

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: May 13, 2025

Report Date: May 9, 2025

Agenda Title: Approval of Water Service Agreement – 555/565/575 Seymour Street, Half Moon Bay

Recommendation/Motion:

Approve the attached Water Service Agreement between the Coastside County Water District and Sara B. Clover and Jeremy D. Clover, Trustees of the Sarah and Jeremy Clover Living Trust, by and through their attorney-in-fact, Ernest J. Polati III, and Coastside Estates LLC for construction of a pipeline extension along Seymour Street in Half Moon Bay.

Background:

The attached Water Service Agreement provides for construction of a water utility system that will serve 555, 565 and 575 Seymour Street in Half Moon Bay. The Project consists of approximately 245 linear feet of 8" diameter ductile iron pipeline.

Fiscal Impact:

None. All costs for engineering review, construction inspection, meter installation, administrative support, and other District activities associated with providing water service for the subdivision are paid by the applicant.



WATER SERVICE AGREEMENT

555/565/575 SEYMOUR STREET NON-COMPLEX PIPELINE EXTENSION PROJECT

THIS AGREEMENT is made as of this ____ day of _____, 2025, between COASTSIDE COUNTY WATER DISTRICT ("District"), and SARAH B. CLOVER AND JEREMY D. CLOVER, TRUSTEES OF THE SARAH AND JEREMY CLOVER LIVING TRUST, by and through their attorney-in-fact, ERNEST J. POLATI III, and COASTSIDE ESTATES LLC (collectively, the "Applicant").

THE PARTIES AGREE AS FOLLOWS:

1. RECITALS

This Agreement is entered into with regard to the following facts and circumstances.

A. District is a public corporation organized under the provisions of the California Water Code and is engaged in the storage, transmission and sale of water for domestic purposes within San Mateo County.

B. Sarah B. Clover and Jeremy D. Clover, Trustees of the Sarah and Jeremy Clover Living Trust are the current owners ("Property Owners") of real property located within the geographic limits of the District known as 555 Seymour Street (APN 064-342-360) Half Moon Bay, in the County of San Mateo, State of California, which is shown on Exhibit A.

C. By the Power of Attorney – Special, recorded on June 11, 2021, with the County of San Mateo Assessor-County Clerk-Recorder, 2021-089932, which is attached as Exhibit B, the Property Owners appointed Ernest J. Polati, III as their attorney-in-fact in connection with the provision of water service to 555 Seymour Street, including the relocation of the existing water meter and entering into this Agreement.

D. Applicant, Coastsides Estates LLC, also owns two parcels adjacent to the Property (APN 064-342-370 and APN 064-342-380), as shown on Exhibit C, and it will be necessary to provide water service to those two parcels as they are developed. APN 064-342-360, APN 064-342-370, and APN 064-342-380 are collectively, the "Property."

E. Parcel 064-342-360 (555 Seymour Street) is developed and has an existing 5/8-inch water meter with a $\frac{3}{4}$ " service assigned to 064-342-360. The location of this meter is on Magnolia Street. This main line extension is required so that the meter can be relocated from Magnolia Street to Seymour Street and conform with current District standards and regulations. The existing non-conforming water service on Magnolia Street will be abandoned.

F. Applicant has purchased, and has the right to install, one five-eighth inch (5/8") Non-priority water connection assigned to APN 064-342-370 (565 Seymour Street) and one five-eighth inch (5/8") Non-priority water connection assigned to APN 064-342-380 (575 Seymour Street).

G. Applicant has obtained all permits and approvals necessary to construct a single-family residence on APN 064-342-370 and a single-family residence on APN 064-342-380, and to relocate the existing 5/8-inch water meter from Magnolia Street to 555 Seymour Street (the "Project").

H. Applicant has requested the installation of the following: (1) an eight-inch diameter ductile iron pipeline extension approximately two hundred and forty-five (245) feet in length; (2) three, three quarter ($\frac{3}{4}$) inch domestic services; and two one-inch fire service connections; and (3) all related appurtenances (collectively, the "Project Utility System").

2. APPROVAL OF PROJECT UTILITY SYSTEM

The Project Utility System, as defined below, shown on and described in the plans prepared by Sigma Prime Geosciences, Inc., dated February 26, 2025 (collectively, the "reviewed submittal documents") have been approved by Jonathan Sutter P.E. (of EKI), Consulting District Engineer. Copies of the reviewed submittal documents are incorporated herein by this reference as Exhibit D. The Project Utility System includes the requirements specified in the District's request for a waiver for crossing beneath a storm drain pipeline from the State Water Resources Control Board Division of Drinking Water (SWRCB DDW), and the SWRCB DDW approval of the waiver, as set forth in the documents that are incorporated as Exhibit E.

"Project Utility System" means the water mains, service lines, fittings, valves and housing thereof, fire hydrant, manholes, and all appurtenances thereto, as depicted and

described in the reviewed submittal documents. The Project Utility System does not include the water mains on the Applicant side of the meter or the backflow prevention devices, all of which will be owned and maintained by Applicant.

3. INSTALLATION

A. Applicant shall commence installation of the Project Utility System no later than three (3) months, subject to extension for force majeure events not the fault of Applicant, after the date of this Agreement and shall complete its installation within twelve (12) months after the date of this Agreement. If installation is not commenced or completed by such dates, the District may terminate this Agreement, unless the delay is solely attributable to events, such as fire, flood or earthquake, which are beyond the control of, and not the fault of, Applicant.

B. Applicant shall install the Project Utility System in accordance with (1) the location and sizes shown on the reviewed submittal documents identified in Section 2; (2) the District's "Standard Specifications and Construction Details," a copy of which has previously been furnished to Applicant; and (3) the further reasonable directions of the District Engineer.

C. Applicant shall obtain an encroachment permit from the City of Half Moon Bay specific to the Project Utility System. Encroachment permit will not contain items not related to the Project Utility System.

4. SUBMITTAL OF PROPOSAL FOR REVIEW AND APPROVAL BY DISTRICT.

Applicant is responsible for obtaining a proposal for construction of the Project from a licensed, qualified contractor to construct the Project ("Proposal"). The contractor shall possess a valid California Contractor's License (Class A or C34). The contractor shall have satisfactorily completed construction of a minimum of 5 similar pipeline projects, and shall, if requested, submit a list of these projects together with the telephone number of the owner's representative who can be contacted regarding the work. Prior to commencement of construction, Applicant shall furnish a copy of the Proposal, along with evidence satisfactory to the District that the

contractor possesses the necessary license and experience to construct the Project Utility System.

5. INSPECTION; CONSTRUCTION

A. Prior to commencing construction, Applicant shall furnish to the District Engineer, at Applicant's expense, a report by a competent soils engineer or soils laboratory indicating that the compaction of the fills within which said facilities are to be installed is at least equal to ninety-five percent (95%) compaction, as that phrase is defined in the latest edition of the Standard Specifications, State of California, Department of Transportation, or meets such other criteria as the District Engineer may prescribe.

B. Applicant shall notify District in writing at least ten (10) days in advance of the proposed starting date for construction and shall not commence construction unless the District Engineer or other authorized District inspector is at the site of the work when construction begins. District agrees to make the District Engineer or other authorized District inspector available to be on site, provided the ten (10) days advance notice is given by Applicant. If construction is not continuous, District shall be notified at least forty-eight (48) hours in advance of the resumption of construction. Any work performed without notice to District may be rejected by District on that ground alone. The District Engineer will observe and inspect facilities solely to protect the interests of the District and to determine whether the completed work is acceptable to District and can be incorporated into the District system. The District does not assume thereby any responsibility for the operations or safety practices of Applicant. Applicant is responsible for correct location of all facilities which it installs. The District Engineer will not inspect facilities installed "downstream" of the individual meter boxes.

C. Applicant shall permit District's employees and authorized representatives to inspect the Project Utility System, and the plans and materials therefore, at any reasonable time before, during, or after installation.

D. Applicant shall repair at its expense (or, at the option of District, shall reimburse District for the actual cost of repairs effected by it) any damage to District property caused by Applicant, its agents, employees, or contractors in constructing the Project Utility System.

6. PAYMENT OF FEES AND CHARGES

The Applicant will pay applicable fees and charges as follows:

A. Transmission and Storage Fees. None Due. Parcel 064-342-360 is already developed, and no additional capacity is required at this time. Applicant has previously paid for transmission and storage fees for a five-eighth inch (5/8") non-priority water service connection for both APN 064-342-370 and 064-342-380.

B. Water Meter and Water Meter Installation Fees. None Due. Applicant will be billed separately for actual cost of the required meters at the time of the building permitting plan review and meter installation for each parcel, including relocation and reinstallation for the installed meter for 555 Seymour Street.

C. Initial Filing Fee. None due. The District acknowledges receipt of a non-refundable initial filing fee in the amount of \$500.

D. Plan Check and Construction Inspection Fees. Concurrently with the execution of this Agreement, Applicant will pay a deposit in the amount Ten Thousand Dollars and no cents (\$10,000.00), which is the amount due for the District staff and Engineer's costs in reviewing final plans, inspecting the construction of the Project Utility System, modifications of water system maps, and administrative, legal, and auditing costs. A final accounting will be performed prior to acceptance of the Project Utility System. Applicant shall pay additional fees if the deposit does not cover District costs for providing these services.

E. Total Payment Due with Agreement. The total payment due concurrently with the execution of the Agreement shall be Ten Thousand Dollars (\$10,000.00), which represents the sum of fees listed in paragraphs A, B, C and D above.

7. BONDS

Prior to commencement of construction, Applicant shall furnish to District the following bonds:

A. A Payment Bond in the amount of 100% of the Proposal amount, to guarantee payment of the obligations referred to in Section 3248 of the Civil Code;

B. A Performance Bond in the amount 100% of the Proposal amount, to guarantee faithful performance of the terms of this Agreement; and

C. A Maintenance Bond in the amount of 10% of the Proposal amount, to guarantee against defective materials and faulty workmanship for a period of two (2) years from and after the acceptance of the Project Utility System by District.

The bonds shall be in a form satisfactory to District. The surety or sureties must be qualified to do business in California. If any of the sureties, in the sole opinion of District, is or becomes irresponsible, District may require other or additional sureties which Applicant shall furnish to the satisfaction of District within ten (10) days after notice from District. In default thereof, District shall be released from all obligations under this Agreement. No prepayment or delay in payment and no change, extension, addition, or alteration or any provision of this Agreement or in the approved submittal documents referred to in Section 2, above, and no forbearance or acceptance by or on the part of District shall operate to release any surety from liability on a bond.

8. INDEMNITY

A. District shall not be responsible or held liable in any manner whatsoever for any injury or damage which may be done to any person or property (or other loss or liability) arising from the performance or failure to perform the obligations set forth in this Agreement and the installation of the Project Utility System by or on behalf of Applicant.

B. Applicant, on its behalf and on behalf of its successors in interest, hereby agrees to waive any claims against District arising from or related to the events and activities described in Subsection A, above, and to indemnify, defend and hold harmless the District, its directors, officers, employees, and agents from and against any and all liability for the death of or injury to any person and for the loss of, or damage to, any property (including the loss of its use) which may arise from such events and activities. The agreements contained in this paragraph shall survive the performance of the remainder of this Agreement and shall remain in full force and effect notwithstanding such performance.

9. INSURANCE

A. Applicant or its construction contractor shall, at its cost, maintain in full force and effect during the period beginning with commencement of construction of the Project

Utility System and terminating no earlier than thirty (30) days after completion thereof and approval by District for its connection with the District's distribution system, a policy or policies of liability insurance, as follows:

1. General Liability - Commercial General Liability (CGL) - Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 00 01) including products and completed operations, property damage, bodily injury, personal and advertising injury with limit of at least five million dollars (\$5,000,000) per occurrence or the full per occurrence limits of the policies available, whichever is greater. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (coverage as broad as the ISO CG 25 03, or ISO CG 25 04 endorsement provided to Coastsides County Water District) or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability - Insurance Services Office (ISO) Business Auto Coverage (Form CA 00 01), covering Symbol 1 (any auto) with limit of one million dollars (\$1,000,000) for bodily injury and property damage each accident.

3. The General Liability and Automobile Liability policies shall insure District as an additional insured against any and all liability for the death of or injury to any person and for the loss of or damage to any property which may arise by reason of acts done or omitted to be done as a result of the installation of the Project Utility System by or on behalf of Applicant and shall further insure District against any and all costs and expenses, including attorney's fees, which District may incur in resisting any claim which may be made against District for any such injury or damage.

B. Each such policy shall:

1. be issued by an insurance company or companies qualified to do business in California and approved in writing by District;

2. name District, its Directors, officers, agents and employees, as additional insureds;

3. specify that it acts as Primary Insurance; the insurer being liable thereunder for the full amount of any loss up to and including the total limit of liability without right of contribution from any insurance effected by District;

4. provide that the policy shall not be cancelled or altered without thirty (30) days' prior written notice to District (or Applicant shall provide this written notice to the District); and

5. Otherwise be in form reasonably satisfactory to District.

- 4 Workers' Compensation Insurance -. The Contractor shall provide workers' compensation coverage as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease. Waiver of Subrogation (also known as Transfer of Rights of Recovery Against Others to Us): The Contractor hereby agrees to waive rights of subrogation to obtain endorsement necessary to affect this waiver of subrogation in favor of the Coastside County Water District, its directors, officers, employees, and authorized volunteers, for losses paid under the terms of this coverage which arise from work performed by the Named Insured for the Coastside County Water District; this provision applies regardless of whether or not the Coastside County Water District has received a waiver of subrogation from the insurer. In addition, the policy shall provide that the policy shall not be cancelled or altered without thirty (30) days' prior written notice to District (or Applicant shall provide this written notice to the District).
- 5 Copies of all policies required above (or Certificates of Insurance satisfactory to District) shall be delivered to District at least ten (10) days prior to commencement of construction of the Project Utility System.

