANTA ROSA, CA 95403

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRTCHEE DRIVE
 LAKE FOREST, CA 92630

PROJECT NO:	SF71842M
DRAWN BY:	KM
CHECKED BY:	DK

REV	DATE	DESCRIPTION	
0	07/27/2022	100% CD'S	RF
A	06/22/2022	90% CD'S	RF

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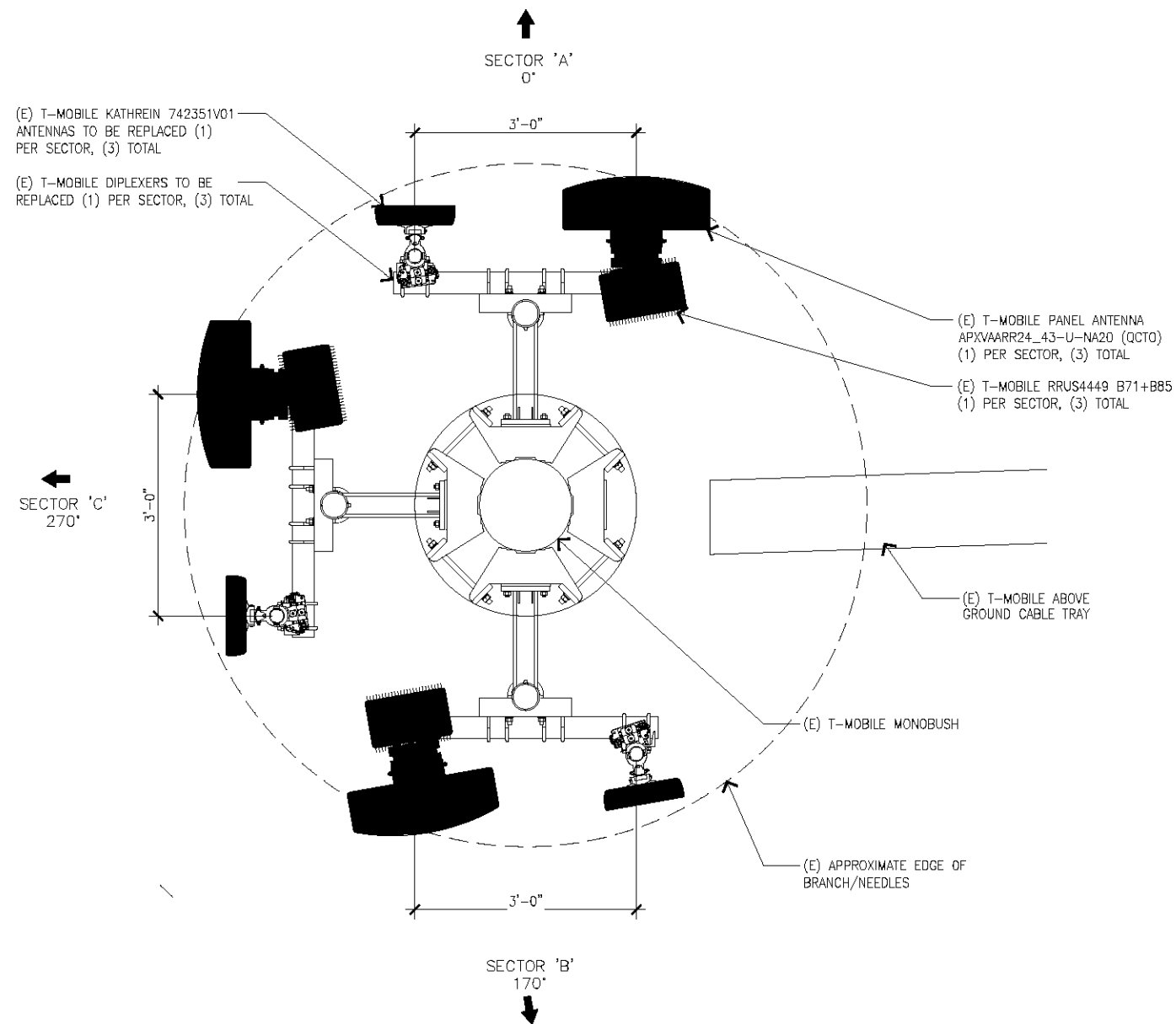
(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK
 MIRAMONTES POINT ROAD @ POPPY LANE,
 HALF MOON BAY, CA 94019
 SAN MATEO

SHEET TITLE
ENLARGED ROOF PLAN

SHEET NUMBER
A-1.1

EXISTING ANTENNA SCHEDULE

SECTOR	AZIMUTH	RAD CENTER	ANTENNA			RRU/TMA/SMART BIAS T		COAX JUMPER	FIBER JUMPER	HCS/COAX CABLE		POWER	
			MODEL NO.	SIZE	QTY.	TYPE	QTY.	QTY.	QTY.	SIZE & TYPE	QTY.	SIZE & TYPE	QTY.
SECTOR 'A'	0°	±10'-0"	KATHREIN - 742351V01 (DUAL)	51.3"L X 11.8"W X 2.7"D	1	TMA TWIN STYLE 4	1	2	-	6X12 HCS	1	-	-
			APXVAARR24_43-U-NA20 (OCTO)	51.8"L X 12.4"W X 5.7"D	1	RRUS4449 B71 B85	1	4	2	6X12 HCS	1	-	-
SECTOR 'B'	170°	±10'-0"	KATHREIN - 742351V01 (DUAL)	51.3"L X 11.8"W X 2.7"D	1	TMA TWIN STYLE 4	1	2	-	6X12 HCS	1	-	-
			APXVAARR24_43-U-NA20 (OCTO)	51.8"L X 12.4"W X 5.7"D	1	RRUS4449 B71 B85	1	4	2	6X12 HCS	1	-	-
SECTOR 'C'	270°	±10'-0"	KATHREIN - 742351V01 (DUAL)	51.3"L X 11.8"W X 2.7"D	1	TMA TWIN STYLE 4	1	2	-	6X12 HCS	1	-	-
			APXVAARR24_43-U-NA20 (OCTO)	51.8"L X 12.4"W X 5.7"D	1	RRUS4449 B71 B85	1	4	2	6X12 HCS	1	-	-
MW DISH	-												
TOTAL					6		9	24	6		6		



1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520



3663 NORTH LAUGHLIN, SUITE 101
SANTA ROSA, CA 95403



23675 BIRTCHEE DRIVE
LAKE FOREST, CA 92630

PROJECT NO:	SF71842M
DRAWN BY:	KM
CHECKED BY:	DK

REV	DATE	DESCRIPTION	
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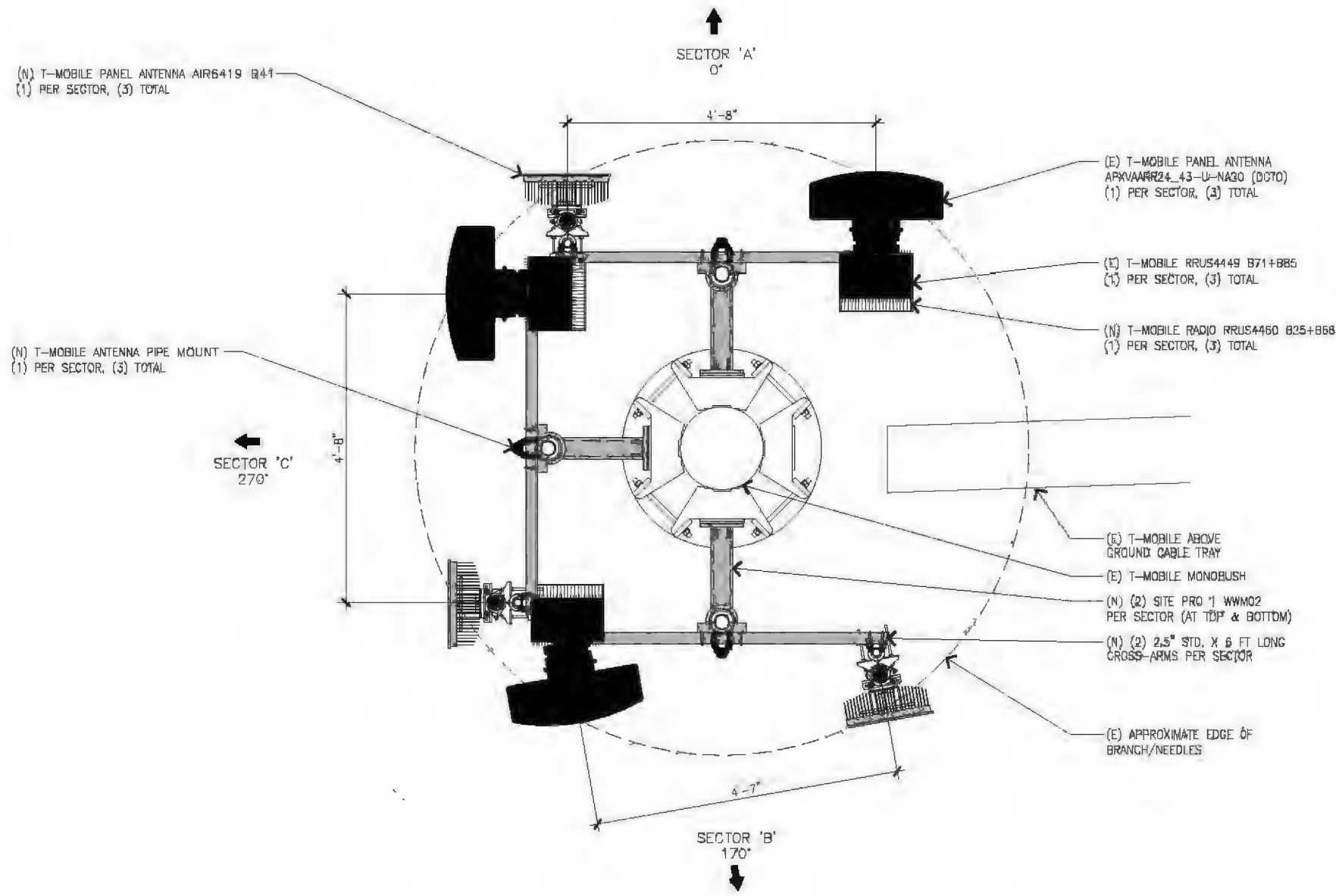
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SF1842 RITZ WATER TANK
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019
SAN MATEO

