

STAFF REPORT

To: Coastside County Water District Board of Directors

From: Mary Rogren, General Manager

Agenda: July 14, 2026

Report Date: July 10, 2026

Agenda Title: Approval of Water Service Agreement for 201 Wavecrest Road,
Half Moon Bay

Recommendation/Motion:

Approve the attached Water Service Agreement between the Coastside County Water District and The City of Half Moon Bay for construction of a pipeline extension along Wavecrest Road in Half Moon Bay.

Background:

The attached Water Service Agreement provides for construction of a water utility system that will serve 201 Wavecrest Road in Half Moon Bay. The Project consists of approximately 2100 linear feet of 8" diameter ductile iron pipeline that will serve the existing facilities for Smith Field. This main line was required so that the project will conform with current District Standards and Regulations.

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

201 WAVECREST ROAD / CITY OF HALF MOON BAY PIPELINE EXTENSION PROJECT

THIS AGREEMENT is made as of this ____ day of _____, 2026, between COASTSIDE COUNTY WATER DISTRICT ("District"), and The City of Half Moon Bay (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. Applicant is the owner of real property located within the geographic limits of the District known as 201 Wavecrest Road, APN 065-011-160 in the City of Half Moon Bay, State of California (collectively, the "Property"), which is shown on Exhibit A.
- C. Parcel 065-011-160 (201 Wavecrest Road) is developed and has an existing 2-inch water meter with a 2-inch service. The location of the meter is at the intersection of Cabrillo Highway (Highway One) and Wavecrest Road in Half Moon Bay. This main line extension is required so that the meter can be relocated to conform with current District Standards and Regulations. The existing non-conforming water service will be abandoned.
- D. Applicant has purchased, and has the right to install, one one-inch (1") priority water connection assigned to APN 065-011-160 (201 Wavecrest Road) for domestic use.
- E. Applicant has requested the installation of the following: (1) an eight-inch ductile iron pipeline extension approximately two thousand one hundred (2100) feet in length; (2) one 2-inch inch irrigation service connection and a one and one-half inch domestic service connection (with a one-inch meter); and (3) all related appurtenances (collectively, the "Project Utility System").

F. Applicant represents and warrants that Applicant has obtained any and all permits and approvals necessary to construct the Project Utility System for the Property, including a Coastal Development Permit, if required.

2. APPROVAL OF PROJECT UTILITY SYSTEM

The Project Utility System, as defined below, shown on and described in the plans prepared by Freyer & Laureta, Inc., dated April 10, 2026 (collectively, the "reviewed submittal documents") are 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 B.

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 C

The Project Utility System (as defined above) includes 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 (as defined below) 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 war, strike, fire, flood or earthquake or other natural disasters ("force majeure events"), 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 Standard Drawings," 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. Applicant has paid transmission and storage fees for one (1) one-inch (1") priority service connection.

B. Water Meter and Water Meter Installation Fees. Concurrently with the execution of this Agreement, Applicant shall pay the amount of Two thousand Three Hundred and Fifty-Eight Dollars and Sixty-Two Cents (\$2358.62) towards the cost of purchasing and installing one 2-inch and one 1-inch water meter. Applicant will pay the District's actual cost of purchase and installation of the meter. (Exhibit D).

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. The Applicant is required to deposit the sum of Eight Thousand Dollars and No Cents (\$8,000.00), which is the cost estimate for the District staff and Engineer's costs in preparing and 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 at the end of construction and 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 amount of Ten Thousand Three Hundred and Fifty-Eight Dollars and Sixty-Two Cents (\$10,358.62).

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 for a period of 5 years after the District accepts the Project Utility System pursuant to Section 13 of this Agreement.

C. The provisions of Section 7.A and 7.B shall not be applicable to injury or damage, loss or liability caused by the District's sole, active negligence or willful misconduct.

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 Coastside 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 acknowledge that the District's system in the area of the Property 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 plumbing for the Property. It is Applicant's responsibility to ensure sufficiency of water flow and pressure at all fixture units at the Property; District shall have no responsibility to inspect the installation of plumbing fixtures or piping.