10. SIZING OF INTERIOR PLUMBING; WATER PRESSURE

A. Applicant acknowledges that the District's system in the area of the Project meets the District's minimum water pressure requirements, but is subject to low water pressure conditions. District recommends that Applicant consider the low water pressure conditions in designing the interior plumbing of Project residences. It is Applicant's responsibility to ensure sufficiency of water flow and pressure at all fixture units in each residence; District shall have no responsibility to inspect the installation of interior plumbing fixtures or piping.

B. Applicant agrees to inform the future owners and occupants of the Project of the low water pressure conditions that exist at the Project and to advise future owners and occupants of the Project that installing additional or larger water fixtures may reduce the already low water pressure condition.

11. CONVEYANCE OF TITLE TO PROJECT UTILITY SYSTEM

Full right, title and interest in and to all elements of the Project Utility System installed pursuant hereto will be granted to District upon written notice of acceptance thereof by District and without the necessity for any further action by Applicant. There shall be no obligation upon District to pay or reimburse to Applicant any part of the cost of Project Utility System. Applicant warrants that upon such passage of title to District, the title shall be free and clear from any and all mechanics and materialmen liens that could arise from construction of the Project Utility System, charges and encumbrances whatsoever. The water meters described in Section 2, above, are and will remain the property of District.

12. ACCEPTANCE BY DISTRICT

District shall accept the Project Utility System when all of the following conditions have been met: (1) completion of the Project Utility System; (2) certification by Superintendent and or District Engineer upon completion that the Project Utility System has been constructed in accordance with this Agreement; (3) furnishing by Applicant of evidence that it has paid all costs incurred in constructing the Project Utility System; (4) certification that the district has completed all required final inspections for 555 Seymour, 565 Seymour and 575 Seymour; (5) performance by Applicant of all of its obligations under this Agreement which are to be completed prior to acceptance of the Project Utility System, including payment of all sums due the District; and conveyance of all easements; and (6) furnishing by Applicant of one electronic set of drawings of the completed improvements showing "as-built" conditions.

Upon acceptance, and payment for the cost of meter installation, District shall provide water utility service to the Project.

Upon acceptance, Applicant shall be relieved of all future obligation to maintain the Project Utility System, subject to its obligation to repair defects, which obligation is secured

by the maintenance bond provided for in Section 7.C., for the duration of the term of such bond (i.e., two years after acceptance).

13. EXECUTION AND PERFORMANCE OF AGREEMENT

Execution of this Agreement is a condition precedent to issuance by District of any letters, approvals, consents, or communications to any state, municipal, local or other public bodies regarding the availability of water service to the Property from the Project. Full performance of and compliance with each and every term of this Agreement by Applicant is a condition precedent to water service by District.

14. DISTRICT REGULATIONS

Applicant shall at all times abide by and faithfully observe any and all District ordinances, resolutions, rules and regulations presently in effect, including current fee schedules, or which may hereafter be enacted or amended from time to time, including but not limited to *Regulations Regarding Water Service Extensions and Water System Improvements; Engineering and Construction Standards; Approved Materials* (codified through Resolution No. 2003-11, March 2004), a copy of which has previously been furnished to Applicant.

15. ASSIGNMENT

Applicant's rights under this Agreement may be assigned only in connection with a sale or conveyance of the Property. No such assignment shall be valid or binding on the District unless the assignee executes a written instrument, in form and substance satisfactory to District, assuming all of Applicant's obligations under this Agreement, which have not been fully performed as of the date of assignment. Such assignment shall not release Applicant from any of its obligations to District under this Agreement.

This Agreement shall be binding upon and shall inure to the benefit of the parties and their successors and permitted assigns. If the Applicant or a permitted successor or assign shall disincorporate, forfeit its articles or right of incorporation, or otherwise fully terminate without a successor or assign, District shall as of the date of disincorporation, forfeiture or termination own the Project Utility System free and clear of any obligation to any party.

16. NOTICE

Any notice required by this Agreement shall be satisfied by a notice in writing, either delivered personally or sent by regular or certified mail, postage prepaid, and addressed as follows:

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

Applicant: Coastside Estates LLC
Ernest J. Polati III
577 Rocky Way
Woodside, CA 94062

17. CONSTRUCTION OF AGREEMENT

Both parties have participated in preparing this Agreement. This Agreement shall be construed reasonably and not in favor of or against either party hereto on the grounds that one party prepared the Agreement.

18. ENTIRE AGREEMENT

This Agreement, including the Exhibits which are hereby incorporated by reference, contains the entire agreement between the parties hereto. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist.

19. APPLICABLE LAW

This Agreement shall be governed by and construed and enforced in accordance with and subject to the laws of the State of California. Except as expressly provided for herein, this Agreement is not intended to, and does not, modify the District's rights to exercise the legislative discretion accorded to it by the laws of California. Any lawsuit related to this Agreement shall be commenced and prosecuted in the County of San Mateo, State of California.

20. AMENDMENT

Any amendment hereof, including any oral modification allegedly supported by new consideration, shall not be effective unless reduced to a writing signed by both parties.

21. AUTHORIZED SIGNATURE

The individuals whose names are subscribed to this Agreement represent that they are authorized to act on behalf of the party for whom they sign.

22. TIME

Time is of the essence of the Agreement.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

DISTRICT:

COASTSIDE COUNTY WATER DISTRICT

By: _____
President, Board of Directors

By: _____
Secretary to the District

APPLICANTS:

SARAH B. CLOVER AND JEREMY D. CLOVER, TRUSTEES OF THE SARAH AND JEREMY CLOVER LIVING TRUST

By: _____

Ernest J. Polati III, Attorney-in-Fact for

Sarah B. Clover and Jeremy D. Clover, Trustees of the Sarah and Jeremy Clover Living Trust

COASTSIDE ESTATES LLC

By: _____

Ernest J. Polati, Jr., Trustee of the Survivor's Trust created under The Polati 1996 Trust dated January 3, 1996

By: _____

Ernest J. Polati, III, Trustee of the Polati Trust dated July 29, 2009

By: _____

Ryan E. Whelen

EXHIBIT A

DRAFT

64-34

$$1'' = 50'$$

A

(35)

HIGHWAY

3 PARCEL MAP VOL. 85/92-93

2 THIRD ADDITION TO ARLETA PARK RSM 6/37

1 ADDN ARLETA PARK RSM 4/17

3

PARCEL MAP VOL. 85/92-93

 \triangle_2

THIRD ADDITION TO ARLETA PARK RSM 6/37



ADDN ARLETA PARK RSM 4/17

50'
AVE.

MAGNOLIA

ST.

[illegible]

The map displays a series of lots and parcels along Seymour Street. Lots 1 through 10 are shown at the top, each with a width of 28.50'. Lot 9 contains a circled number 342. Below these lots is a large area labeled '2'. To the right of '2' are three larger parcels: PARCEL A (containing 555 Seymour St, APN 064-342-360), PARCEL B (containing 565 Seymour St, APN 064-342-370), and PARCEL C (containing 575 Seymour St, APN 064-342-380). Dimensions for lot widths and depths are provided throughout the map. Easements are indicated by dashed lines. Curved boundaries are defined by radii (R=45') and arc lengths.

48' SEYMOUR

ST. 49'

BK-65

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

D.M.

5/21/1979

EXHIBIT B

DRAFT

RECORDING REQUESTED BY:

Charles H. Rible, Esq.

WHEN RECORDED MAIL TO:

Charles H. Rible, Esq.
3130 La Selva Street, Suite 307
San Mateo, CA 94403

2021-089932 CONF

10:42 am 06/11/21 PA Fee: 104.00

Count of pages 5

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



PARCEL A OF PARCEL MAP RECORDED
JUNE 4, 2021, IN VOLUME 85 OF PARCEL MAPS,
PAGES 92-93, FILE NO. 2021-900061,
OFFICIAL RECORDS OF SAN MATEO COUNTY.
(FKA: A PORTION OF 064-342-350)

(Space above for Recorder's Use Only)

POWER OF ATTORNEY – SPECIAL

We, the undersigned, who reside at 555 Seymour Street, Half Moon Bay, California, hereby appoint Ernest J. Polati, III of Woodside, San Mateo County, State of California, as our attorney-in-fact to act in our name, place and stead to do the following:

- To apply for and obtain permits related to water, gas, electric, sanitary sewer and stormwater treatment matters for our property;
- To execute, notarize and deliver any documents reasonably required by the City of Half Moon Bay, Coastsides County Water District, or PG&E, related to the development of real property, or relocation of services, on Seymour Street, Half Moon Bay, California owned, or previously owned by Coastsides Estates LLC, or its affiliated members;
- To make, do, and transact all and every kind of business of whatever nature and kind whatsoever for us and in our name to allow Coastsides Estates LLC, or its affiliated members, to complete the development of its real property, or the relocation of services, on Seymour Street, Half Moon Bay, California.

We further grant to our attorney in fact full authority to act in any manner both proper and necessary to the exercise of the foregoing powers, including the full power of substitution and revocation, and ratify every act that he may lawfully perform in exercising those powers.

This power of attorney is required for Coastside Estates LLC, or its affiliated members, to complete improvements, or the relocation of services, to our real property and the other real property owned by Coastside Estates LLC, or its affiliated members, on Seymour Street, Half Moon Bay, California. This power of attorney is coupled with an interest and it is irrevocable and we remove all right to revoke it or to appoint another person to perform the acts referred to in this instrument.

Each and all of the powers herein granted shall be exercised by our attorney-in-fact as to our property at 555 Seymour Street, Half Moon Bay, California, described as set forth in Exhibit A, attached hereto and made a part hereof.

Executed on the date set forth below.

SARAH B. CLOVER AND JEREMY D. CLOVER, TRUSTEES OF THE SARAH AND JEREMY CLOVER LIVING TRUST

BY: 
JEREMY D. CLOVER, TRUSTEE

6/10/21
DATE

BY: 
SARAH B. CLOVER, TRUSTEE

6/10/21
DATE

ACKNOWLEDGMENT

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

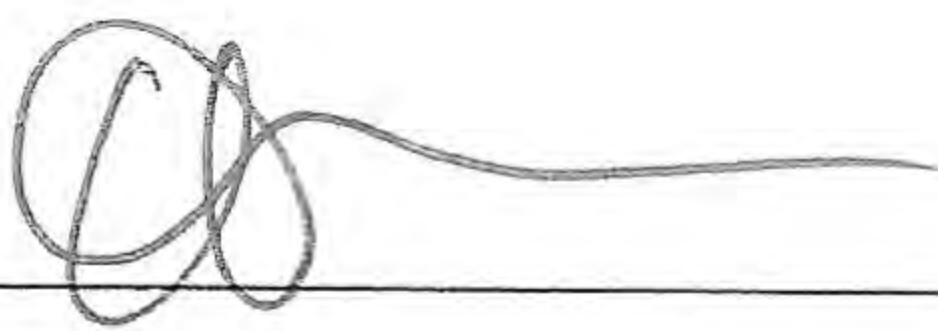
State of California)
County of San Mateo)

On 10th day of June 2021 before me,
James K Han,
(insert name and title of the officer)

Notary Public, personally appeared
Jeremy D. Clover and Sarah B. Clover, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

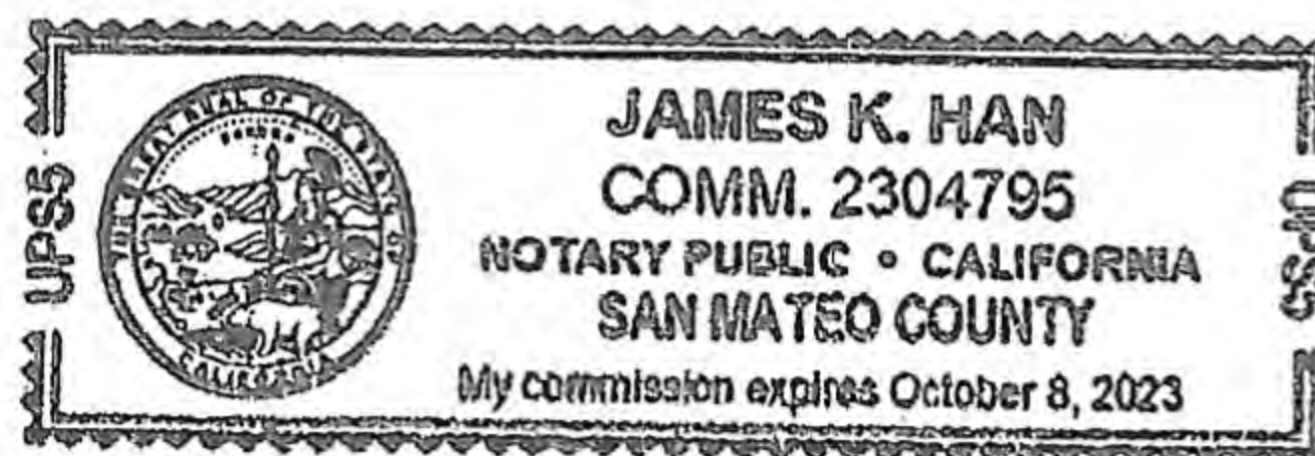


EXHIBIT A

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO THE MAKING AND RECORDATION OF THE SAID MAP AND HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINES.