SHEET TITLE
EXISTING ANTENNA LAYOUT PLAN

SHEET NUMBER
A-2

(E) ANTENNA LAYOUT PLAN

NEW ANTENNA SCHEDULE													
SECTOR	AZIMUTH	RAD CENTER	ANTENNA			RRU/TMA/SMART BIAS T		COAX JUMPER	FIBER JUMPER	HCS/COAX CABLE		POWER	
			MODEL NO.	SIZE	QTY.	TYPE	QTY.	QTY.	QTY.	SIZE & TYPE	QTY.	SIZE & TYPE	QTY.
SECTOR "A"	0°	±10°-0"	APXVAARR24_43-U-NA20 (OCTO)	96.0"L X 24.0"W X 8.7"D	1	RRUS4449 B71 B85	1	8	4	6x12 HCS	1	-	-
						RRUS4460 B25+B66	1						
			AIR6419 B41	33.1"L X 20.6"W X 8.3"D	1	-	-						
SECTOR "B"	170°	±10°-0"	APXVAARR24_43-U-NA20 (OCTO)	96.0"L X 24.0"W X 8.7"D	1	RRUS4449 B71 B85	1	8	4	6x12 HCS	1	-	-
						RRUS4460 B25+B66	1						
			AIR6419 B41	33.1"L X 20.6"W X 8.3"D	1	-	-						
SECTOR "C"	270°	±10°-0"	APXVAARR24_43-U-NA20 (OCTO)	96.0"L X 24.0"W X 8.7"D	1	RRUS4449 B71 B85	1	8	4	6x12 HCS	1	-	-
						RRUS4460 B25+B66	1						
			AIR6419 B41	33.1"L X 20.6"W X 8.3"D	1	-	-						
MW DISH	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL					6		6	24	24		6		



(N) ANTENNA LAYOUT PLAN

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Synergy
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 SANTA ROSA, CA 95403

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRTCHE DRIVE
 LAKE FOREST, CA 92650

PROJECT NO:	SF71842M
DRAWN BY:	KM
CHECKED BY:	DN

REV	DATE	DESCRIPTION	BY
0	07/27/2022	100% CD'S	RF
A	06/23/2022	90% CD'S	RF

REGISTERED PROFESSIONAL ENGINEER
 NISSAN ZALALAT
 71655
 CIVIL
 STATE OF CALIFORNIA

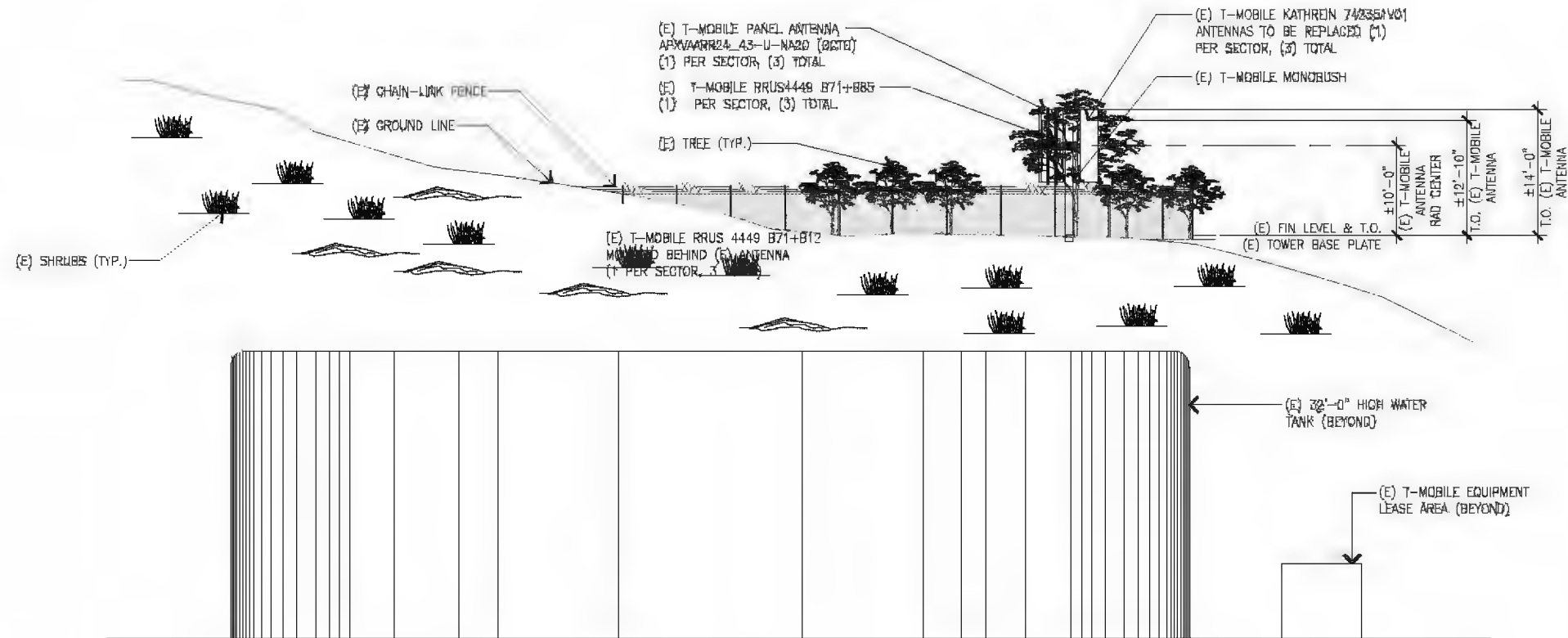
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SF1842 RITZ WATER TANK
 MIRAMONTES POINT ROAD @ POPPY LANE,
 HALF MOON BAY, CA 94019
 SAN MATEO

SHEET TITLE
NEW ANTENNA LAYOUT PLAN

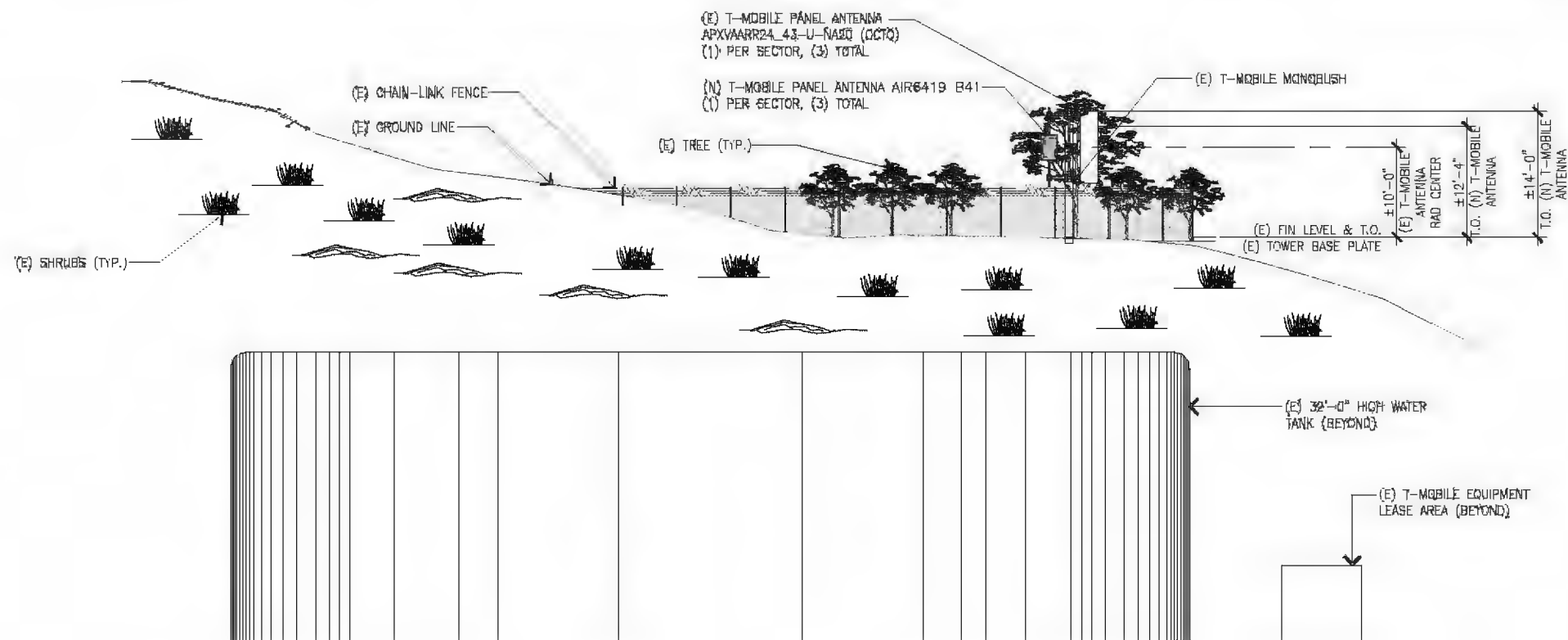
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A-3





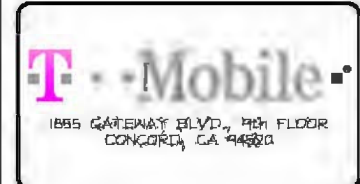
(E) WEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 1



(N) WEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15' 2



PROJECT NO:	SF71842M
DRAWN BY:	KM
CHECKED BY:	DN

REV	DATE	DESCRIPTION	
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A	06/23/2022	90% CD'S	RF