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

11. CONVEYANCE OF TITLE TO PROJECT UTILITY SYSTEM

Full rights, 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. CONVEYANCE OF EASEMENTS

Applicant further agrees that it will, prior to acceptance of the Project Utility System, deliver to District easements necessary for access to and maintenance of the Project Utility System by executing, or arranging for the execution, of Grants of Easement in form and substance satisfactory to District and substantially in the form attached hereto as Exhibit E

13. 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 Water Distribution Operations Manager 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) 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 (5) 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 Property.

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).

14. 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.

15. 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.

16. 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.

17. 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: City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019
Attention: Matt Chidester, City Manager

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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

APPLICANT:
CITY OF HALF MOON BAY

By: _____
Matt Chidester, City Manager

EXHIBIT A

DRAFT

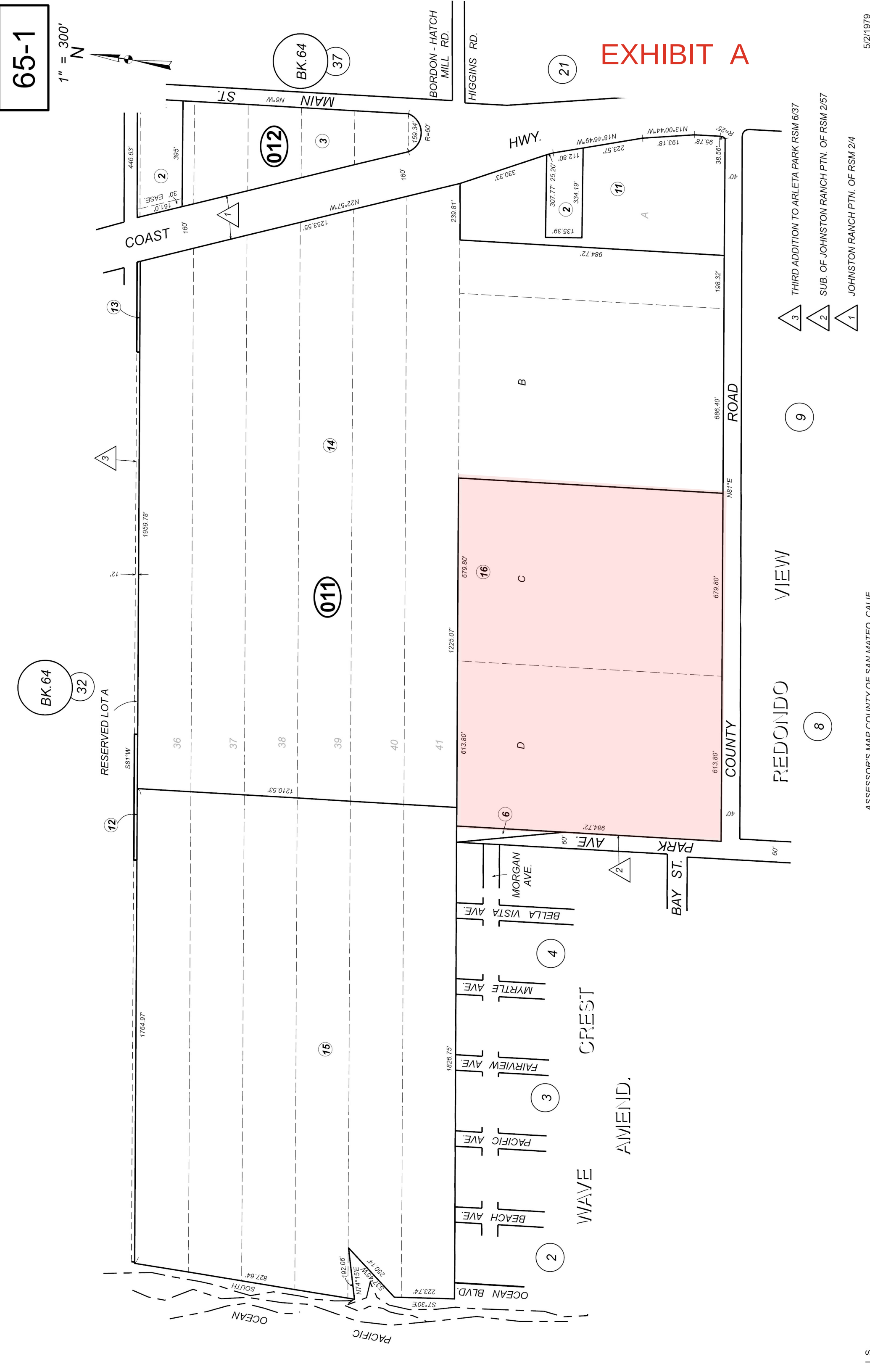


EXHIBIT B

PLANS WERE NOT INCLUDED IN THIS EXHIBIT DUE TO THE
LARGE FILE SIZE.