WE HEREBY RESERVE THAT AREA SHOWN AS "PRIVATE STORMWATER RUNOFF EASEMENT" ON SAID MAP FOR INSTALLATION AND MAINTENANCE OF STORM DRAIN UTILITIES FOR THE EXCLUSIVE BENEFIT OF PARCELS A-C, INCLUSIVE.

WE ALSO RESERVE THAT AREA SHOWN AS "PRIVATE SEWER EASEMENT" FOR THE INSTALLATION AND MAINTENANCE OF SEWER UTILITIES WITHIN PARCEL B FOR THE EXCLUSIVE BENEFIT OF PARCEL C.

COASTSIDE ESTATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY:

ERNEST J. POLAT, JR., TRUSTEE OF THE SURVYOR'S TRUST CREATED UNDER THE POLAT 1996 TRUST DATED JANUARY 3, 1996, MANAGING MEMBER

BY: Ernest J. Polat, Jr.

ERNEST J. POLAT, JR., TRUSTEE

DATE 5-17-2021

ERNEST J. POLAT, III, TRUSTEE OF THE POLAT TRUST DATED JULY 29, 2009, MANAGING MEMBER

BY: Ernest J. Polat, III

ERNEST J. POLAT, III, TRUSTEE

DATE 5-17-2021

BY: Ryan E. Whelan

RYAN E. WHELAN, MANAGING MEMBER

DATE 5-17-2021

OWNER'S ACKNOWLEDGEMENT

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

STATE OF CALIFORNIA

COUNTY OF San Mateo

ON May 17, 2021, BEFORE ME, R. DeClerque, Notary Public

PERSONALLY APPEARED

Ernest J. Polat, Jr., Ernest

J. Polat, III and Ryan E

Whelan

WHO FURNISHED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ASSUMED TO BE THAT HE/SHE/IT/WEY EXECUTED TO THE SAME IN HIS/HER/IT/OUR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/IT/OUR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: R. DeClerque

NAME: R. DeClerque



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF THE OWNER IN JANUARY 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRYAN G. TAYLOR, L.S. #7551
LICENSE EXPIRES 12/31/2021



DATE 17 MAY 2021

CITY ENGINEER'S STATEMENT

I HAVE EXAMINED THIS MAP AND FOUND IT TO BE TECHNICALLY CORRECT. THE SUBDIVISION AS SHOWN WITHIN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERNATIONS THEREOF. THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

Walter B. Borge
WALTER B. BORGE, P.E. 76723
LICENSE EXPIRES 12/31/2022



DATE 5/21/2021

CITY CLERK'S STATEMENT

I, Jonathan Simon, CLERK OF THE CITY OF HALF MOON BAY, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY APPROVED THE WITHIN MAP ON THE 21 DAY OF May, 2021.

Jonathan Simon
JONATHAN SIMON, CLERK
CITY OF HALF MOON BAY

DATE 5/21/2021

CITY SURVEYOR'S STATEMENT

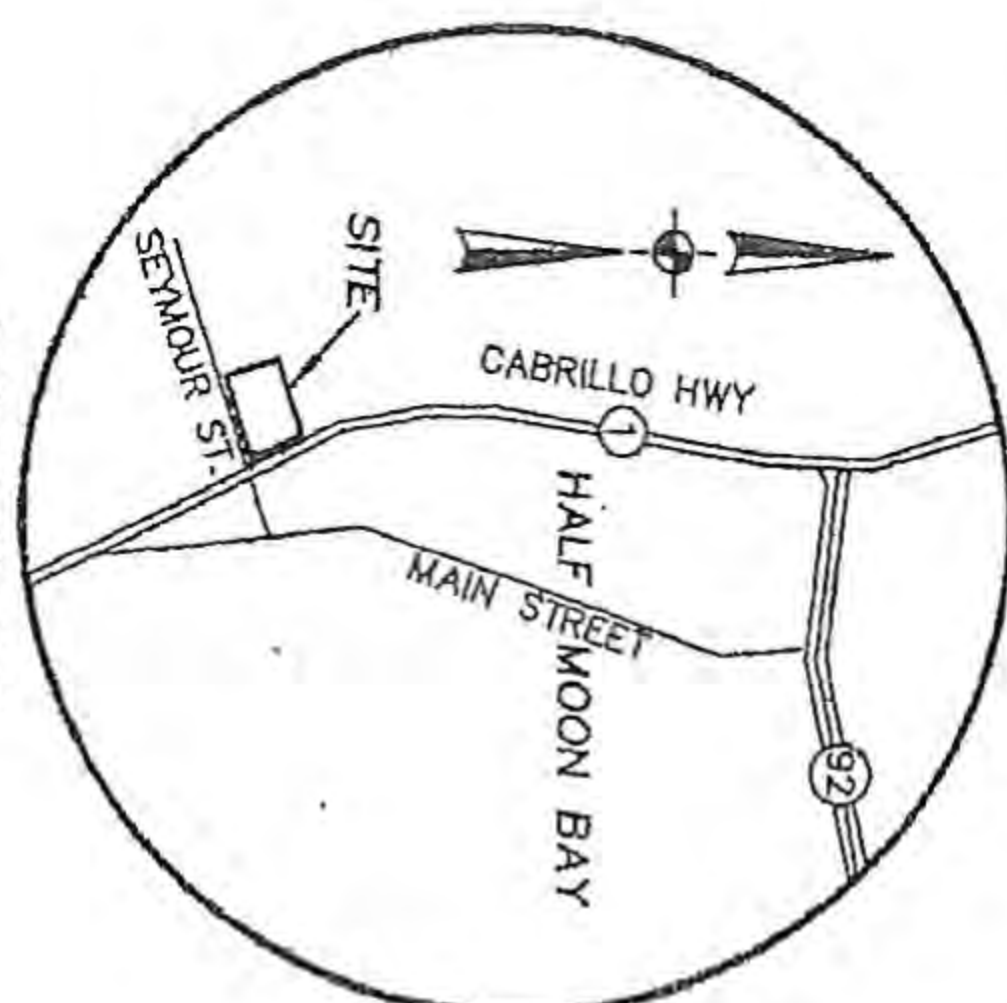
THIS PARCEL MAP HAS BEEN REVIEWED AND FOUND TO BE TECHNICALLY CORRECT AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

David C. Freyer
DAVID C. FREYER, R.C.E. #20080
CITY OF HALF MOON BAY
LICENSE EXPIRES 12/31/2021



DATE 5-17-2021

VICINITY MAP (NOT TO SCALE)



COUNTY RECORDER'S STATEMENT

FILE NO. 2021-900061 FEE \$86
FILED FOR RECORD THIS 4th DAY OF June, 2021, AT
4:00 PM/P.M. IN VOLUME 85 OF PARCEL MAPS, AT PAGE(S) 92-93
RECORDS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AT THE REQUEST OF COASTSIDE ESTATES, LLC.

MARK CHURCH, SAN MATEO COUNTY RECORDER

By: /s/ Minh Nguyen
DEPUTY RECORDER

BASIS OF BEARINGS:

THE BEARING, SOUTH 09°13'00" EAST, OF THE MONUMENTED CENTERLINE OF THIRD AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY WHICH WAS FILED FOR RECORD IN VOLUME 26 OF U.S. MAPS PAGE 14 ON MARCH 30, 2004, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

NOTES:

SUBJECT PROPERTY SUBJECT TO TRAFFIC RESTRICTION OVER THE SHOULDER TO HIGHWAY 1 AS SHOWN ON SHEET 2 OF THIS MAP.

SUBJECT PROPERTY SUBJECT TO DEED RESTRICTIONS PER PLANNING COMMISSION RESOLUTION P-20-16 RESOLUTION FOR APPROVAL PGP-20-014, EXHIBIT B, CONDITIONS OF APPROVAL, PASSED NOVEMBER 24, 2020.

A WAIVER OF CLAIMS FOR FREEWAY PEN BOOK 2230 O.R. PAGE 565.

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

PARCEL MAP

BEING A SUBDIVISION OF
THE LANDS OF COASTSIDE ESTATES, LLC
PER DOC. NO. 2018-079894 O.R.
CONSISTING OF TWO (2) SHEETS
HALF MOON BAY SAN MATEO COUNTY CALIFORNIA
SCALE: NONE
SHEET 1 OF 2
MAY 2021



EST. LAND SURVEYING

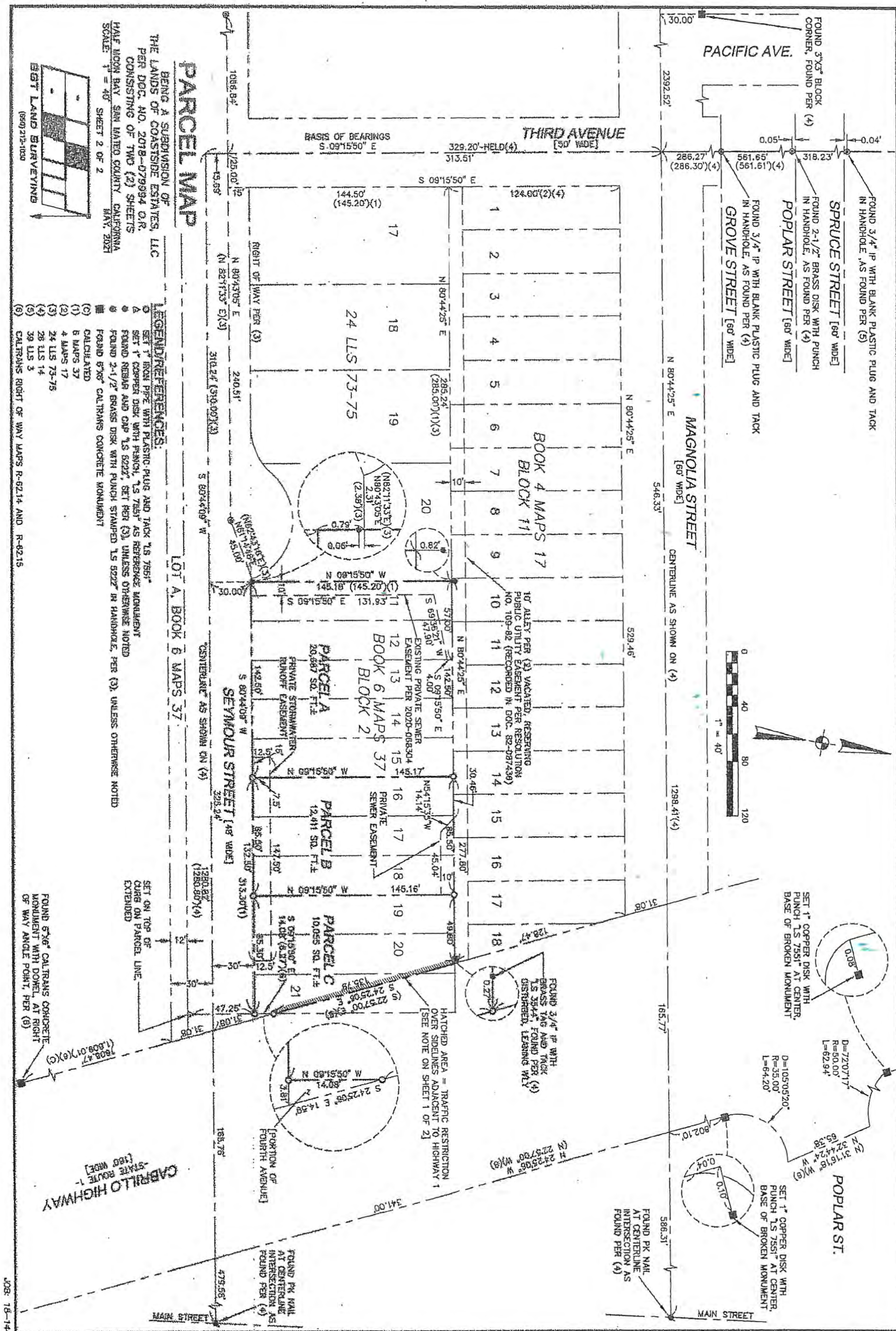


EXHIBIT C

DRAFT

64-34

$$1'' = 50' N$$


CABRILLO

HIGHWAY

3 PARCEL MAP VOL. 85/92-93

2 THIRD ADDITION TO ARLETA PARK RSM 6/37

1 ADDN ARLETA PARK RSM 4/17



EXHIBIT D

DRAFT

APPROVED ON BEHALF OF COASTSIDE
COUNTY WATER DISTRICT BY:

Jonathan Sutter, P.E.
Consulting District Engineer
3/3/2025



- LOCATION MAP (Not to Scale)
- ### GENERAL NOTES
- PLANS PREPARED AT REQUEST OF:
COASTSIDE ESTATES LLC, OWNER
 - ELEVATION DATUM: NAVD 88
 - SITE SURVEYED BY BGT LAND SURVEYING, OCT. 2018.
 - THIS IS NOT A BOUNDARY SURVEY.