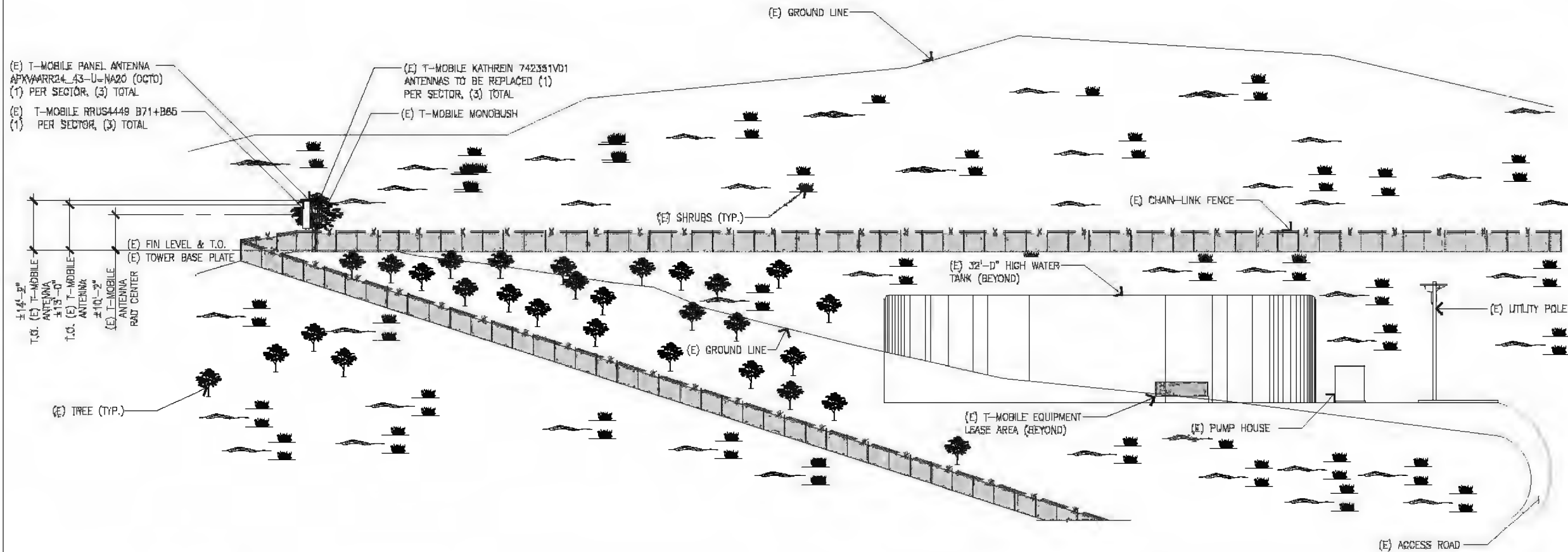


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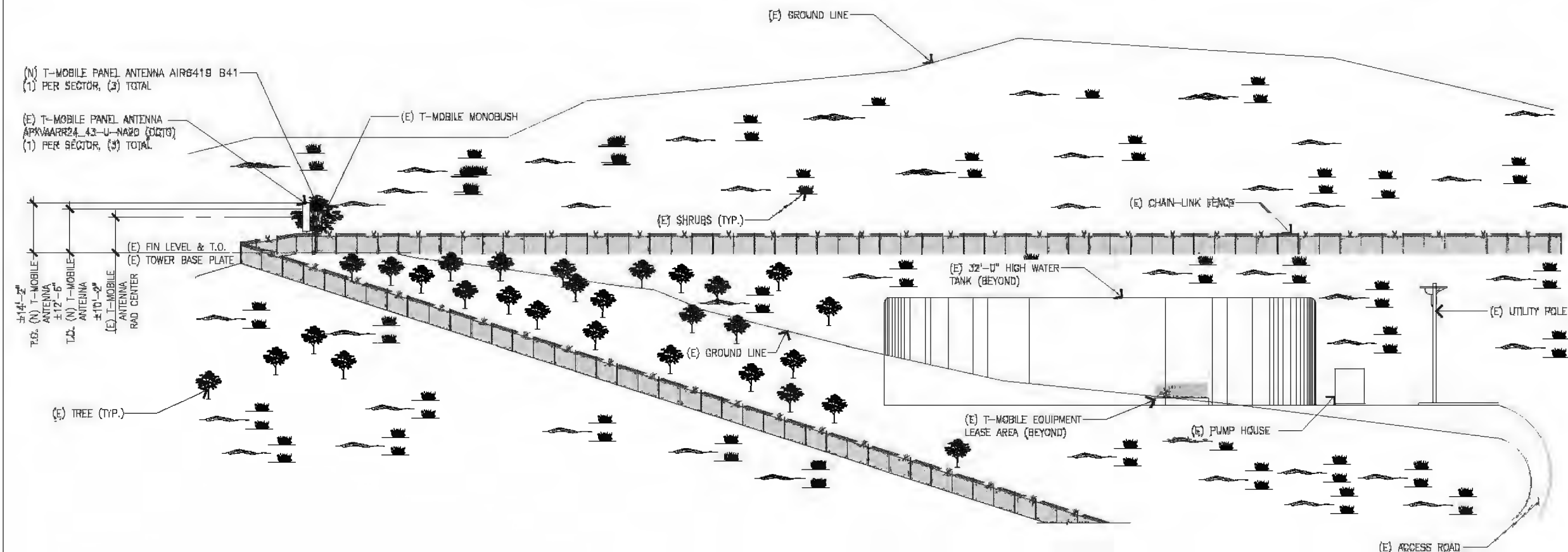
SHEET TITLE
ELEVATIONS I

SHEET NUMBER
A-5



(E) SOUTH ELEVATION

SCALE: 1/16"=1'-0" 0' 15' 30' 1



(N) SOUTH ELEVATION

SCALE: 1/16"=1'-0" 0' 15' 30' 2



PROJECT NO: SF71842M
 DRAWN BY: KM
 CHECKED BY: DH

REV	DATE	DESCRIPTION	
0	07/27/2022	100% CD'S	RF
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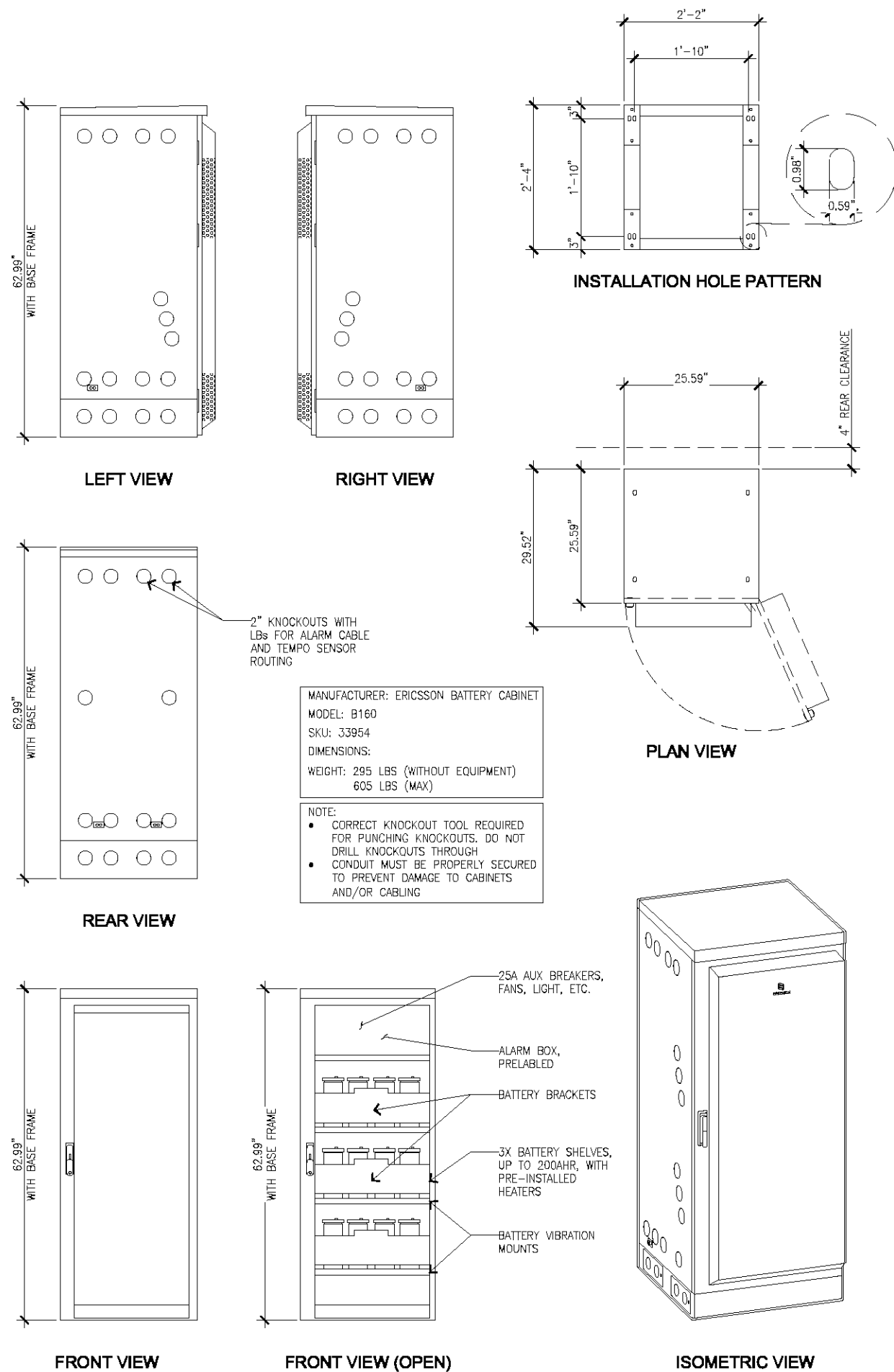


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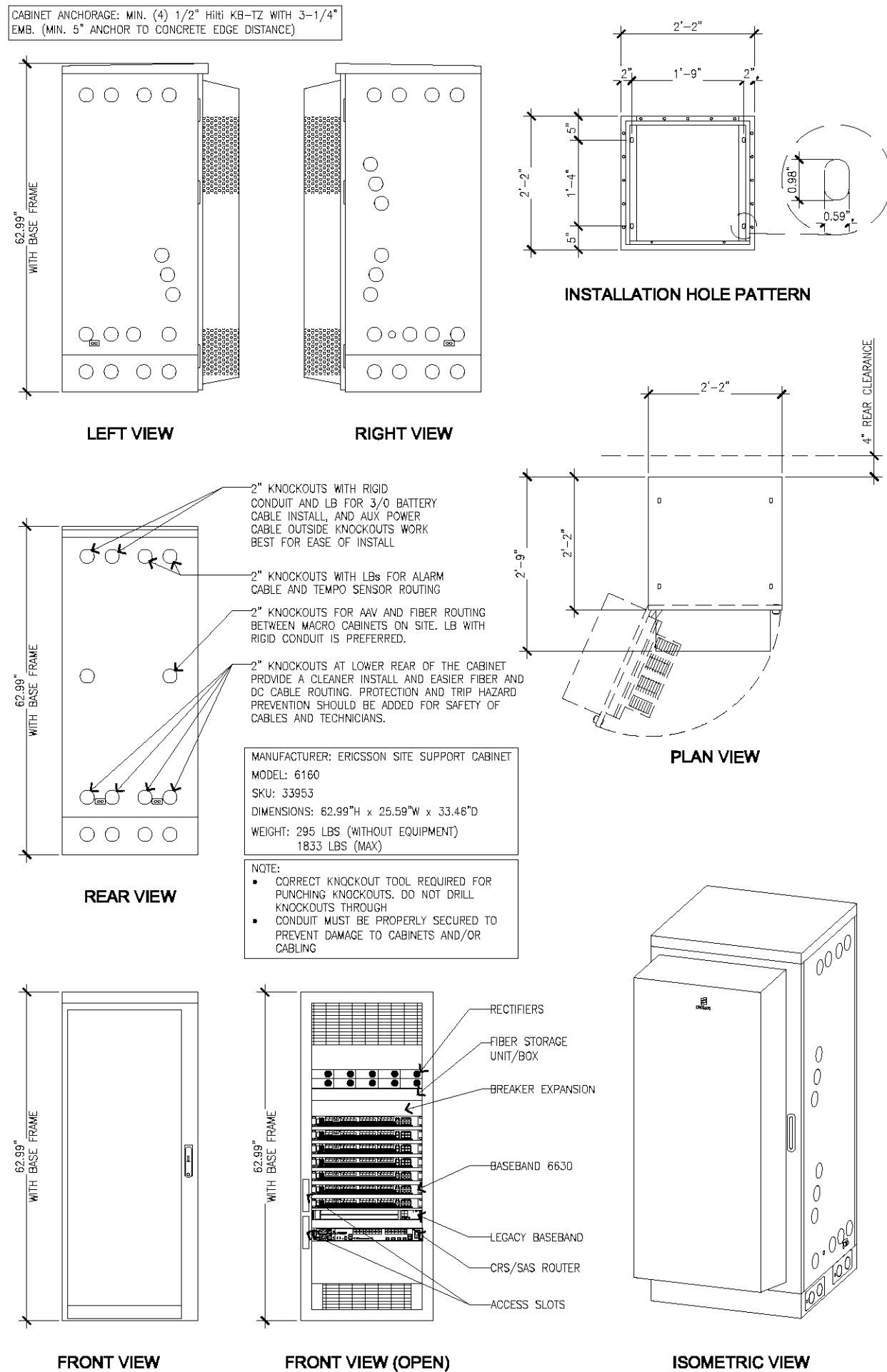
SHEET TITLE
ELEVATIONS II

SHEET NUMBER
A-6



ERICSSON B160 BATTERY CABINET DETAILS

SCALE: 1
N.T.S.