COPY OF PLANS ARE ALSO INCLUDED IN **EXHIBIT C**
WITH DEPARTMENT OF DRINKING WATER SUBMITTAL

DRAFT

EXHIBIT C

DRAFT



June 5, 2026

Ms. Van Tsang, P.E.
District Engineer
Santa Clara District
Division of Drinking Water
State Water Resources Control Board
850 Marino Bay Parkway, Bldg. P, 2nd Floor
Richmond, CA 94804-6403

Subject: Waterworks Standards Main Separation Alternative Request
Wavecrest Road Water Line Project
Coastside County Water District, Half Moon Bay, CA

Dear Ms. Tsang:

Coastside County Water District (District) is submitting this letter to the State Water Resources Control Board Division of Drinking Water (DDW) to request an alternative to the California Waterworks Standards (CWS) water main separation criteria (California Code of Regulations [CCR] Title 22, Chapter 16, Section 64572) for the Wavecrest Road Water Line Project (Project).

PROJECT BACKGROUND

The Project consists of approximately 2,100 linear feet of new 8-inch ductile iron pipe (DIP) potable water mains, new service connections for 201 Wavecrest Road, reconnection of the existing service lateral for 480 Wavecrest Road to the new water main, two new fire hydrant assemblies, and abandonment of the existing 2" water main and service connection.

Wherever possible, the design of the new water main conforms to the water main separation requirements established in the CCR, Title 22, Chapter 16, Section 64572, as listed below:

- The new water main shall be installed at least 10 feet horizontally from and one foot vertically above any parallel pipeline that conveys sewage.
- The new water main shall be installed at least 4 feet horizontally from and one foot vertically above any parallel pipeline that conveys storm water.
- When crossing an existing pipe, the new water main shall do so at a minimum of 45 degrees with a full length of pipe centered on the existing pipe being crossed, providing 8 feet of separation from the existing pipe before installing joint fittings.

While most of the Project adheres to the requirements listed above, existing site conditions do not allow for small portions of the pipelines to meet the requirements. Due to the shallow depth of the existing storm drain pipeline, the proposed water pipeline will be required to cross beneath the storm drain at four locations.

MAIN SEPARATION ALTERNATIVE REQUESTS

Table 1 provides a summary of the four locations where the water main crosses under storm drains with a minimum 1-foot of vertical clearance. Crossing above the storm drain is not feasible due to the limited cover.

Table 1. Water Main Crossings Below Sanitary and Storm Drains

Plan Sheet #	Location	Street Name	Pipe Crossing Type	Water Main Crossing Vertical Clearance	Relevant Attachments
10	STA. 17+60	Wavecrest Road	18" SD (CMP)	2.7' below SD	B.1 and D.1
10	STA. 17+94	Wavecrest Road	12" SD (CMP)	1.3' below SD	B.2 and D.2
12	STA. 22+98	Wavecrest Road	10" SD (CMP)	1.4' below SD	B.3 and D.3
12	STA. 23+07	Wavecrest Road	10" SD (CMP)	1.3' below SD	B.4 and D.4

It is the District's belief that the Project's design, as described in the attachments, will provide equal protection to the public.

The District is requesting DDW accept the alternative water main separation as requested, herein. This cover letter is accompanied by Attachments A, B, D, and E and the design drawings for the Project with the locations where alternative separation criteria are requested highlighted.

Please contact Jonathan Sutter at (650) 292-9099 with any questions.