LEGEND

- 81.43

EXISTING SPOT ELEVATION
- 81.4

PROPOSED SPOT ELEVATION
- 4" MIN SOLID PVC DRAIN PIPE
- E

EXISTING
- N

NEW OR PROPOSED
- CO

CLEAN-OUT
- EM

ELECTRIC METER
- FF

FINISHED FLOOR ELEVATION
- FH

FIRE HYDRANT
- LP

LAMP POST
- OH

OVERHEAD LINES
- JP

JOINT POLE
- SSMH

SANITARY SEWER MANHOLE
- S

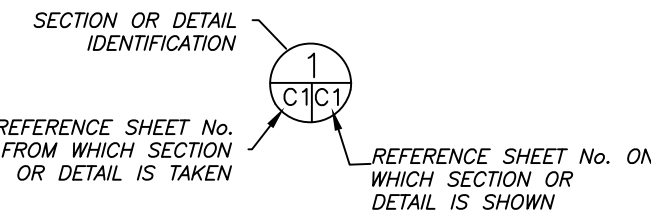
SLOPE
- VIF

VERIFY IN FIELD
- WM

WATER METER
- WV

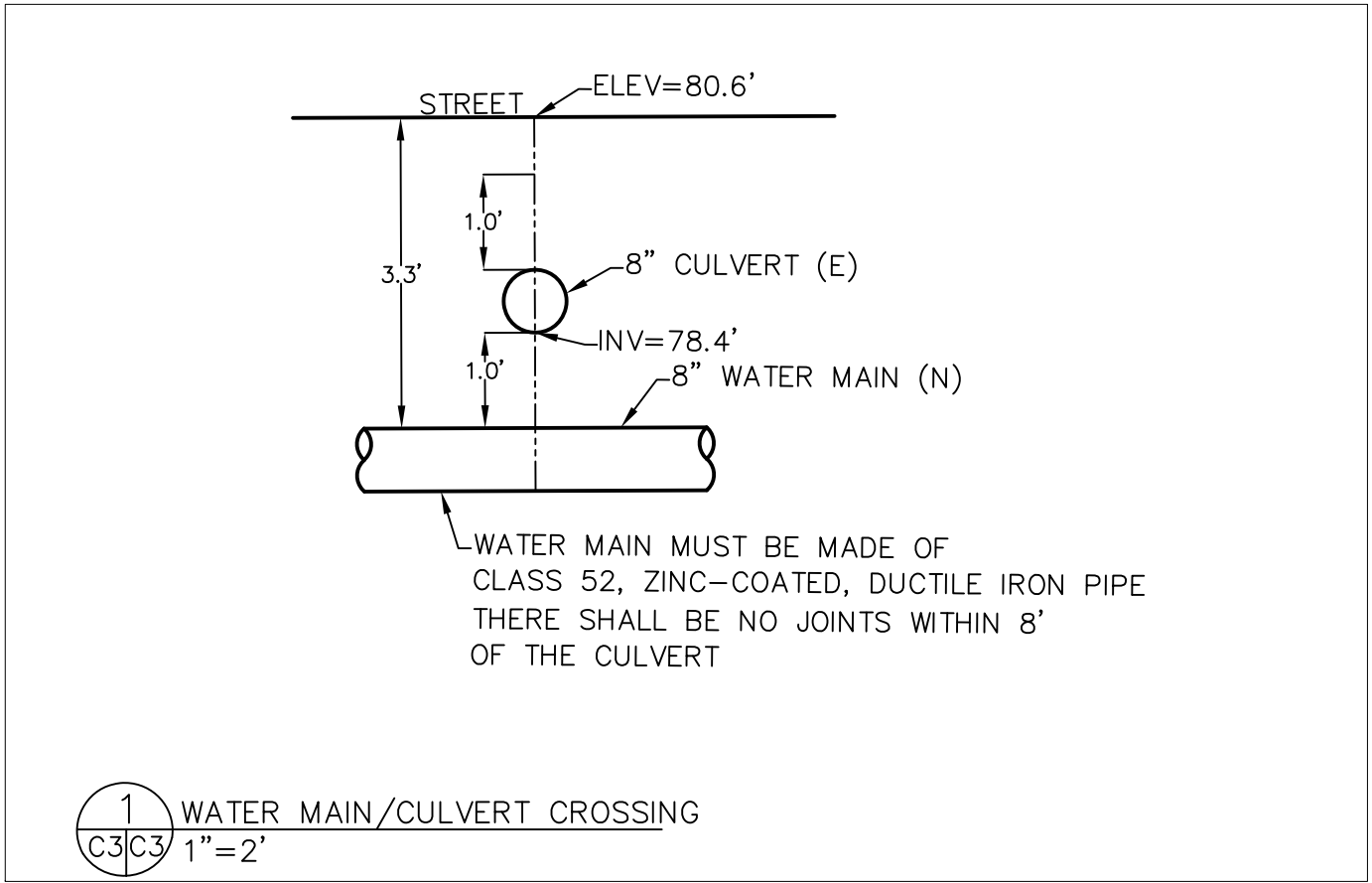
WATER VALVE

SECTION AND DETAIL CONVENTION



WATER MAIN NOTES

- THIS PUBLIC WORKS CONTRACT CONSISTS OF, IN GENERAL, CONSTRUCTING 243 FEET LINEAR FEET OF 8 INCH DUCTILE IRON PIPELINE; ONE EIGHT INCH SIZE BLOW-OFF ASSEMBLY AND REMOVAL OF ONE EXISTING EIGHT INCH BLOW-OFF ASSEMBLY; THREE 3/4 INCH SIZE WATER (DOMESTIC) SERVICE CONNECTION; TWO 1" SIZE WATER (FIRE) SERVICE CONNECTION; LEAKAGE TESTING AND DISINFECTION; SURFACE RESTORATION OF UNPAVED TRENCH AREAS; ASPHALT CONCRETE REPAVING OF PAVED TRENCH AREAS AND CLEANUP.
- WORK SHALL BE IN CONFORMANCE WITH THE CURRENT VERSION OF THE COASTSIDE COUNTY WATER DISTRICT DOCUMENT TITLED "STANDARD SPECIFICATIONS AND STANDARD DRAWINGS".
- THE CONTRACTOR SHALL OBTAIN A STREET ENCROACHMENT PERMIT FROM THE CITY OF HALF MOON BAY.
- TYPICAL TRENCH SECTIONS ARE INCLUDED IN THE "STANDARD SPECIFICATIONS AND STANDARD DRAWINGS" DOCUMENT FOR THE VARIOUS TYPES OF EXISTING SURFACE CONDITIONS.
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WATER MAIN
EXTENSION PLAN

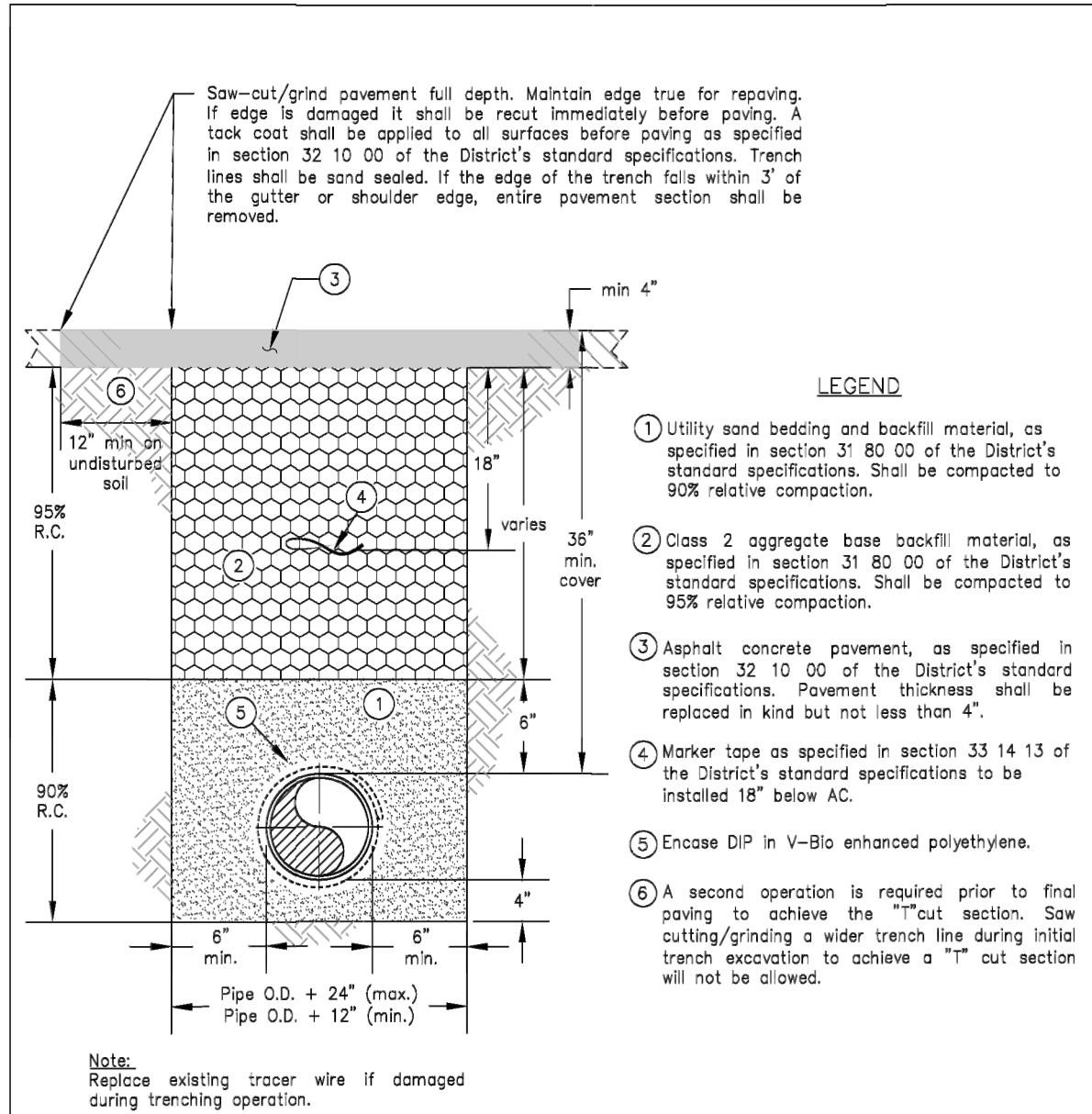
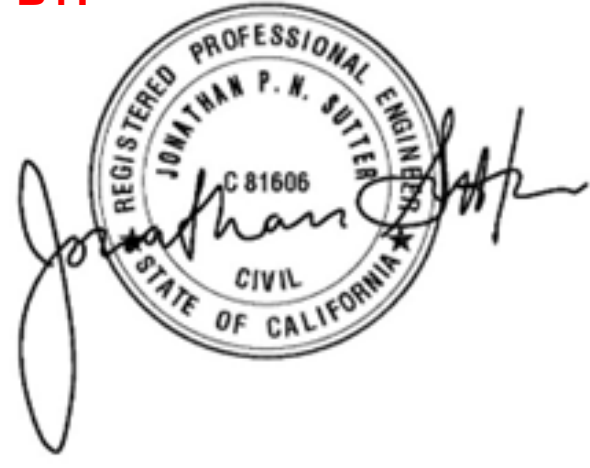
DATE: 9-3-24
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 2-20-25
REV. DATE: 2-26-25
REV. DATE: 2-26-25
REV. DATE: 2-26-25

COASTSIDE ESTATES, LLC.
555-565-575 SEYMOUR STREET
HALF MOON BAY, CALIFORNIA

SHEET
C-3

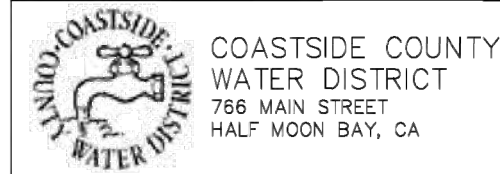
APPROVED ON BEHALF OF COASTSIDE
COUNTY WATER DISTRICT BY:

Jonathan Sutter, P.E.
Consulting District Engineer
3/3/2025



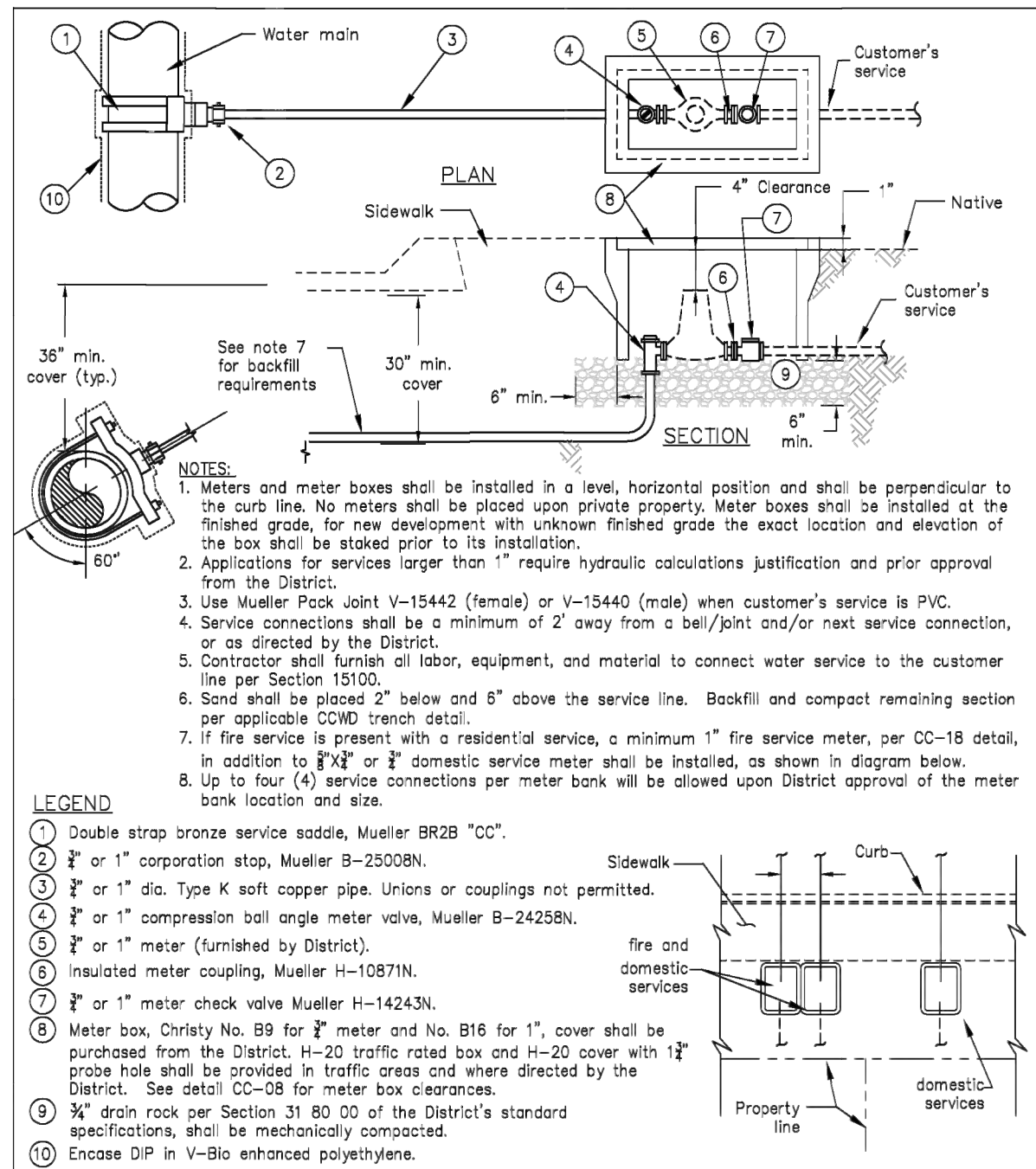
**TRENCH SECTION - TYPE A
PAVED SURFACES**