ERICSSON 6160 SITE SUPPORT CABINET DETAILS

SCALE: 2
N.T.S.

T
 1855 GATEWAY BLVD., 9th FLOOR
 CONCORD, CA 94520

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 3663 NORTH LAUGHLIN, SUITE 101
 SANTA ROSA, CA 95403

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRCHER DRIVE
 LAKE FOREST, CA 92630

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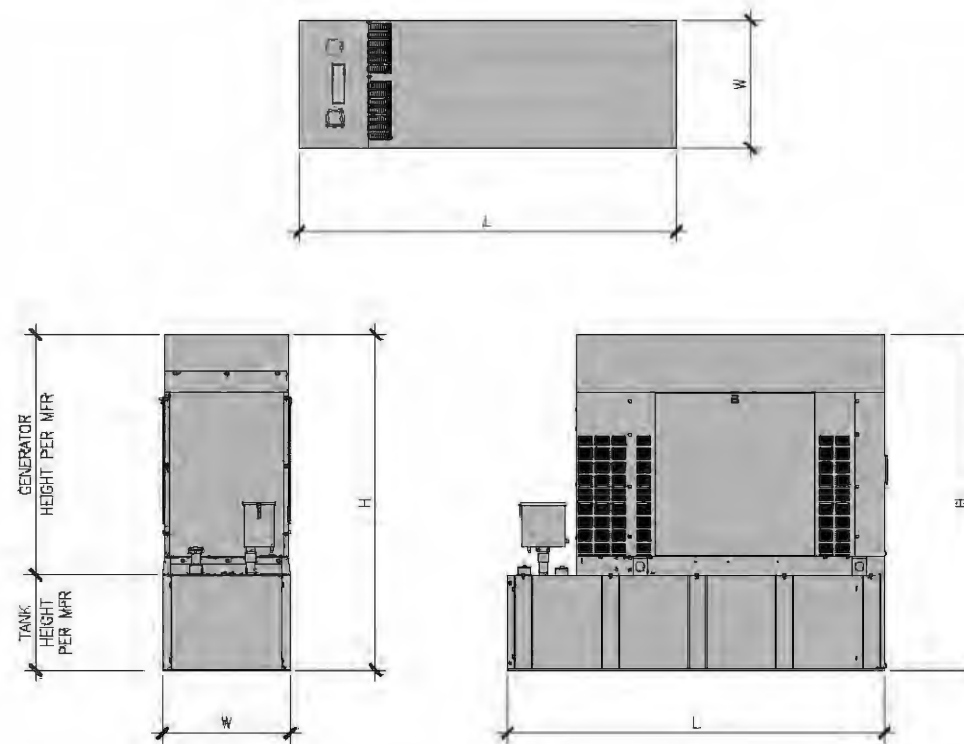
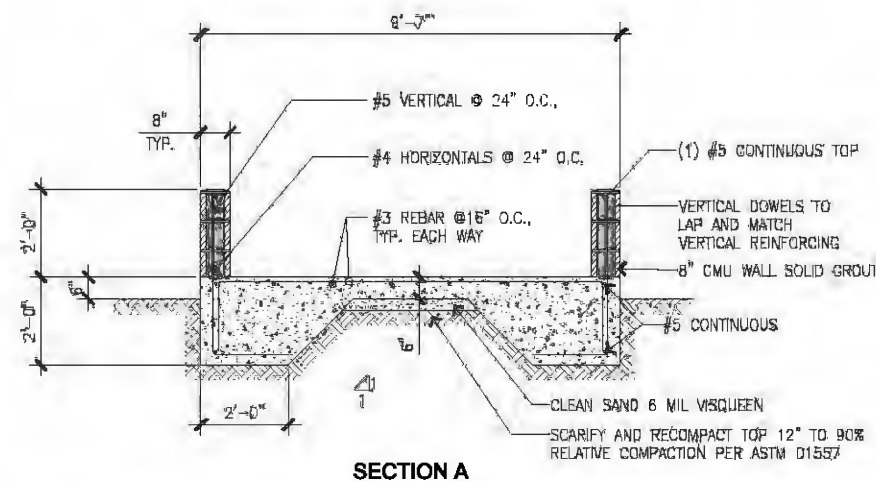
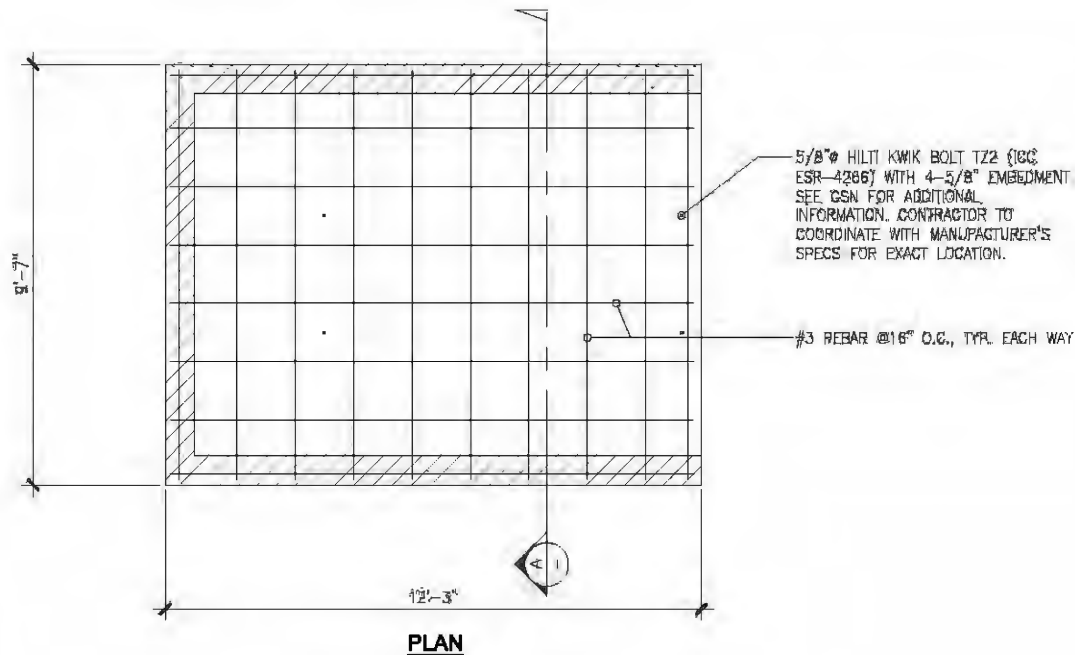
REGISTERED PROFESSIONAL ENGINEER
WISAM ZALZALI
 71655
 CIVIL
 STATE OF CALIFORNIA
W. Zalzali

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SF71842M
SF1842 RITZ WATER TANK
 MIRAMONTES POINT ROAD @ POPPY LANE,
 HALF MOON BAY, CA 94019
 SAN MATEO

SHEET TITLE
DETAILS AND SPECIFICATIONS II

SHEET NUMBER
D-2



MECHANICAL SPECIFICATIONS		
DIMENSIONS - L x W x H	IN	103.4 x 35.0 x 90.0
UNIT WEIGHT WITHOUT SKID	LBS	2,915
UNIT WEIGHT WITH SKID	LBS	2,954
SOUND OUTPUT AT 23ft	A	65
ELECTRICAL SPECIFICATIONS		
SYSTEM VOLTAGE	VOLT	12 VDC
BATTERY CHARGE ALTERNATOR		STANDARD
BATTERY SIZE		GROUP 27F
BATTERY VOLTAGE	VDC	12VDC
GROUND POLARITY		NEGATIVE
OPERATION DATA		
POWER RATINGS		SINGLE-PHASE 120/240 V @1.0pf, STANDBY 48kW, Amps: 200, CIRCUIT BREAKER SIZE AMPS: 200
MOTOR STARTING CAPABILITIES	kVA	120/240 V, SINGLE-PHASE AT 0.4pf (189)
RATED ENGINE SPEED	rpm	1,800 STANDBY

CMU AND SLAB DETAIL

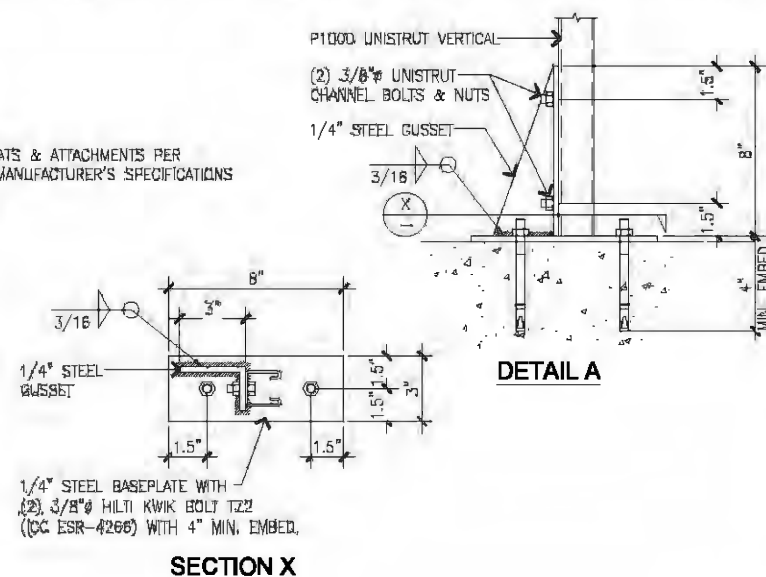
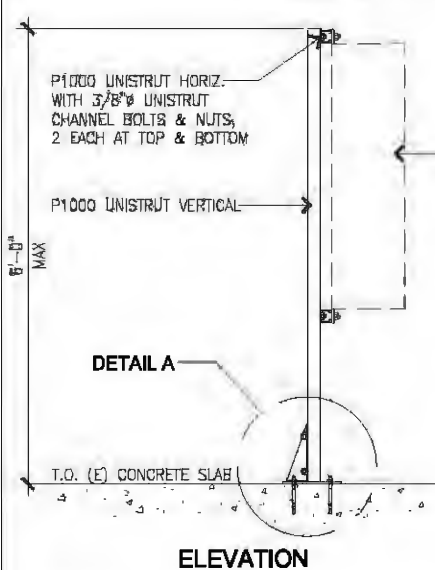
SCALE: 1/2"=1'-0"

4 GENERAC RD048 GENERATOR 48kW - DIESEL

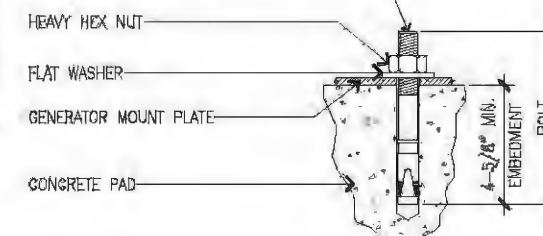
SCALE: 1/2"=1'-0"

DESIGN CRITERIA:

- WIND DESIGN DATA**
 - ULTIMATE WIND VELOCITY = 110 MPH
 - EXPOSURE = C
 - INTERNAL PRESSURE COEFFICIENT = 0.18
- SEISMIC DESIGN DATA**
 - SITE CLASS = D
 - RISK CATEGORY = II
 - SEISMIC IMPORTANCE FACTOR (I) = 1.0
 - MAPPED SPECTRAL RESPONSES $S_s = 1.7$ $S_1 = 0.7$
 - $S_{ds} = 1.6$
 - SEISMIC DESIGN CATEGORY = D
 - RESPONSE MODIFICATION (Rp) = 2.5
 - AMPLIFICATION FACTOR (ap) = 1.0
 - ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE



5/8" HILTI KWIK BOLT T22 EXPANSION ANCHOR (ICC ESR-4266) WITH 4-5/8" EMBEDMENT. SEE GSN FOR ADDITIONAL INFORMATION. CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECS FOR EXACT LOCATION.