Very truly yours,



Mary Rogren
General Manager

cc: Gina Brazil, Coastside County Water District
Jonathon Sutter, P.E., EKI Environment & Water, Inc.
Dale Leda, P.E., City of Half Moon Bay

Attachments

Attachment A – Standard Pipe Material and Construction Details: DIP
Attachment B.1 – Existing Pipeline Material: 18-inch Storm Drain
Attachment B.2 – Existing Pipeline Material: 12-inch Storm Drain
Attachment B.3 – Existing Pipeline Material: 10-inch Storm Drain

Ms. Tsang, P.E.
State Water Resources Control Board
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Attachment B.4 – Existing Pipeline Material: 10-inch Storm Drain

Attachment D.1 – Proposed Crossing Pipeline Material and Construction Information: 18-inch Storm Drain

Attachment D.2 – Proposed Crossing Pipeline Material and Construction Information: 12-inch Storm Drain

Attachment D.3 – Proposed Crossing Pipeline Material and Construction Information: 10-inch Storm Drain

Attachment D.4 – Proposed Crossing Pipeline Material and Construction Information: 10-inch Storm Drain

Attachment E – Certification

Exhibit 1 – Design Drawings: Wavecrest Road Water Line Project

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: Mary Rogren

Phone Number and Email Address: (650) 726-4405; mrogren@coastsidewater.org

Project Name and Location: Wavecrest Road Water Line Project / 501 Main Street
Half Moon Bay, CA 94019

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

Water System's Standard Pipe Material and Construction Details: DIP

Attachment A

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: 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: VARIES (3' to 5.5')

ATTACHMENT B.1

Existing Material: 18-inch Storm Drain

Location:

STA. 17+60 (see ATTACHMENT D.1)

Attachment B.1

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: 18 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) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused
☒ Other: Corrugated band coupling

Length of Project: UNKNOWN

Age/Condition: UNKNOWN

Depth of Cover: 1'

Separation from proposed pipeline

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

Vertical: 2.7'

Horizontal: NA

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

If yes, explain: UNKNOWN

ATTACHMENT B.2

Existing Material: 12-inch Storm Drain

Location:

STA. 17+94 (see ATTACHMENT D.2)

Attachment B.2

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: 12 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) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused
☒ Other: Corrugated band coupling

Length of Project: UNKNOWN

Age/Condition: UNKNOWN

Depth of Cover: 2' 9"

Separation from proposed pipeline

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

Vertical: 1.3'

Horizontal: NA

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

If yes, explain: UNKNOWN

ATTACHMENT B.3

Existing Material: 10-inch Storm Drain

Location:

STA. 22+98 (see ATTACHMENT D.3)

Attachment B.3

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: 10 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) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused
 ☒ Other: Corrugated band coupling

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: 1.4'

Horizontal: NA

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

If yes, explain: UNKNOWN

ATTACHMENT B.4

Existing Material: 10-inch Storm Drain

Location:

STA. 23+07 (see ATTACHMENT D.4)

Attachment B.4

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: 10 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) Corrugated Metal Pipe

AWWA Material Designation Code: N/A

Pressure Class/Thickness/Coating

Joint Type Construction: ☐ Push On ☐ Restrained ☐ Welded Joints ☐ Fused
☒ Other: Corrugated band coupling

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: 1.3'

Horizontal: NA

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

If yes, explain: UNKNOWN

ATTACHMENT D.1

Proposed Crossing Pipeline Material and Construction Information:

18-inch Storm Drain

Location: STA. 17+60 (see ATTACHMENT B.1)

Attachment D.1

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: 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.](#)

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 4' 8"

Number of Crossings: 1

Angle of Crossings: 50 DEGREES

Description of crossing pipelines:

The proposed 8-inch DI water pipe crosses an 18-inch CMP storm drain one time in the proposed alignment at a 50-degree angle. At the crossing, the water pipe is proposed to be installed below the storm drain with 2.7 feet of vertical clearance.

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 to meet minimum cover requirements.

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

In addition to the proposed pipe being installed with 2.7' 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.

See attached plans.

ATTACHMENT D.2

Proposed Crossing Pipeline Material and Construction Information:

12-inch Storm Drain

Location: STA. 17+94 (see ATTACHMENT B.2)

Attachment D.2

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: 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.](#)

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 4' 9"

Number of Crossings: 1

Angle of Crossings: 60 DEGREES

Description of crossing pipelines:

The proposed 8-inch DI water pipe crosses a 12-inch CMP storm drain one time in the proposed alignment at a 60-degree angle. At the crossing, the water pipe is proposed to be installed below the storm drain with 1.3 feet of vertical clearance.