REV. 05/2018



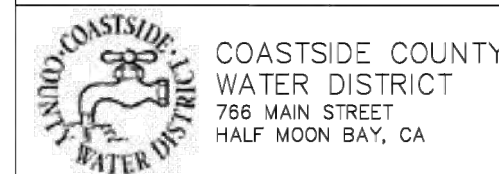
Approved by:
David Dickson, General Manager

STD. NO.
CC-01



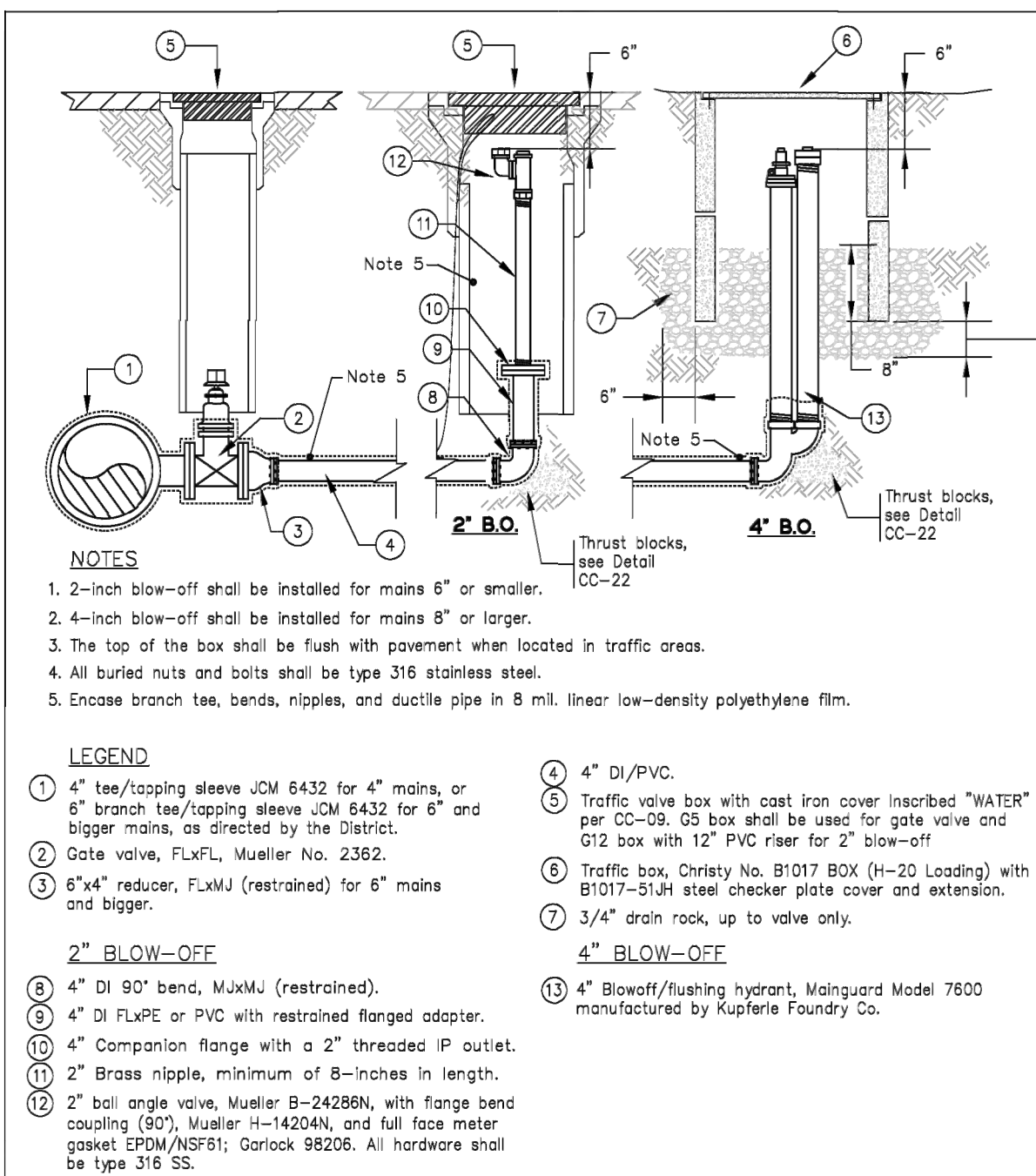
3/4" OR 1" SERVICE CONNECTION

REV. 09/2019
REV. 05/2018



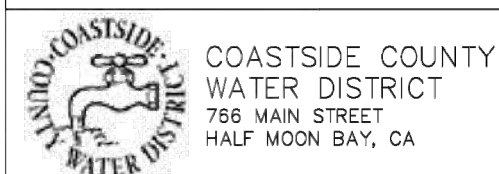
Approved by:
David Dickson, General Manager

STD. NO.
CC-06



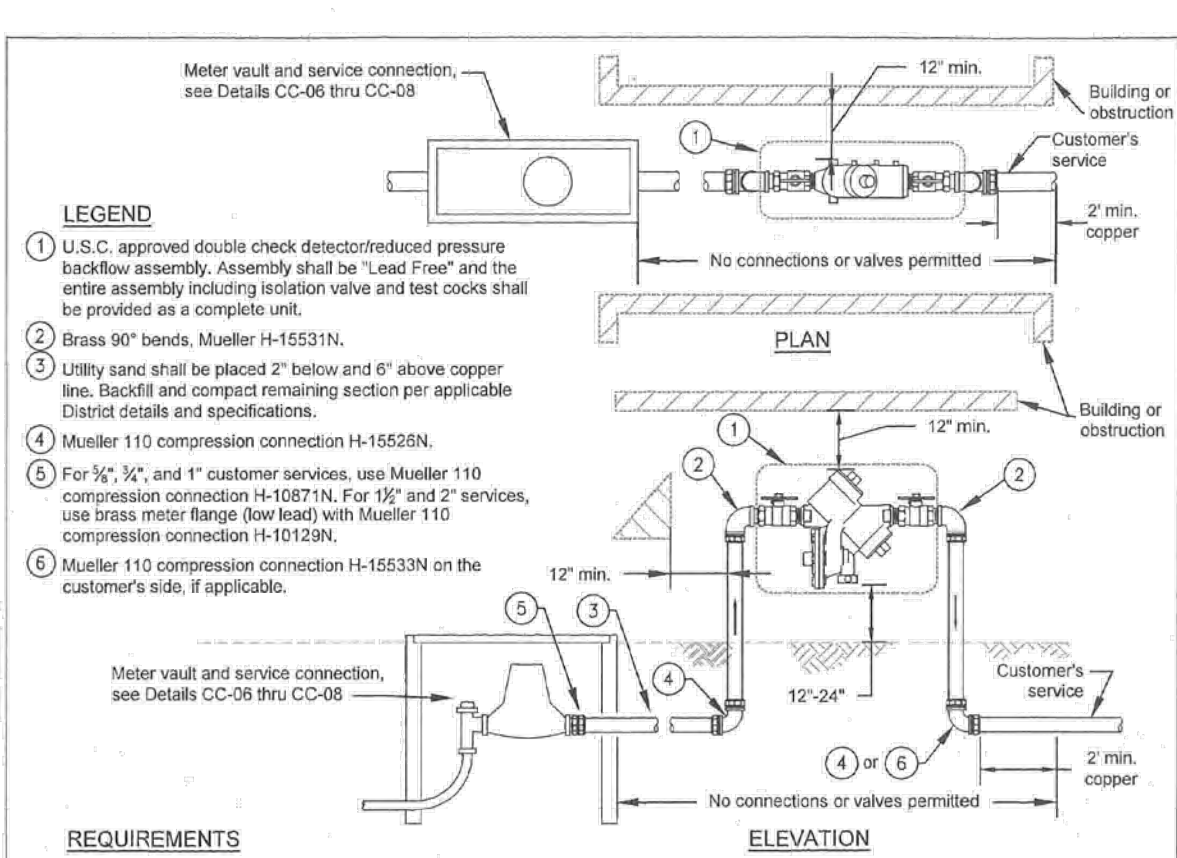
BLOW-OFF ASSEMBLY

REV. 05/2018



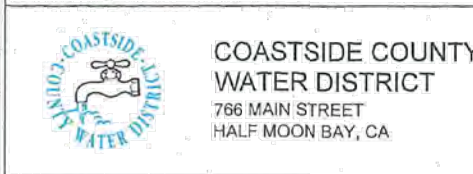
Approved by:
David Dickson, General Manager

STD. NO.
CC-17



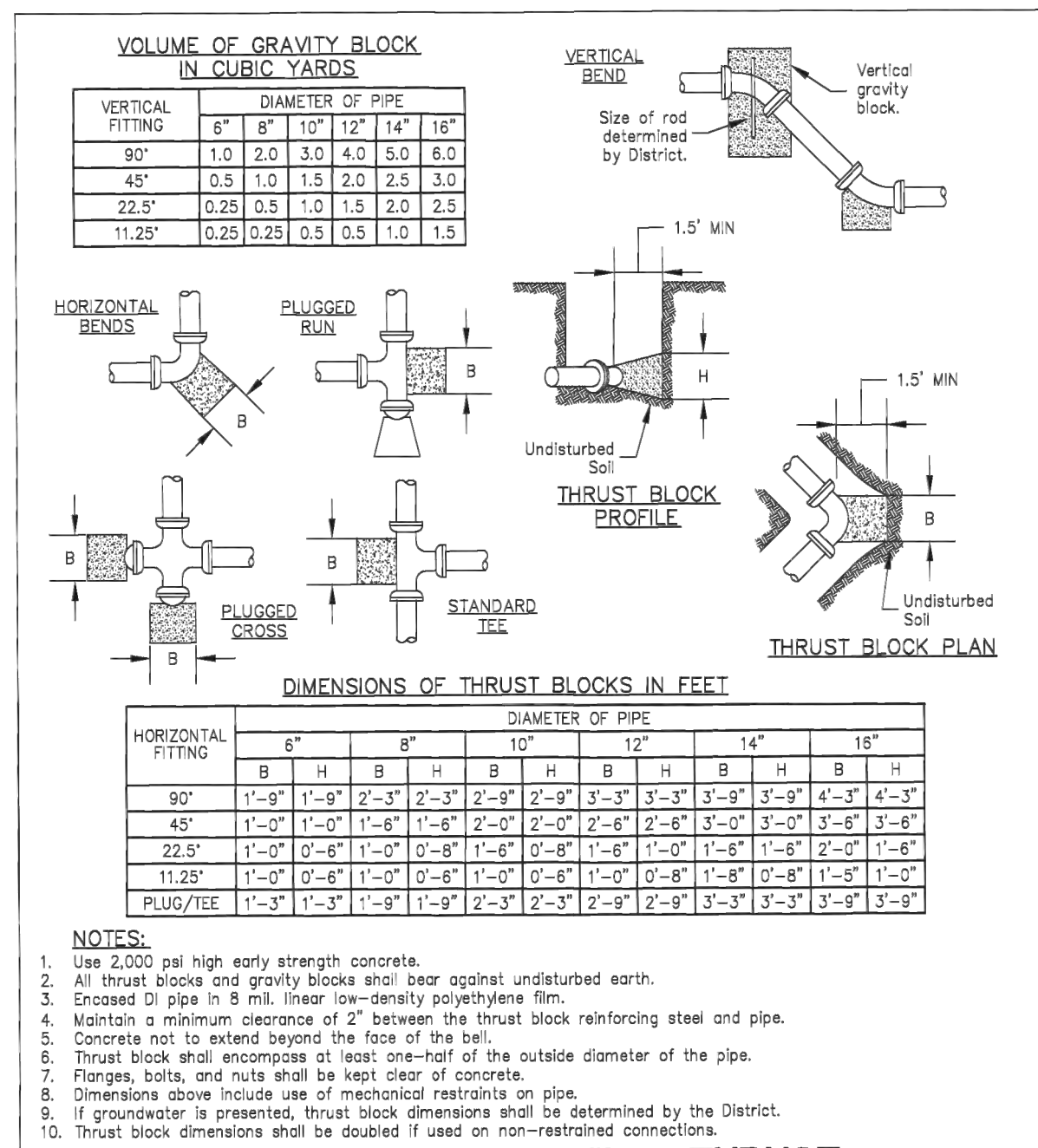
**REDUCED PRESSURE OR DOUBLE CHECK
BACKFLOW PREVENTION ASSEMBLY (UP TO 2")**

REVISED 8/2024



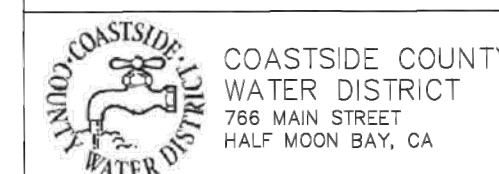
Approved by:
Mary Rogren, General Manager