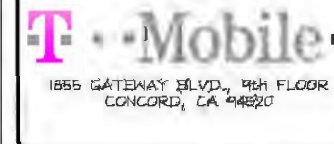
NOTE:

- BOLTS CAN BE INSTALLED 2 DAYS AFTER POURING CONCRETE PROVIDED THE KWIK BOLTS ARE ONLY TIGHTENED TO A SNUB TIGHT CONDITION
- APPLY HILTI HIT-RE 300-SD EPOXY TO ALL GAPS TO PREVENT WATER/MOISTURE BUILD UP.

SCALE: N.T.S.

3 EQUIPMENT MOUNTING BOLT

SCALE: N.T.S.



PROJECT NO:	SF71842M
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CHECKED BY:	DN

REV	DATE	DESCRIPTION
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SF71842M
SF1842 RITZ WATER TANK
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019
SAN MATEO

SHEET TITLE
DETAILS AND SPECIFICATIONS III

SHEET NUMBER
D-3

RD048 | 3.4L | 48kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency
 Model Number
 48KW-00071940

Standby Power Rating
 48 kW, 60 Hz

ISO 9001 **USA**

CODES AND STANDARDS
 Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL508, UL489, UL142
- CSA C22.2
- BSS514 and DIN R271
- SAE J1349
- NFPA 37, 70, 99
- ISO 3046, 8528, 9001
- NEMA ICS1, ICS10, MG1, 250, ICS6, A81
- ANSI/IEEE C82.41

POWERING AHEAD
 For over 50 years, Generac has led the industry with innovative design and superior manufacturing. Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application. Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SPEC SHEET

RD048 | 3.4L | 48kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency

STANDARD FEATURES

ENGINE SYSTEM

- Block Heater
- Oil Drain Extension
- Fan Guard
- Factory Filled Oil & Coolant

GENERATOR SET

- Sound Attenuated Aluminum Enclosure
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Wrapped Exhaust Piping
- Standard Factory Testing
- Ready to Accept Full Load in <10 Seconds
- External Emergency Stop Push Button

ENCLOSURE

- Lockable Doors - Keyed Lock with Padlock Hasp
- Rust Proof Hardware
- RevoCoat™ Textured Polyester Powder Coat

Electrical System

- Battery
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Isolated Engine Electrical Connections
- Solenoid Activated Starter Motor
- Smart Battery Charger
- Battery Disconnect

ALTERNATOR SYSTEM

- 2/3 Pitch
- Skewed Stator
- Coiled Bearings
- Low Temperature Rise (<120°C)
- Low THD (<5%)

Cooling System

- Closed Coolant Recovery System
- Factory-Installed Radiator
- 50/50 Ethylene Glycol Antifreeze
- Radiator Drain Extension
- Can Operate at up to 122°F (50°C) Ambient Temperature

Fuel System

- Primary Fuel Filter
- Stainless Steel Fuel Lines

FUEL TANKS

- 48 Minimum Hour Run Time
- UL142 Listed
- Lockable Fuel Cap

CONTROL SYSTEM

Evolution™ Controller

- Two-Line Plain Text LCD Display
- Programmable Start Delay Between 10-30 seconds
- 10 second Engine Start Sequence
- 5 second Engine Warm Up
- 1 minute Engine Cool-Down
- Starter Lock-Out
- Automatic Voltage Regulation with Over and Under Protection
- Smart Battery Charger
- Automatic Low Oil Pressure Shutdown
- Overtemp Shutdown
- High Temperature Shutdown
- Overcrank Protection
- Safety Guard
- Failure to Transfer Protection
- Low Battery Protection
- 50 Event Run Log
- Fusion-Set Capable Exerciser
- Incorrect Wiring Protection
- Internal Fault Protection

Common External Fault Capability

- Governor Failure Protection
- OBDD Diagnostic Port

Alarms

- Door Open
- Fuel Level
- 90% Full
- 50% Low Fuel
- 10% Shutdown
- Generator Ramping
- Hot to Auto
- Common Shutdown

OPTIONAL SHIPPED LOOSE AND FIELD INSTALL KITS

GENERATOR SET

- Paint Kit
- Scheduled Maintenance Kit

FUEL TANK

- Fuel Fill Drop Tube
- Spill Box
- 90% Fuel Available Alarm
- Tank Risers
- Spill Box Drainback Kit
- Vent Extension Support Kit
- Overflow Prevention Valve

SPEC SHEET

RD048 | 3.4L | 48kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

Make	Generac	Cooling System	Pressurized Closed Recovery
Cylinder #	4	Cooling System Type	Pusher
Type	4-Cylinder	Fan Type	Pusher
Displacement - IP (L)	207.48 (3.4)	Fan Speed (rpm)	2,800
Bore - in (mm)	3.88 (98)	Fan Diameter - mm (in)	22 (559)
Stroke - in (mm)	4.45 (113)	Fuel System	Ultra Low Sulfur Diesel Fuel
Compression Ratio	18.5:1	Fuel Type	Ultra Low Sulfur Diesel Fuel
Inlet Air Method	Subcooled/Aftercooled	Fuel Specification	ASTM
Cylinder Head	Cast Iron GDI	Fuel Pump Type	Mechanical Engine Driven Gear
Piston Type	Aluminum	Injectors Type	Mechanical
Engine Governing	Electronic	Fuel Supply Line (mm/in)	7.94 (0.31) ID
Governor	Electronic	Fuel Return Line (mm/in)	7.94 (0.31) ID
Frequency Regulation (Steady State)	±0.25%	Fuel Fitting (Inlets)	10
Lubrication System		Engine Electrical System	
Oil Pump Type	Gear	System Voltage	12 VDC
Oil Filter Type	Full Flow Spin-On Canister	Battery Charger Alternator	Standard
Crankcase Capacity - L (qt)	7.0 (7.4)	Battery Size	Group 27F
		Battery Voltage	12 VDC
		Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	Generac	Standard Excitation	Direct
Poles	4	Bearings	Sealed Ball
Field Type	Rotating	Cooling	Forced Air
Insulation Class - Rotor	F	Prototype Short Circuit Test	Yes
Insulation Class - Stator	H	Voltage Regulator Type	Full Digital
Total Harmonic Distortion	<5%	Regulation Accuracy (Steady State)	±1.0%
Telephone Interference Factor (TIF)	<50		

SPEC SHEET

RD048 | 3.4L | 48kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

Standby
 Single-Phase 120/240 VAC @ 1.0pf 48 kW Amps: 200 Circuit Breaker Size Amps: 200

STARTING CAPABILITIES (SKVA)

sKVA vs. Voltage Dip at 30%
 120/240 V, Single-Phase at 0.4pf 180

FUEL CONSUMPTION RATES*

Percent Load	Diesel gal/hr (L/hr)
25%	1.26 (4.71)
50%	2.15 (8.14)
75%	3.06 (11.58)
100%	3.98 (15.07)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

Standby

Air Flow (Radiator and Alternator)	cfm (m³/min)	2924 (80)
Coolant System Capacity	gal (l)	2.8 (10.6)
Air Jet Projection to Coaster	BTU/hr (kW)	135,900 (43.4)
Temperature Deviation	% for every 5°F above 25°C or 1.7% for every 5°F over 77°F	
Altitude Deviation	1% for every 100 m above 915 or 3% for every 1000 m over 3000 ft	
Maximum Ambient Temperature Operating Range	°F (°C)	-20 to 122 (-28 to 50)
Maximum Radiator Backpressure	in H ₂ O	0.5

COMBUSTION AIR REQUIREMENTS

Standby

Flow at Rated Power	cfm (m³/min)	190 (5.38)
---------------------	--------------	------------

ENGINE EXHAUST

Standby

Rated Engine Speed	rpm	1800
Exhaust Flow (Rated Output)	cfm (m³/min)	449 (12.7)
Exhaust Temp (Rated Output - Port Silencer)	°F (°C)	1120 (604.4)

Direction - Operational characteristics consider maximum ambient conditions. Design factors may vary under typical site conditions. Please consult a Generac Power Systems Dealer for additional details. All performance ratings in accordance with ISO3046, BSS514, ISO8528 and DIN5271 standards.

SPEC SHEET

RD048 | 3.4L | 48kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency

DIMENSIONS AND WEIGHTS*

Weights and Dimensions

Unit Weight - lbs	Unit Weight with Skid - lbs	Dimensions (L x W x H) - in
2,915	2,954	103.4 (2,625) x 35.0 (888) x 90.0 (2,286)

48kW Fuel Consumption

- Fuel Tank Gross Usable Capacity 240
- Fuel Tank Net Usable Capacity 228
- Fuel Tank Net Usable Capacity 206 (Run Hours Based on Net Usable Capacity)
- Run Hours 100% Load 52
- Run Hours 75% Load 67
- Run Hours 50% Load 96

* All measurements are approximate and for estimation purposes only.

Sound Emission Data

Rated Load Sound Output at 235' ±0.5(A) 65

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

SPEC SHEET

T-Mobile
 1855 GATEWAY BLVD., 9TH FLOOR
 CONCORD, CA 94520

Synergy
 a division of advantage engineers
 3663 NORTH LAUGHLIN, SUITE 101
 SANTA ROSA, CA 95403

ALLSTATES
 ENGINEERING & SURVEYING
 23675 BIRTCHEr DRIVE
 LAKE FOREST, CA 92630

PROJECT NO: SF71842M
 DRAWN BY: KM
 CHECKED BY: DW

REV	DATE	DESCRIPTION
Q	01/27/2022	100% CD'S
A	06/22/2022	90% CD'S

REGISTERED PROFESSIONAL ENGINEER
 MUSA TALAL
 71655
 CIVIL
 STATE OF CALIFORNIA
 [Signature]

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK
 MIRAMONTES POINT ROAD @ POPPY LANE,
 HALF MOON BAY, CA 94019
 SAN MATEO

SHEET TITLE
DETAILS AND SPECIFICATIONS V

SHEET NUMBER
D-5

Automatic Transfer Switches

Automatic Transfer Switches

GENERAC

Service and Non-Service Rated Automatic Transfer Switches

Automatic Transfer Switches

1 of 3

Models: RXSC100A3
RXSW100A3
RXSW150A3
RXSC200A3
RXSW200A3

UL LISTED **USA**

Description

Generac Automatic Transfer Switches are designed for use with single phase generators that utilize an Evolution™ or Nexus™ Controller. The 100 and 200 amp open transition switches are available in single phase in both service equipment rated and non-service equipment rated configurations. The 150 amp open transition switch is only available in a service rated equipment configuration.