STD. NO.
CC-18



**THRUST RESTRAINT - THRUST
BLOCK DETAILS**

REV. 05/2018



Approved by:
David Dickson, General Manager

STD. NO.
CC-22

Sigma Prime Geosciences, Inc.
SIGNAL PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 728-3593

DATE: 9-3-24
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 2-20-25
REV. DATE: 2-26-25
REV. DATE:
REV. DATE:

COASTSIDE ESTATES, LLC.
555-565-575 SEYMOUR STREET
HALF MOON BAY, CALIFORNIA

SHEET

C-4

EXHIBIT E

DRAFT

STATE WATER RESOURCES CONTROL BOARD
Division of Drinking Water
Waterworks Standards Main Separation Alternative
Request Checklist

Water System Name/Number: Coastside County Water District #CA4110011

Name of Applicant: COASTSIDE COUNTY WATER DISTRICT

Phone Number and Email Address: (650) 726-4405 gbrazil@coastsidewater.or

Project Name and Location: 555-565-575 Seymour Street

Attach plans or field drawings to show the standard installation and the proposed installation for which the alternative is being requested. (e.g. vertical profile and horizontal alignment, specifications, and other exhibits, as appropriate).

The Waterworks Standards in the California Code of Regulations (CCR) Title 22, Chapter 16, Section 64572 provide separation criteria for new construction. When buried water mains are in close proximity to non-potable pipelines, the water mains are vulnerable to contamination that can pose a risk of waterborne disease outbreaks.

Per CCR Title 22, Chapter 16, Section 64551.100, a water system that proposes to use an alternative to a requirement in Chapter 16 shall: 1) demonstrate to the State Board that the proposed alternative would provide at least the same level of protection to public health; and 2) obtain written approval from the State Board prior to implementation of the alternative. Requests for alternatives to the Waterworks Standards must consist of information outlined in at least four of the attachments below. Information contained in Attachments A, B and E will be required for all alternative requests. Information contained in Attachments C and/or D will also be needed depending on your particular situation. Please review all the attachments and submit the information for your specific project. The information must be submitted to your local Division of Drinking Water District Office for review and approval prior to construction.

Attachment A represents the standard pipe material and construction that would be used if the standard separation criteria can be met by the utility.

Attachment B represents information on the current pipe in the ground that is being crossed by a new pipeline or being paralleled by a new pipeline.

Attachments C and D represent information on the new pipeline being installed. Attachment C is for parallel construction and Attachment D is for crossings.

Attachment E is certification language that is needed to consider the Waterworks Standard alternative application.

Please Note: The information may be submitted using this checklist or another format, but all relevant information must be provided to the Division of Drinking Water District Office for consideration. If multiple crossings or parallel pipelines in multiple locations are part of the application, please indicate in the comments field of the applicable attachment or submittal. Alternatively, the applicant can provide an attachment or separate submittal for each location.

Attachment A (All Cases)

Water System's Standard Pipe Material and Construction Details

Attach the water system's standard pipe specification and construction details to this as Exhibit 1 and describe below.

Liquid Conveyed By New Pipeline:

- ☒ Domestic Water ☐ Raw Water ☐ Recycled Water
☐ Sewer ☐ Force Sewer ☐ Storm Drain
☐ Other (describe) [Click here to enter text.](#)

Nominal Size: 8 inches

Operating Pressure: 50-60 psi or ☐ Gravity flow/atmospheric

Pipe Material: ☒ Ductile Iron ☐ Cast Iron ☐ Welded Steel
☐ HDPE ☐ PVC ☐ Concrete ☐ Clay
☐ Other describe [Click here to enter text.](#)

AWWA Material Designation Code: AWWA 150/151

Pressure Class/Thickness/Coating CLASS 52

Joint Type Construction: ☒ Push On ☒ Restrained ☐ Welded Joints ☐ Fused
☐ Other describe [Click here to enter text.](#)

Depth of Cover: 3-3.3 feet

Comments:

[Click here to enter text.](#)

Attachment B (All Cases)

Existing Pipeline Material – Paralleling or Crossing the Proposed Pipe

List the condition of the existing pipeline being paralleled or crossed.

Liquid Conveyed By Existing Pipeline:

- ☐ Domestic Water ☐ Raw Water ☐ Recycled Water
☐ Sewer ☐ Force Sewer ☒ Storm Drain
☐ Other (describe) [Click here to enter text.](#)

Nominal Size: 8 inches

Operating Pressure: [Click here to enter text.](#) psi or ☒ Gravity flow/atmospheric

Pipe Material: ☐ Ductile Iron ☐ Cast Iron ☐ Welded Steel
 ☐ HDPE ☒ PVC ☐ Concrete ☐ Clay
 ☐ Other (describe)

AWWA Material Designation Code: [Click here to enter text.](#)

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused
 ☒ Other (describe) UNKNOWN

Length of Project: UNKNOWN

Age/Condition: UNKNOWN

Depth of Cover: 1'7"

Separation from proposed pipeline

Note: all distances are measured from the outside walls of both pipelines.

Vertical: 1' MIN.

Horizontal: NA

Have there been many repairs on the existing pipeline in this area? ☐ Yes ☐ No

If yes, explain: UNKNOWN

Attachment D

Proposed Pipeline Crossing Material and Construction Information

Where the Waterworks Standards cannot be met, it is the responsibility of the water system proposing an alternative to demonstrate that its proposed construction will have at least the "same level of protection to public health" as the minimum separation distances prescribed in the regulations.

Intended Use of New Pipeline: ☒ Distribution ☐ Transmission ☐ Storage
 ☐ Other (describe) [Click here to enter text.](#)

Liquid Conveyed:

☒ Domestic Water ☐ Raw Water ☐ Recycled Water
☐ Sewer ☐ Force Sewer ☐ Storm Drain
☐ Other (describe) [Click here to enter text.](#)

Nominal Size: 8-inches

Operating Pressure: 50-60 psi or ☐ Gravity flow/atmospheric

Pipe Material: ☒ Ductile Iron ☐ Cast Iron ☐ Welded Steel
 ☐ HDPE ☐ PVC ☐ Concrete ☐ Clay
 ☐ Other describe [Click here to enter text.](#)

AWWA Material Designation Code: AWWA150/151

Pressure Class/Thickness/Coating CLASS 52

Joint Type Construction: ☒ Push On ☒ Restrained ☐ Welded Joints ☐ Fused
 ☐ Other describe [Click here to enter text.](#)

Length of Project: 243 LINEAR FEET

Depth of Cover: 3-3.3 FEET

Number of Crossings: 1

Angle of Crossings: 90

Description of crossing pipelines:

The proposed 8-inch DI water pipe crosses a 8-inch PVC storm drain one time in the proposed alignment at a 90 degree angle. At the crossing, the water pipe is proposed to be installed below the storm drain with 1 foot of vertical clearance. As shown in the attached plan in detail 1/C3.

Can the new pipeline be installed in accordance with the Waterworks Standards? If not explain below:

While the proposed pipeline will adhere to the majority of Waterworks Standards, due to the shallow installation of the storm drain pipe the proposed water pipeline will need to cross under the storm drain pipe.

Proposed additional protective measures (*material construction methods, operational considerations, etc.*):

In addition to the proposed pipe being installed with 1' of separation with no joints within 8' of the storm drain pipe, the proposed pipeline will be Special Thickness Class 52 which is thicker and more robust than standard 350 pressure class ductile iron pipe. Also, corrosion protection will meet or exceed recommendations based on the Ductile Iron Pipe Research Association (DIPRA) Design Model (2018) for soil characteristics and other project considerations. These corrosion protection measures include zinc-ion coating and V-Bio polyethylene encasement. Lastly, the water main operates at a relatively high positive pressure while the storm drain is a gravity pipeline which would prevent cross contamination under normal operating conditions.

Attach additional exhibits as necessary

Attachment E Certification

CERTIFYING SIGNATURE:

For consultants, contractors, and developers: attach written concurrence from the governing water system and pipeline owners stating that the selected project alternative is the preferred alternative.

Attached concurrence?: ☐ YES ☒ NO ☐ N/A

I certify that the forgoing information is true and correct to the best of my ability, and that I believe this alternative would provide at least the same level of protection to public health as the minimum separation distances prescribed in the California Waterworks Standards (CCR, Title 22, Section 64572)..



Signature

Mary Rogren, General Manager
March 6, 2025

APPROVED ON BEHALF OF COASTSIDE
COUNTY WATER DISTRICT BY:

Jonathan Sutter, P.E.
Consulting District Engineer
3/3/2025



LOCATION MAP (Not to Scale)

GENERAL NOTES

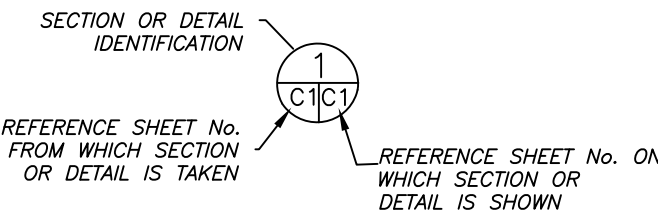
1. PLANS PREPARED AT REQUEST OF:
COASTSIDE ESTATES LLC, OWNER
2. ELEVATION DATUM: NAVD 88
3. SITE SURVEYED BY BGT LAND SURVEYING, OCT. 2018.
4. THIS IS NOT A BOUNDARY SURVEY.

LEGEND

- E EXISTING
- N NEW OR PROPOSED
- CO CLEAN-OUT
- EM ELECTRIC METER
- FF FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- LP LAMP POST
- OH OVERHEAD LINES
- JP JOINT POLE
- SSMH SANITARY SEWER MANHOLE
- S SLOPE
- VIF VERIFY IN FIELD
- WM WATER METER
- WV WATER VALVE

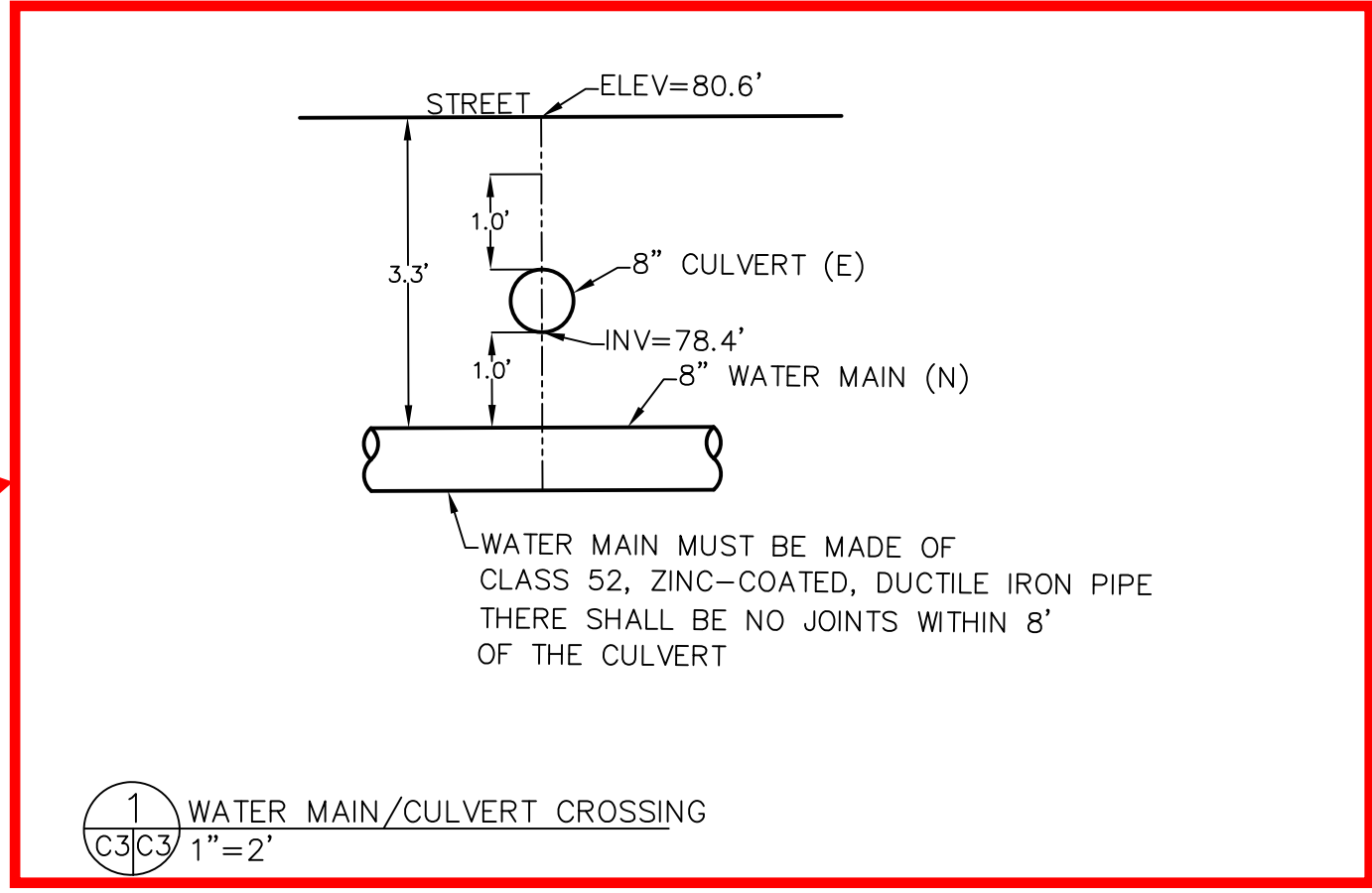
- 81.43 EXISTING SPOT ELEVATION
- 81.4 PROPOSED SPOT ELEVATION
- 4" MIN SOLID PVC DRAIN PIPE