Standard Features

Service rated (RTSW) Generac Automatic Transfer Switches are housed in an aluminum NEMA4UL Type 3R enclosure*, with electrostatically applied and baked powder paint. The Heavy Duty Generac Controller is a UL recognized device, designed for years of service. The controller at the generator handles all the timing, sensing, sequencing functions, and transfer commands. All switches are covered by a five year limited warranty.

* Non-service rated (NTSC) switches are housed in a steel enclosure.

Load Management Technology

Through the use of the integrated Smart A/C Module (SACM), these switches have the capability to manage up to four individual HVAC (24 VAC controlled) loads with no additional hardware. When used in tandem with external Smart Management Modules, a total of eight main loads can be managed, providing the most installation efficient power management options available.

Specifications

Model	RXSC100A3	RXSW100A3	RXSW150A3	RXSC200A3	RXSW200A3
Amps	100	100	150	200	200
Voltage	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø
Load Transition Type (Automatic)	Open Transition	Open Transition Service Rated	Open Transition Service Rated	Open Transition	Open Transition Service Rated
Enclosure Type	NEMA4UL 3R	NEMA4UL 3R	NEMA4UL 3R	NEMA4UL 3R	NEMA4UL 3R
UL Rating	ULCUL	UL	UL	ULCUL	ULCUL
Withstand Rating (Amps)	10,000	10,000	22,000	10,000	22,000
Log Range	20 - #14		20# MCM - #8		

Functions

All timing and sensing functions originate in the generator controller.

Utility Voltage Drop-out	<60%
Transfer to Generator Start	10 Second Factory Set, Adjustable between 2 - 1,500 seconds by a Qualified Dealer*
Engine Warmup Delay	5 seconds
Standby Voltage Sensing	65% for 5 Seconds
Utility Voltage Pickup	>80%
Generator Time Entry	15 Seconds
Engine Cooldown Timer	60 Seconds
Generator	Nexus™ 12 Minutes Weekly Evolution™ 5 to 12 Minutes Adjustable Weekly/Monthly

*The Transfer Switch can be Operated Manually Without Power Applied

* Must used in conjunction with utility sensing Evolution™ controls

Dimensions

Dimensions	RXSC100A3	RXSW100A3	RXSW150A3	RXSC200A3	RXSW200A3
H1	17.2 (437.9)	17.2 (437.9)	28.8 (731.4)	17.2 (437.9)	28.8 (731.4)
H2	20.0 (508.0)	20.0 (508.0)	39.0 (990.6)	20.0 (508.0)	39.0 (990.6)
W1	12.5 (317.5)	12.5 (317.5)	19.5 (496.7)	12.5 (317.5)	19.5 (496.7)
W2	14.6 (370.8)	14.6 (370.8)	13.5 (342.9)	14.6 (370.8)	13.5 (342.9)
H3	7.1 (180.1)	7.1 (180.1)	8.3 (210.1)	7.1 (180.1)	8.3 (210.1)
W3	26.0 (661)	22.5 (572)	39.0 (990.7)	26.0 (661)	39.0 (990.7)

GENERAC Power Systems, Inc. • 345 W21250 HWY. 58, Waukesha, WI 53188 • generac.com

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Automatic Transfer Switches

2 of 3

GENERAC

Automatic Transfer Switches

Automatic Transfer Switches

1 of 3

100-200 Amps, Single Phase

Specifications

Model	RXSC100A3	RXSW100A3	RXSW150A3	RXSC200A3	RXSW200A3
Amps	100	100	150	200	200
Voltage	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø
Load Transition Type (Automatic)	Open Transition	Open Transition Service Rated	Open Transition Service Rated	Open Transition	Open Transition Service Rated
Enclosure Type	NEMA4UL 3R	NEMA4UL 3R	NEMA4UL 3R	NEMA4UL 3R	NEMA4UL 3R
UL Rating	ULCUL	UL	UL	ULCUL	ULCUL
Withstand Rating (Amps)	10,000	10,000	22,000	10,000	22,000
Log Range	20 - #14		20# MCM - #8		

Functions

All timing and sensing functions originate in the generator controller.

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1855 3663

a division of advantage engineers

3663

73675 CA 92630

DATE: 06/22/2022

TIME: 9:00 AM

SCALE: 1" = 1'-0"

PROJECT: 10000041950

SHEET: 2 OF 2

CIVIL ENGINEER
STATE OF CALIFORNIA
No. 10000041950

(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK







DETAILS AND SPECIFICATIONS VI

D-6

NOTES:

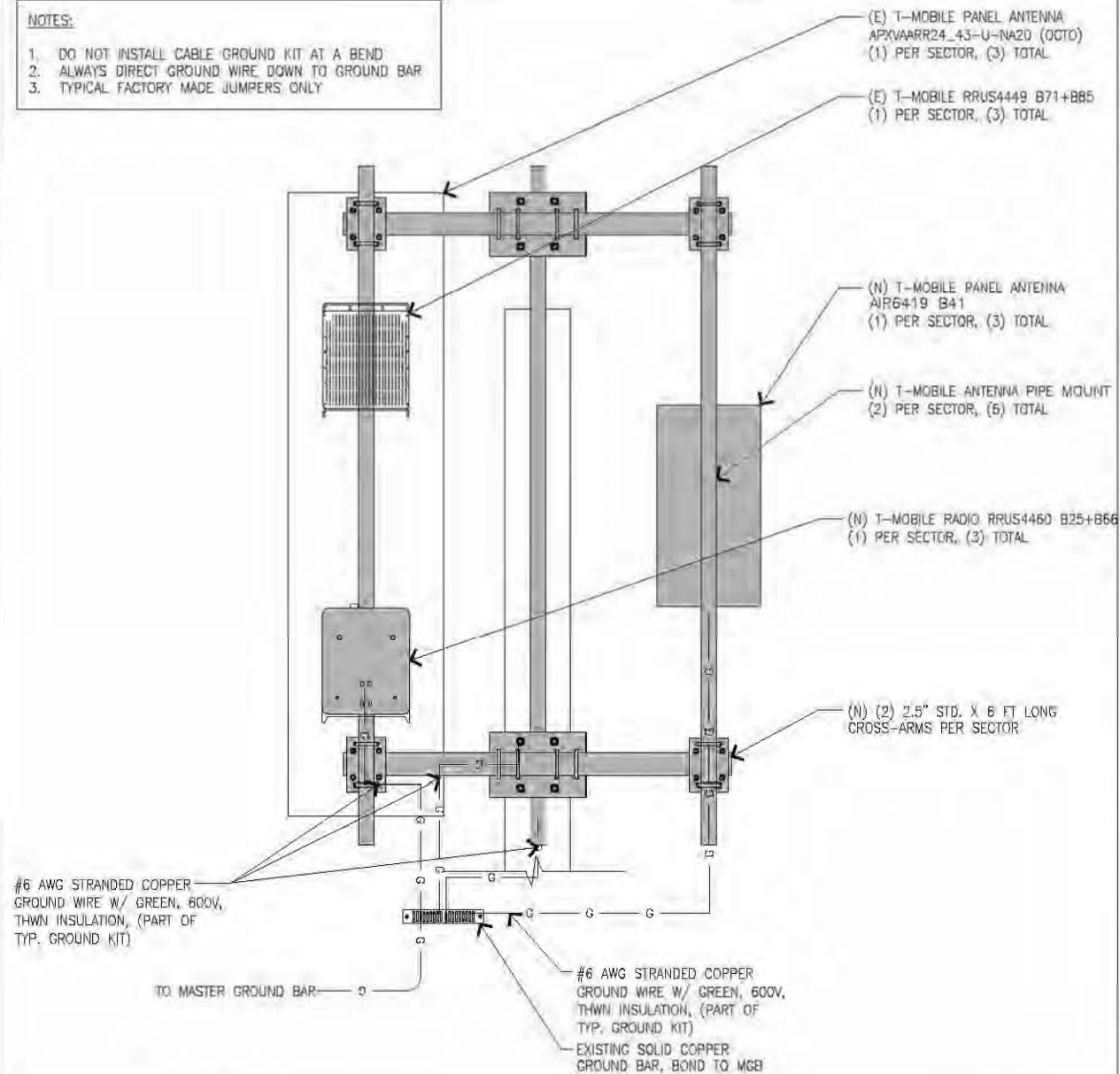
1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE CEC.
2. METAL RACEWAY SHALL NOT BE USED AS THE CEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
3. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
4. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
5. APPROVED ANTI-OXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
6. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
7. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
8. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE W/ THE CEC.
9. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

SYMBOLS:

-  GROUND TEST WELL
-  GROUND ROD
-  COMPRESSION / MECHANICAL TYPE CONNECTION
-  CADWELD TYPE CONNECTION
-  GROUND WIRE
-  GROUND BAR

NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND
2. ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR
3. TYPICAL FACTORY MADE JUMPERS ONLY



NOT USED

SCALE: N.T.S. **6**

NOT USED

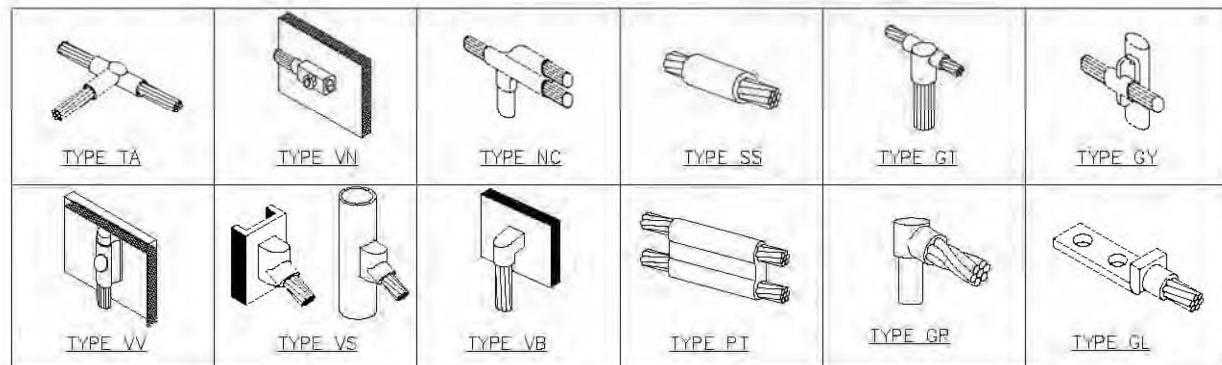
SCALE: N.T.S. **7**

NOTES AND SYMBOLS

SCALE: N.T.S. **4**

TYPICAL ANTENNA GROUNDING

SCALE: N.T.S. **1**



TYPICAL CADWELD CONNECTIONS

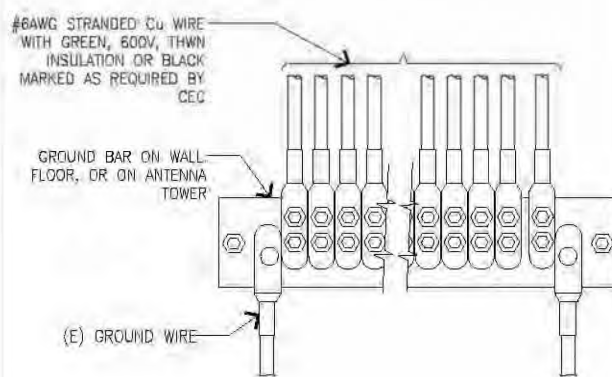
SCALE: N.T.S. **5**

GROUND CONDUCTOR TO GROUND BAR

SCALE: N.T.S. **3**

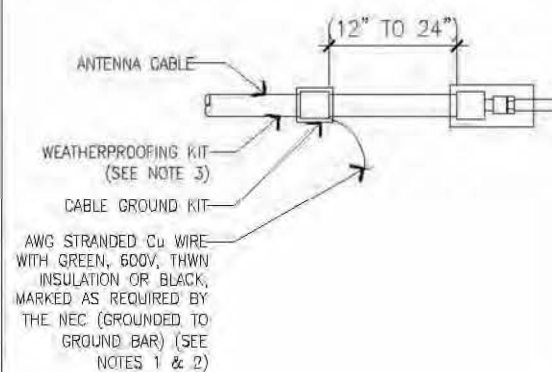
GROUNDING KIT

SCALE: N.T.S. **2**



NOTES:

1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE. DO NOT COAT INLINE LUG.
2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT T-MOBILE CM.



NOTES:

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHERPROOFING SHALL BE (TYPE AND PART NUMBER) AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER AND APPROVED BY CONTRACTOR.



1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520



3663 NORTH LAUGHLIN, SUITE 101
SANTA ROSA, CA 95403



23675 BIRCHER DRIVE
LAKE FOREST, CA 92630

PROJECT NO:	SF71842M
DRAWN BY:	KM
CHECKED BY:	DN

Q	07/27/2022	100% CD/S	RF
A	06/22/2022	90% CD/S	RF
REV	DATE	DESCRIPTION	



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(ANCHOR)
SF71842M
SF1842 RITZ WATER TANK
MIRAMONTES POINT ROAD @ POPPY LANE,
HALF MOON BAY, CA 94019
SAN MATEO

SHEET TITLE
GROUNDING NOTES AND DETAILS

SHEET NUMBER
G-1

STAFF REPORT

To: Coastside County Water District Board of Directors

From: James Derbin, Superintendent of Operations

Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Title: Nunes Water Treatment Plant Upgrades Project Update #20

Informational Item

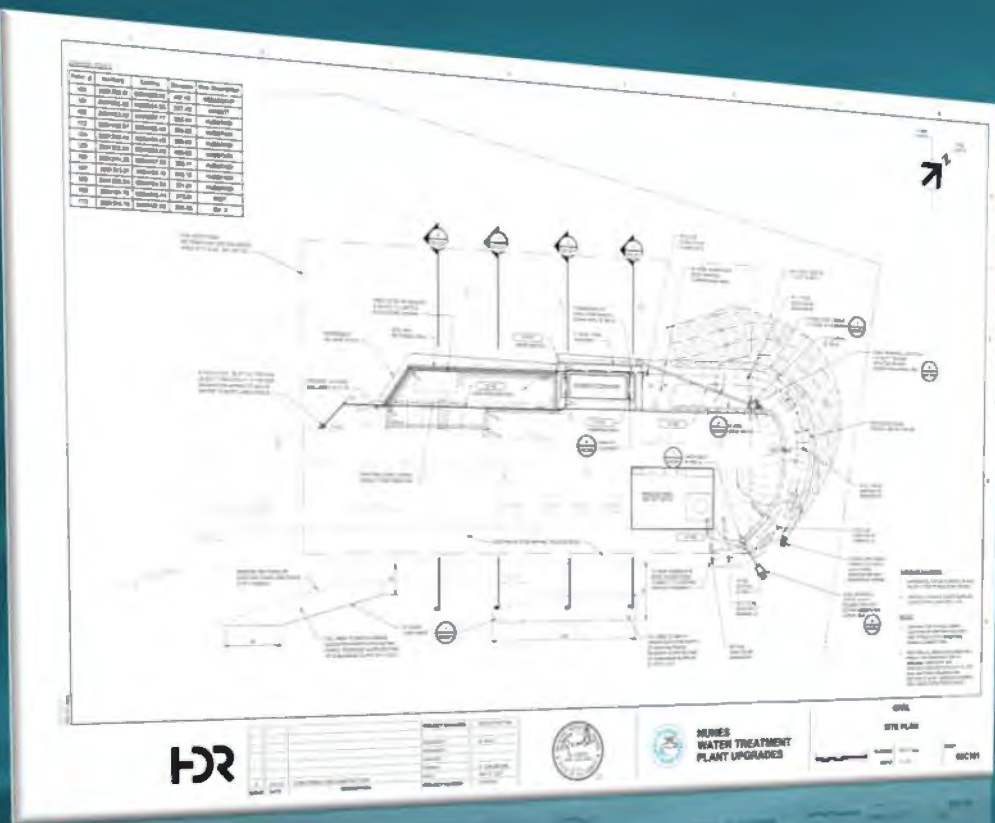
The Nunes Water Treatment Plant Upgrade Project official contractual start date was August 16, 2021. This is monthly project update #20.

In the last month the following progress has been made:

- Motor Control Center (MCC) set, connections to equipment being made
- Interior demolition of filter #4 complete, preparation for underdrains, crack repair and coating
- 6 and 8-inch valves delivered
- Sed Basin Slide Gate expected end of April or Early May 2023

The estimated completion date has been pushed out one month to February 2024.

Freyer and Loretta, Inc., the Construction Management firm on this project has put together a brief summary of progress to date. See Attachment A.



Coastsideside County Water District Nunes Water Treatment Plant Upgrades April 11, 2023 Board Meeting

Contract Data as of Board Meeting Date

Contract Time (Calendar Days)		Contract Value	
Base Contract Duration	720	Base Contract	\$8,339,915.00
<i>Approved Change Order Days Added</i>	0	Approved Change Order Added	\$0
<i>Approved Change Order Days Subtracted</i>	0	Approved Change Order %	0%
Total Contract Duration	720	Total Contract Approved	\$8,339,915.00
Elapsed (Start Date 8/16/2021)	603	Billed to Date ¹	\$5,975,400.00
Remaining Days	117	Remaining Value	\$2,364,515.00

¹ Billed to date value is the contract work complete including the 10% retention that will be paid to Contractor upon project completion.

Construction Progress Update #20

Progress since Previous Board Meeting:

- Filter 4 concrete chipping/demolition of old underdrain system.
- Layout and setting of anchors for the Filter #4 underdrain system.
- Prepare and pour grout for the Filter #4 floor slab.
- Concrete repair work in Filter #4.
- Motor Control Center (MCC) has been set and completing connections to equipment are in progress.
- 6-in and 8-in valves were delivered on-site.

Construction Progress Update (continued)

Three-Week Look Ahead Schedule:

Major items of work anticipated over next 3-4 weeks are as follows:

- Set up scaffolding inside Filter #4.
- Mobilize and blast existing coating in Filter #4.
- Core holes and install air scour piping in Filter #4.
- Concrete repair work in Filter #4.
- Enduraflex coating application in Filter #4.

Overall Project Schedule:

- The alternate Variable Frequency Drive (VFD) has been approved and is anticipated to be onsite May 2023. The critical path valves are anticipated to be onsite this month (April 2023).
- Estimated completion date is February/March 2024 but is pending supplier delivery of the VFD and valves.



Construction Photos

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: April 11, 2023

Report Date: April 7, 2023

Agenda Title: General Manager's Report

Recommendation/Motion:

Information Only.

FEMA Application Update for Possible Funding of Highway 92 Emergency Pipeline Restoration Project (due to Damage Caused by Late December 2022/Early January 2023 Storm Event)

On April 5, 2023, FEMA representatives met with District staff and the District's Engineer at the District's office to conduct a "Recovery Scoping Meeting" to begin the assessment of the damage sustained by the District in the late December 2022/early January 2023 storms to determine FEMA funding opportunities. The next step is for a FEMA Site Inspector to visit the site of the damage on Highway 92 (scheduled to occur in early May, 2023.) The District will then have until June 4, 2023 to complete a damage inventory (based upon the Site Inspector's conclusions) and the FEMA application materials.

Follow-Up Letter to Civil Grand Jury Regarding Implementation of Recommendations in Grand Jury Report "The Other Water Worry: Is Your Water Provider Prepared for the Big One?"

In October 2022, the District sent a letter from the Board President responding to the August 5, 2022 Grand Jury Report entitled "The Other Water Worry: Is Your Water Provider Prepared for the Big One?" The August 5, 2022 report provided for the following recommendations:

R1: The Grand Jury recommends that by March 31, 2023, the water service provider performs emergency preparedness exercises consistent with its emergency response plan.

R2: The Grand Jury recommends that, by March 31, 2023, the water provider perform an analysis and document an After Action Report consistent with its emergency response plan.

STAFF REPORT

Agenda: April 11, 2023

Subject: General Manager's Report

Page Two

In March 2023, the General Manager sent a follow-up letter to the Civil Grand Jury indicating that the District has fully implemented the two recommendations by the required date of March 31, 2023.

BAWSCA Statement Regarding Schedule for Consideration of a Voluntary Agreement for the Tuolumne River

Attached is a statement issued by Nicole Sandkulla, Chief Executive Officer of BAWSCA in late February 2023 announcing that the State Water Resources Control Board had announced an aggressive schedule for consideration of a voluntary agreement for the Tuolumne River that will provide greater water flows and increased habitat to protect fish and a reliable water supply for the Bay Area.



Statement from Nicole Sandkulla, Chief Executive Officer: The State Water Resources Control Board Has Announced an Aggressive Schedule for Consideration of a Voluntary Agreement for the Tuolumne River that will provide greater water flows and increased habitat to Protect Fish and a Reliable Water Supply for 1.8 million Residents, 40,000 Businesses, and Hundreds of Communities in Alameda, San Mateo, and Santa Clara Counties and for San Francisco's water users.

February 21, 2023

Last November, San Francisco, along with the Modesto and Turlock Irrigation Districts, signed onto a Memorandum of Understanding (MOU) for development of a larger voluntary agreement for the Sacramento-San Joaquin Delta that meets the State Water Resources Control Board's (State Board) objectives for the Bay-Delta.

The MOU includes a commitment by the Tuolumne River parties for new additional flows in the Tuolumne River to protect native fish species on top of the current requirements. The MOU also commits spending \$64 million in habitat improvement projects over the eight-year term of the MOU to provide improved and increased habitat for native fish species. BAWSCA urges the Tuolumne River parties, including the SFPUC, to move forward now with early implementation of the MOU commitments for new additional flows in the Tuolumne River and implementation of identified habitat improvements.