SECTION AND DETAIL CONVENTION



WATER MAIN NOTES

1. THIS PUBLIC WORKS CONTRACT CONSISTS OF, IN GENERAL, CONSTRUCTING 243 FEET LINEAR FEET OF 8 INCH DUCTILE IRON PIPELINE; ONE EIGHT INCH SIZE BLOW-OFF ASSEMBLY AND REMOVAL OF ONE EXISTING EIGHT INCH BLOW-OFF ASSEMBLY; THREE 3/4 INCH SIZE WATER (DOMESTIC) SERVICE CONNECTION; TWO 1" SIZE WATER (FIRE) SERVICE CONNECTION; LEAKAGE TESTING AND DISINFECTION; SURFACE RESTORATION OF UNPAVED TRENCH AREAS; ASPHALT CONCRETE REPAVING OF PAVED TRENCH AREAS AND CLEANUP.
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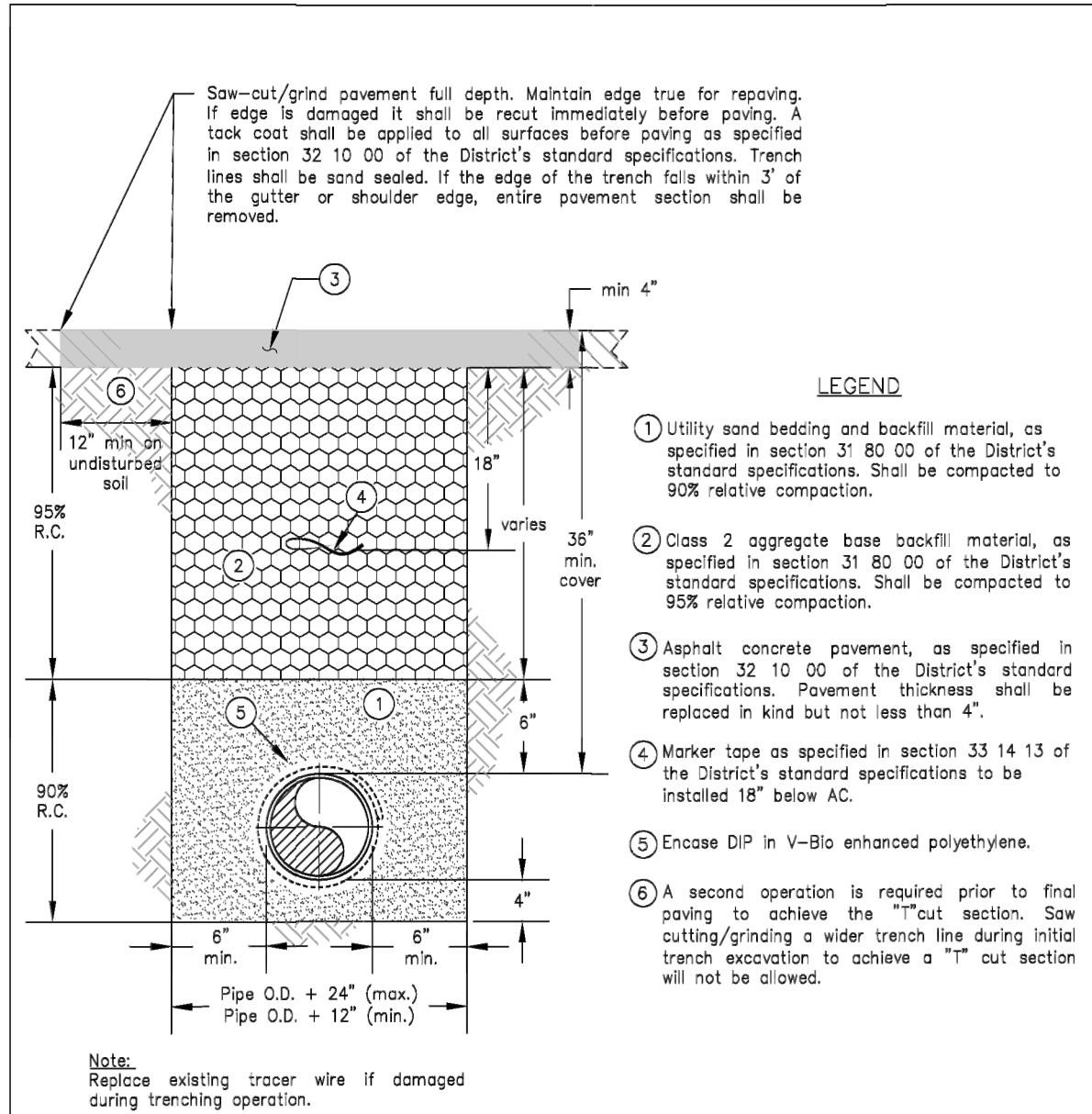
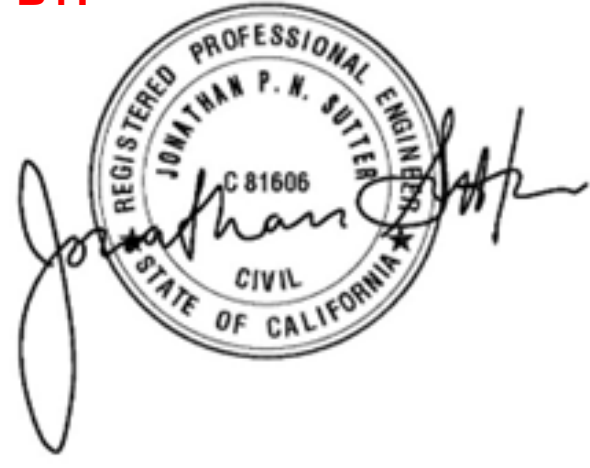
WATER MAIN
EXTENSION PLAN

COASTSIDE ESTATES, LLC.
555-565-575 SEYMOUR STREET
HALF MOON BAY, CALIFORNIA

SHEET
C-3

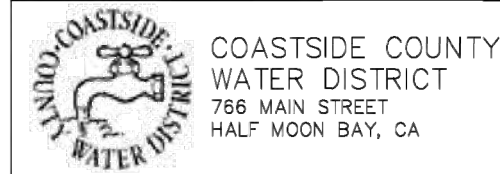
APPROVED ON BEHALF OF COASTSIDE
COUNTY WATER DISTRICT BY:

Jonathan Sutter, P.E.
Consulting District Engineer
3/3/2025



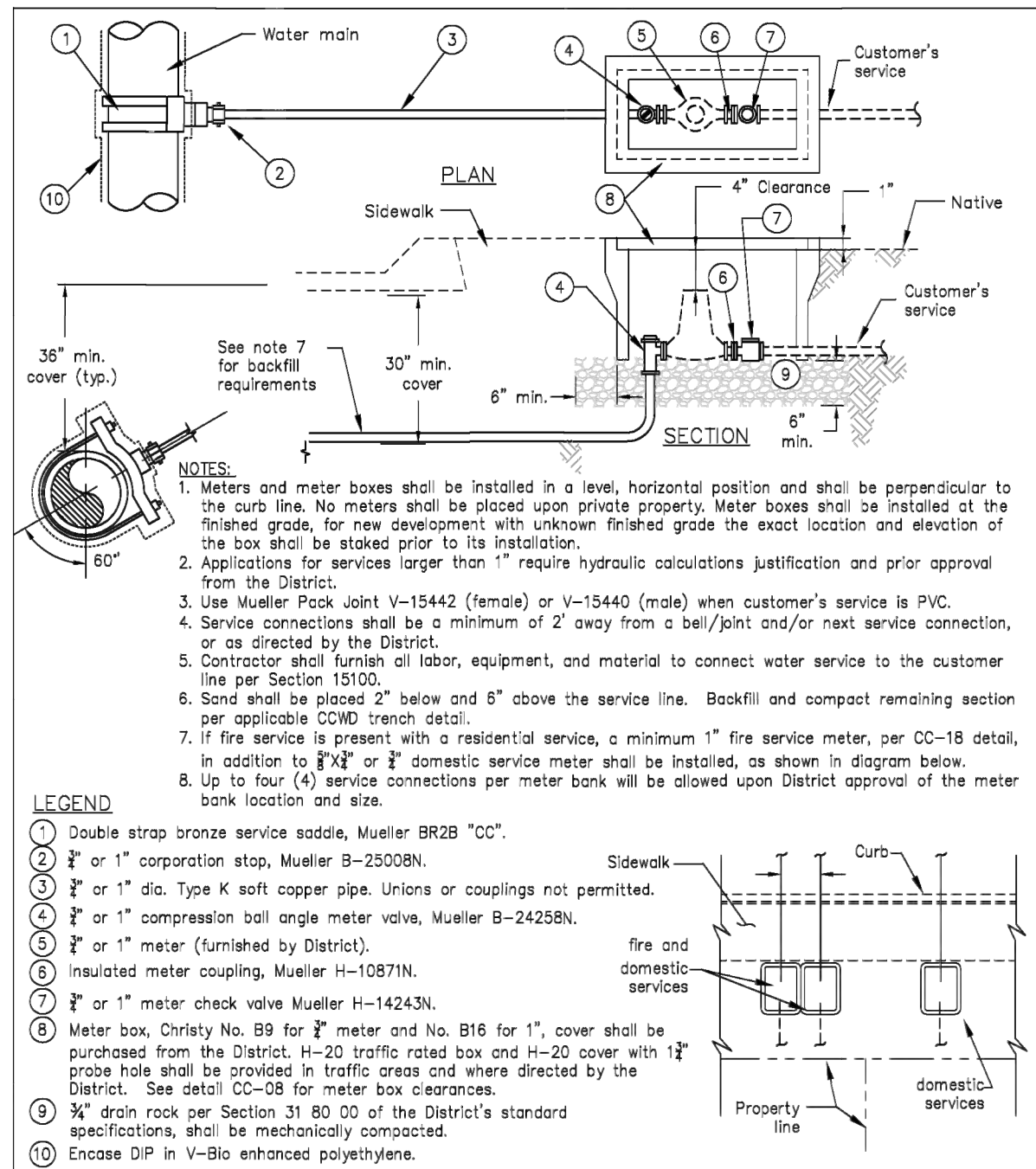
**TRENCH SECTION - TYPE A
PAVED SURFACES**

REV. 05/2018



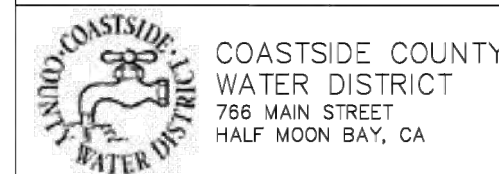
Approved by:
David Dickson, General Manager

STD. NO.
CC-01



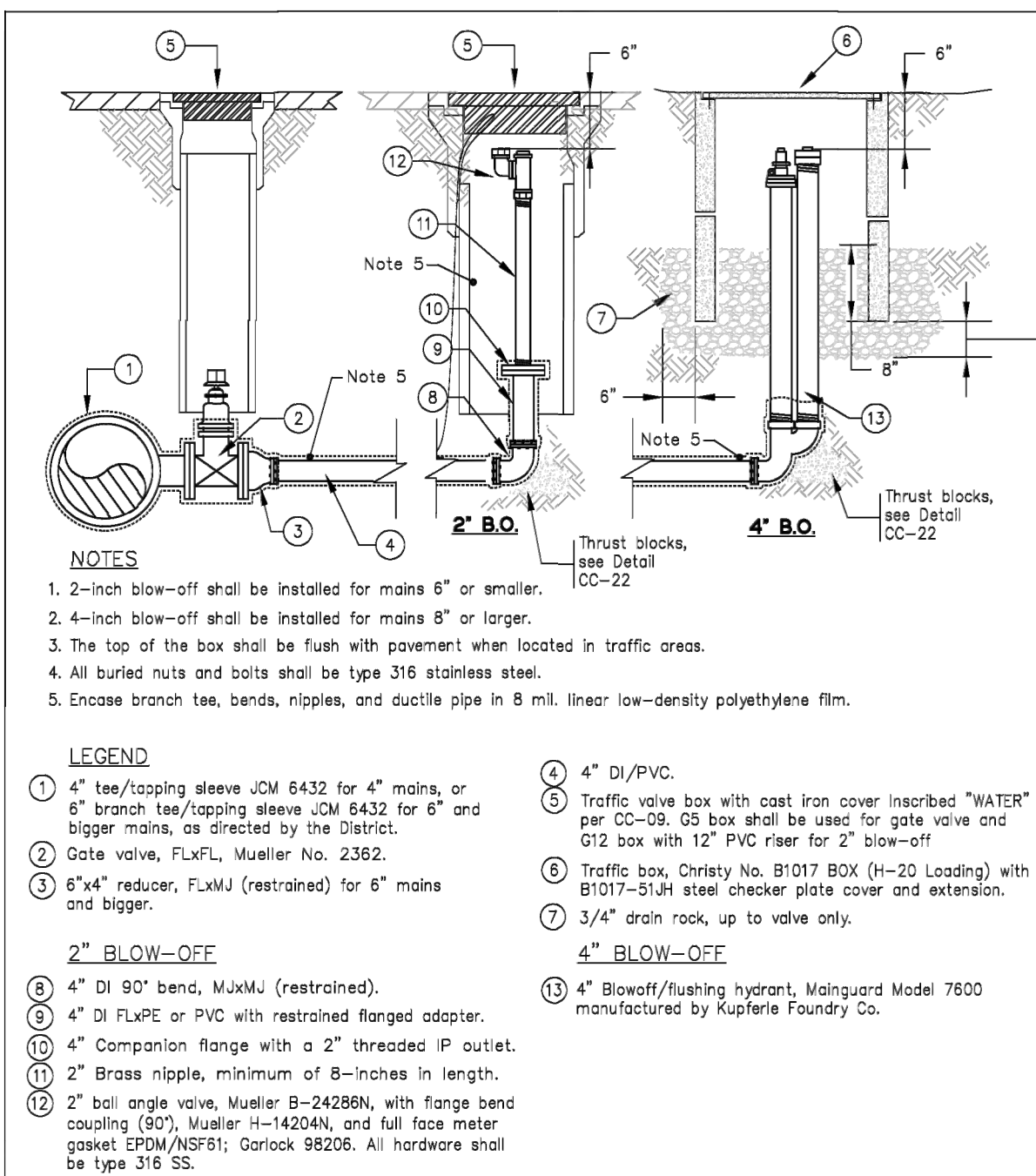
3/4" OR 1" SERVICE CONNECTION

REV. 09/2019
REV. 05/2018



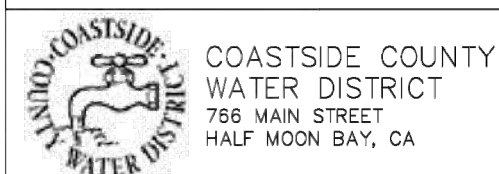
Approved by:
David Dickson, General Manager

STD. NO.
CC-06



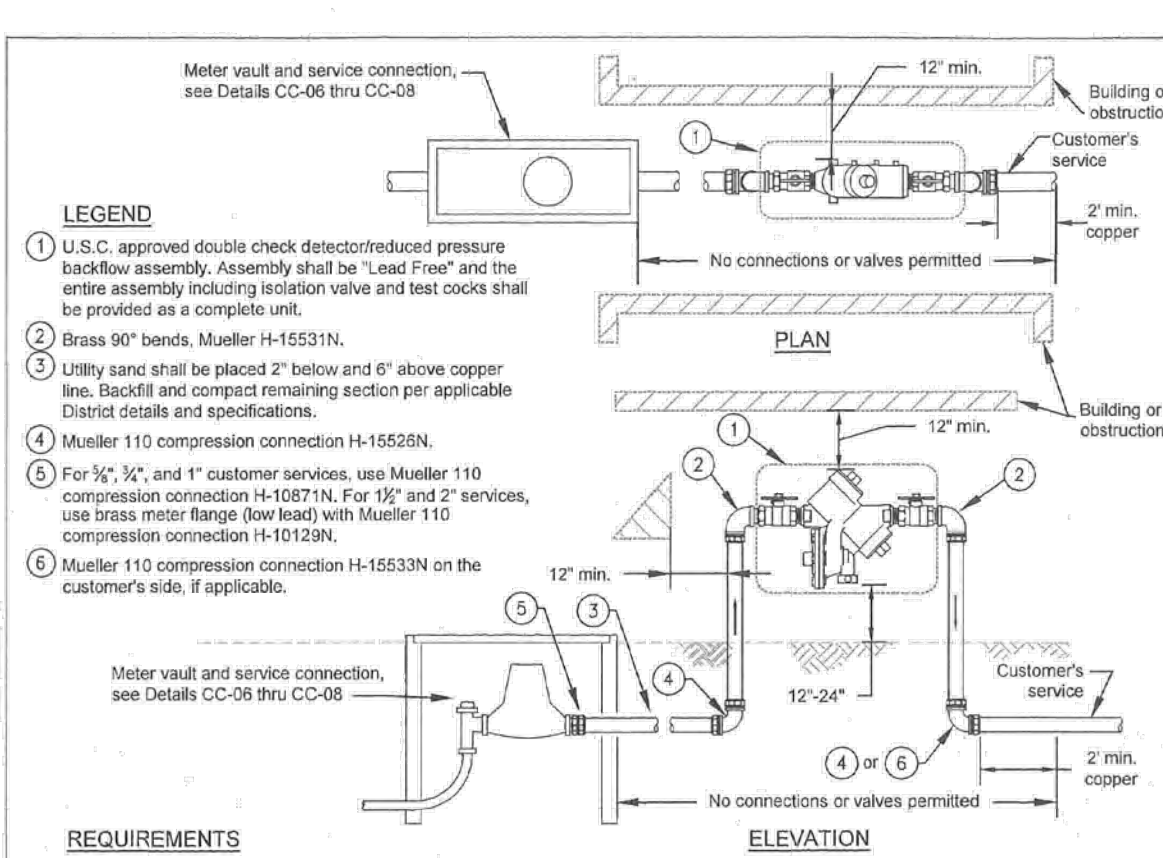
BLOW-OFF ASSEMBLY

REV. 05/2018



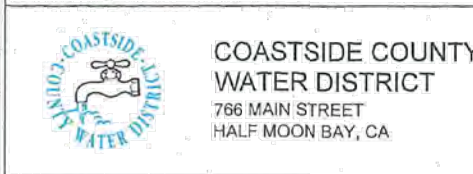
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David Dickson, General Manager

STD. NO.
CC-17



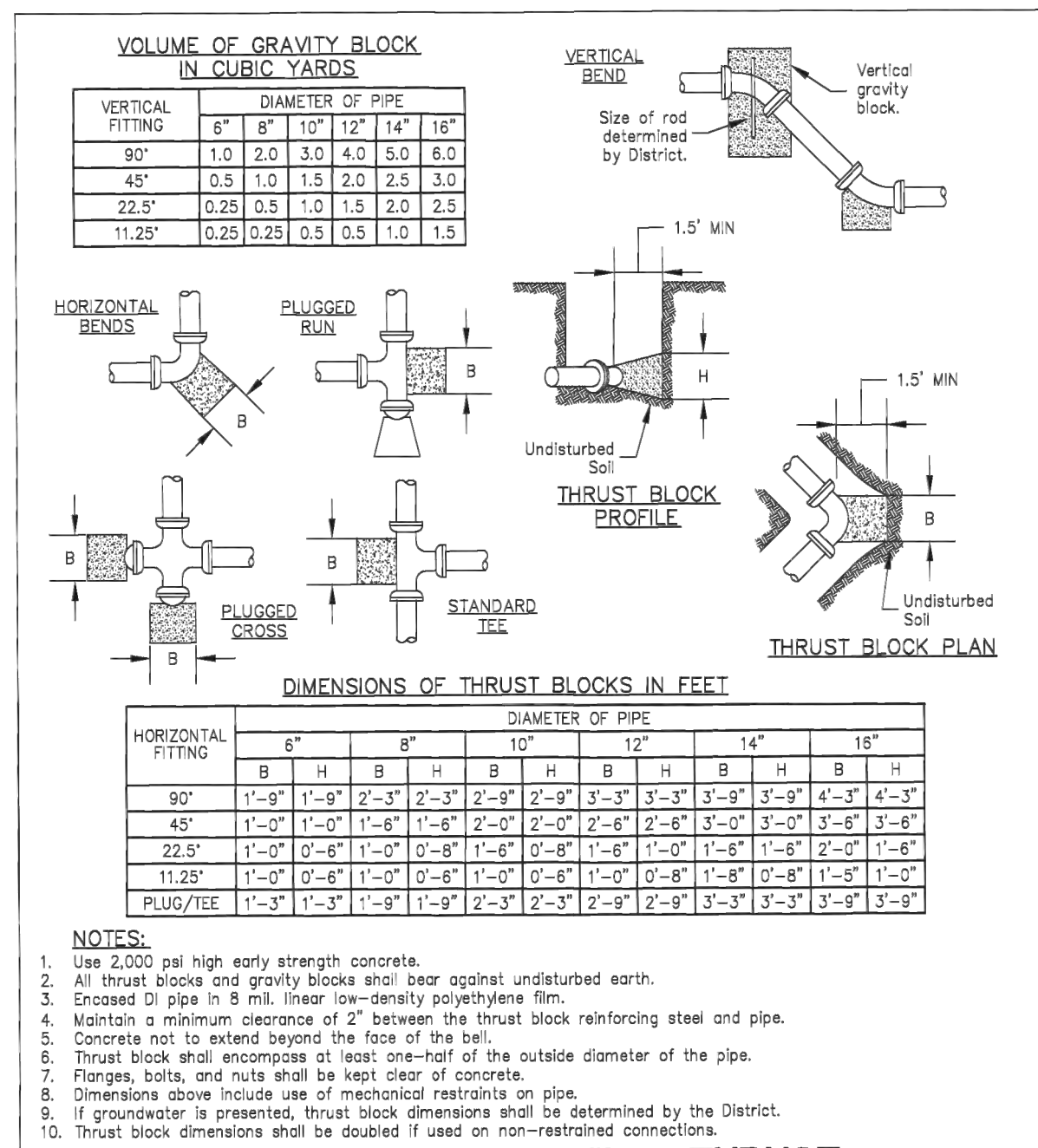
**REDUCED PRESSURE OR DOUBLE CHECK
BACKFLOW PREVENTION ASSEMBLY (UP TO 2")**

Revised 8/2024



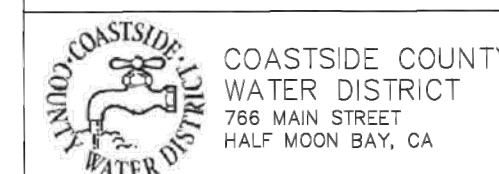
Approved by:
Mary Rogren, General Manager

STD. NO.
CC-18



**THRUST RESTRAINT - THRUST
BLOCK DETAILS**

REV. 05/2018



Approved by:
David Dickson, General Manager

STD. NO.
CC-22

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590 FAX: 728-3593



DATE: 9-3-24
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 2-20-25
REV. DATE: 2-26-25
REV. DATE:
REV. DATE:

DETAILS

COASTSIDE ESTATES, LLC.
555-565-575 SEYMOUR STREET
HALF MOON BAY, CALIFORNIA

SHEET

C-4

State Water Resources Control Board

Division of Drinking Water

May 1, 2025

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

Dear Ms. Rogren:

SEYMOUR STREET PIPELINE PROJECT

Coastside County Water District, Water System No. 4110011

This letter is in regard to the Coastside County Water District's (CCWD) request to allow an alternative construction method for a portion of the water main on Seymour Street. Specifically, CCWD is requesting a waiver for a crossing beneath a storm drain pipeline as specified below in Table 1. Approval of this request shall apply only to the location discussed below.

The California Code of Regulations, title 22, chapter 16, section 64572(b) states that new water mains and new supply lines shall be installed at least four feet horizontally from, and one foot vertically above, any parallel pipe conveying storm drainage. Additionally, the California Code of Regulations, title 22, chapter 16, section 64572(d) specifies that when crossing a pipeline conveying untreated sewage or storm drainage, the new water main must be constructed no less than 45-degrees to and at least one foot above that pipeline. No connection joints can be made in the water main within eight horizontal feet of the sanitary sewer or storm drain pipeline. Table 1 provides a summary of the location of the under crossing of storm drain pipeline.

Table 1. Under Crossing of Storm Drain

Sheet #	Proposed Pipe Material	Angle (Deg)	Crossing Type	O/U	Crossed Utility Size (in)	Crossed Utility Type	Vertical Separation (ft)
C-3	8" DI	90	Vertical Offset	Under	8"	Storm Drain	1

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

The project will install an 8-inch ductile iron pipe with restrained, push-on joints. The proposed pipeline will be special thickness Class 52, zinc-ion coated, and encased in V-Bio encasement to protect against leaks from corrosion. There will be no joints within eight feet.

In submitting this request to the Division, CCWD has certified that the proposed mitigations will provide at least an equivalent level of protection of public health to the standards specified in the California Waterworks Standards. The Division finds the proposed construction of the new potable water mains, as specified in CCWD's request acceptable and hereby approves a waiver of the specified instances only, and for this project only. In the event that field conditions or construction constraints require alterations to the proposed pipeline design, CCWD must immediately notify the Division.

If you have any questions regarding this letter, please contact Ms. Tess Hoang at (510) 620-3171.

Sincerely,

Van Tsang, P.E.
District Engineer
Santa Clara District
Division of Drinking Water
State Water Resources Control Board

Cc: San Mateo County Environmental Health Department (via email)