At a workshop on January 19th, the State Board presented its schedule for a State Board workshop and consideration of a Tuolumne River Voluntary Agreement in Winter/Spring 2024. The State Board also identified the release of a final draft environmental document and regulation for implementing the adopted Bay-Delta Plan in that same Winter/Spring 2024 period.

Now the parties to the MOU, including San Francisco, must finalize additional legal and implementation details of a voluntary agreement so that it can be submitted to the State Board for a successful evaluation as an alternative to part of the adopted Bay Delta Plan. The State Board has set an aggressive timeline that will require significant effort and engagement by all parties to achieve it, and those efforts are worthwhile given the downside risks of not securing a voluntary agreement for our water users and the water supply they rely on.

A voluntary agreement for the Tuolumne River will be a big step forward in providing necessary improvements for fish in the Tuolumne River and ensuring a continuing reliable supply of high-quality water at a fair price for the health, safety, and economic well-being of BAWSCA's water users in the three counties and for construction of thousands of new affordable housing units.

Fortunately, the State Board has invited voluntary agreements to resolve major California water-supply issues, such as this one, and BAWSCA looks forward to a voluntary agreement for the Tuolumne River being carefully analyzed, as an update to the Bay-Delta Plan, and implemented.

#####

MONTHLY REPORT

To: Mary Rogren, General Manager
From: James Derbin, Superintendent of Operations
Agenda: April 11, 2023

Report Date: April 7, 2023

Monthly Highlights

- Pilarcitos wells produced a total of 26.2 MG in March 2023. Total Pilarcitos well production this season was 98.7 MG. Denniston WTP started April 4, 2023 at 400 GPM.
- Key Operations staff attended an OSHA 10 hour certification course jointly with City of Half Moon Bay and SAM staff.

March Sources: Pilarcitos Lake/Wells

Projects

- Nunes Water Treatment Plant Improvement Project - Ongoing
- Transition from old XC2 backflow program to Swift Comply successful. System is currently live, testers will be required to submit test reports electronically starting in May of 2023.
- Hach WIMS Database configured and under testing and final development
- HMB Tank Magnetic meter project - expected start late April/early May 2023

- EKI
 - Grandview/Hwy 1 Crossing and Main Replacement project complete less minor punch list
 - Hwy 92 Emergency repair scoping/design/planning - ongoing

- HDR
 - Half Moon Bay Tank replacement project
Plans for replacement of HMB tanks 1&2 at 100% design comments in. SWCA conducted a Biological survey of the site for permitting. Memo to City staff providing a copy of the SWCA survey and additional general project information out.

- Stetson
 - 90% San Vicente Pipeline Design - staff comments in

STAFF REPORT

To: Board of Directors

From: Cathleen Brennan, Water Resource Analyst

Agenda: April 11, 2023

Report: April 6, 2023

Subject: Water Resources Informational Report

Attachment: California Department of Water Resources Press Release

SFPUC Water Supply Status

Storage in the SFPUC Regional Water System (“RWS”) has recovered from the most recent drought (WY2020 - WY2022). On April 11th, the SFPUC Commission will consider action to rescind the RWS water use reduction of 11 percent when the State Water Resources Control Board (“SWRCB”) modifies or ends its drought emergency regulations. The emergency water conservation regulations will expire in June of 2023, if no further action is taken by the SWRCB.



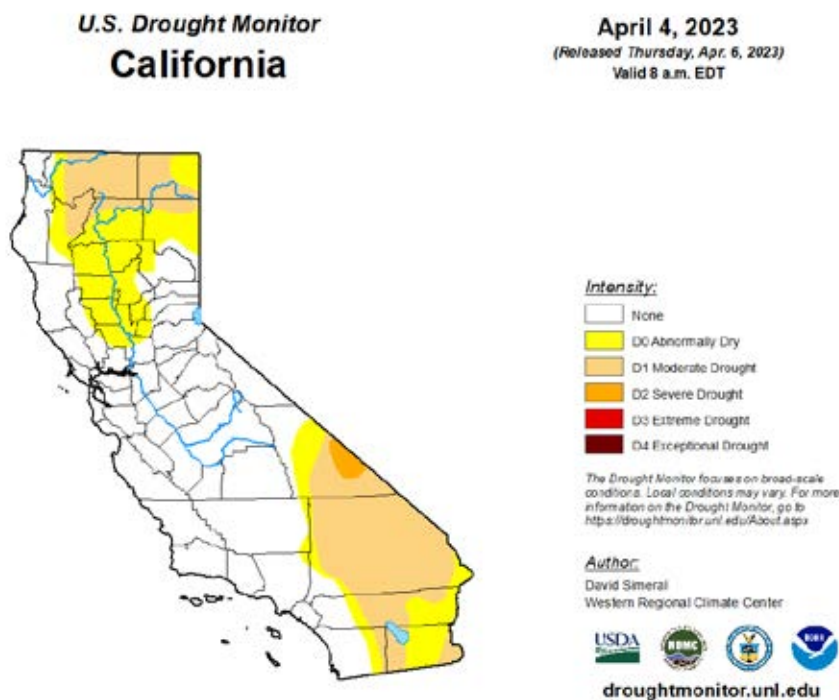
April 03, 2023 Reservoir Storage

Reservoir	Current Storage ^{1,2,3} (AF)	Maximum Storage ⁴ (AF)	Available Capacity (AF)	Percent of Maximum Storage	Normal Maximum Storage ⁵
Tuolumne System					
Hetch Hetchy	239,900	360,360	120,460	66.6%	61.1%
Cherry	179,700	273,345	93,645	65.7%	-
Eleanor	15,520	27,100	11,580	57.3%	-
Water Bank	570,000	570,000	0	100.0%	99.7%
Total Tuolumne Storage	1,005,120	1,230,805	225,685	81.7%	-
Local System					
Calaveras	96,834	96,670	0	100.0%	-
San Antonio	53,380	53,266	0	100.0%	-
Crystal Springs	56,573	68,953	12,380	82.0%	-
San Andreas	16,715	18,572	1,857	90.0%	-
Pilarcitos	2,896	3,125	229	92.7%	-
Total Local Storage	226,398	240,586	14,466	94.1%	-
Total System Storage	1,231,518	1,471,391	240,151	83.7%	80.5%
Total without water bank	661,518	901,391	240,151	73.4%	-

Drought Status

According to the Drought Monitor, San Mateo County and the RWS watersheds are no longer under drought conditions. The April snow survey results showed that the snowpack was above average for the Northern, Central, and Southern Sierra. While there is above average snowpack across the Sierra Mountain Range this water year, snowpack varies by region. Please find the press release for the April 1st snow survey attached to this report.

Emergency curtailments on the Sacramento-San Joaquin Delta have been rescinded due to improved reservoir storage conditions for the State Water Project and the Central Valley Project.



California's Snowpack is Now One of the Largest Ever, Bringing Drought Relief, Flooding Concerns

Published: Apr 03, 2023



DWR staff conduct the fourth snow survey of the season at Phillips Station on April 3, 2023.

SACRAMENTO, Calif. – The Department of Water Resources (DWR) today conducted the fourth snow survey of the season at Phillips Station. The manual survey recorded 126.5 inches of snow depth and a snow water equivalent of 54 inches, which is 221 percent of average **for this location** on April 3. The snow water equivalent measures the amount of water contained in the snowpack and is a key component of DWR's water supply forecast. DWR's electronic readings from 130 snow sensors placed throughout the state indicate the **statewide** snowpack's snow water equivalent is 61.1 inches, or 237 percent of average for this date.

"This year's severe storms and flooding is the latest example that California's climate is becoming more extreme," said DWR Director Karla Nemeth. "After the driest three years on record and devastating drought impacts to communities across the state, DWR has rapidly shifted to flood response and forecasting for the upcoming snowmelt. We have provided flood assistance to many communities who just a few months ago were facing severe drought impacts."

Just as the drought years demonstrated that California's water system is facing new climate challenges, this year is showing how the state's flood infrastructure will continue to face climate-driven challenges for moving and storing as much of these flood water as possible.

This year's April 1 result from the [statewide snow sensor network](#) is higher than any other reading since the snow sensor network was established in the mid-1980s. Before the network was established, the [1983 April 1 statewide summary](#) from manual snow course measurements was 227 percent of average. The [1952 April 1 statewide summary](#) for snow course measurements was 237 percent of average.

“This year’s result will go down as one of the largest snowpack years on record in California,” said Sean de Guzman, manager of DWR’s Snow Surveys and Water Supply Forecasting Unit. “While 1952’s snow course measurements showed a similar result, there were fewer snow courses at that time, making it difficult to compare to today’s results. Because additional snow courses were added over the years, it is difficult to compare results accurately across the decades with precision, but this year’s snowpack is definitely one of the biggest the state has seen since the 1950s.”

For California’s snow course measurements, only 1952, 1969 and 1983 recorded statewide results above 200 percent of the April 1 average. While above average across the state this year, snowpack varies considerably by region. The Southern Sierra snowpack is currently 300 percent of its April 1 average, and the Central Sierra is at 237 percent of its April 1 average. However, the critical Northern Sierra, where the state’s largest surface water reservoirs are located, is at 192 percent of its April 1 average.

The size and distribution of this year’s snowpack is also posing severe flood risk to areas of the state, especially the Southern San Joaquin Valley. DWR’s State-Federal Flood Operations Center (FOC) is supporting emergency response in the Tulare Lake Basin and Lower San Joaquin River by providing flood fight specialists to support ongoing flood response activities and by providing longer-term advanced planning activities. The FOC and DWR’s Snow Surveys and Water Supply Forecasting Unit are helping local agencies plan for the spring snowmelt season by providing hydraulic and hydrologic modeling and snowmelt forecasts specific to the Tulare Lake Basin that are informed by DWR’s snowmelt forecasting tools, including [Airborne Snow Observatory \(ASO\)](#) surveys.

Storms this year have caused impacts across the state including flooding in the community of Pajaro and communities in Sacramento, Tulare, and Merced counties. The FOC has helped Californians by providing over 1.4 million sandbags, over 1 million square feet of plastic sheeting, and over 9,000 feet of reinforcing muscle wall, across the state since January.

On March 24, DWR [announced an increase](#) in the forecasted State Water Project (SWP) deliveries to 75 percent, up from 35 percent announced in February, due to the improvement in the state’s water supplies. Governor Newsom has [rolled back some drought emergency provisions](#) that are no longer needed due to improved water conditions, while maintaining other measures that continue building up long-term water resilience and that support regions and communities still facing water supply challenges.

While winter storms have helped the snowpack and reservoirs, groundwater basins are much slower to recover. Many rural areas are still experiencing water supply challenges, especially communities that rely on groundwater supplies which have been depleted due to prolonged drought. Long-term drought conditions in the Colorado River Basin will also continue to impact the water supply for millions of Californians. The state continues to encourage Californians to [make water conservation a way of life](#) as more swings between wet and dry conditions will continue in the future.

DWR conducts five media-oriented snow surveys at Phillips Station each winter near the first of each month, January through April and, if necessary, May. Given the size of this year’s snowpack with more snow in the forecast, DWR anticipates conducting a May snow survey at Phillips Station. That is tentatively scheduled for May 1.