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 to meet minimum cover requirements.

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

In addition to the proposed pipe being installed with 1.3' 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.

See attached plans.

ATTACHMENT D.3

Proposed Crossing Pipeline Material and Construction Information:

10-inch Storm Drain

Location: STA. 22+98 (see ATTACHMENT B.3)

Attachment D.3

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: 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.](#)

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 3' 10"

Number of Crossings: 1

Angle of Crossings: 45 DEGREES

Description of crossing pipelines:

The proposed 8-inch DI water pipe crosses a 10-inch CMP storm drain one time in the proposed alignment at a 45-degree angle. At the crossing, the water pipe is proposed to be installed below the storm drain with 1.4 feet of vertical clearance.

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 to meet minimum cover requirements.

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

In addition to the proposed pipe being installed with 1.4' 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.

See attached plans.

ATTACHMENT D.4

Proposed Crossing Pipeline Material and Construction Information:

10-inch Storm Drain

Location: STA. 23+07 (see ATTACHMENT B.4)

Attachment D.4

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: 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.](#)

Length of Project: 2,107 LINEAR FEET

Depth of Cover: 3' 9"

Number of Crossings: 1

Angle of Crossings: 45 DEGREES

Description of crossing pipelines:

The proposed 8-inch DI water pipe crosses a 10-inch CMP storm drain one time in the proposed alignment at a 45 degree angle. At the crossing, the water pipe is proposed to be

installed below the storm drain with 1.3 feet of vertical clearance. As shown in the attached plan in detail 3 on sheet 16.

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 to meet minimum cover requirements.

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

In addition to the proposed pipe being installed with 1.3' 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

See attached plans.

ATTACHMENT E

Certification

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 foregoing 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).



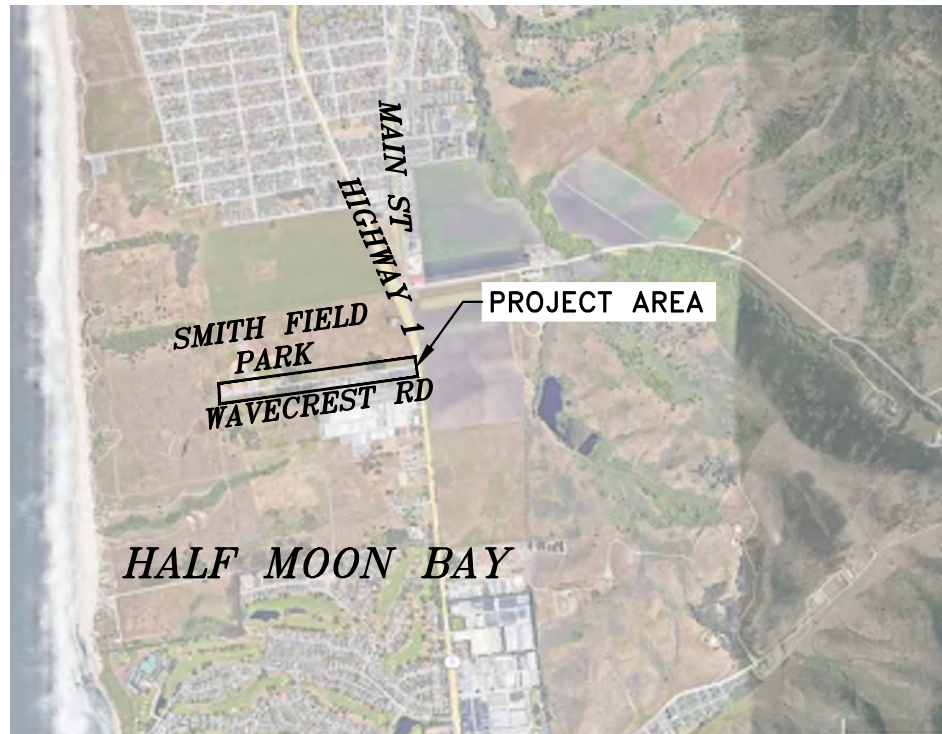
Signature

Name and Title: Mary Rogren, General Manager

Date: 6/5/2026

EXHIBIT 1

Design Drawings: Wavecrest Road Water Line Project



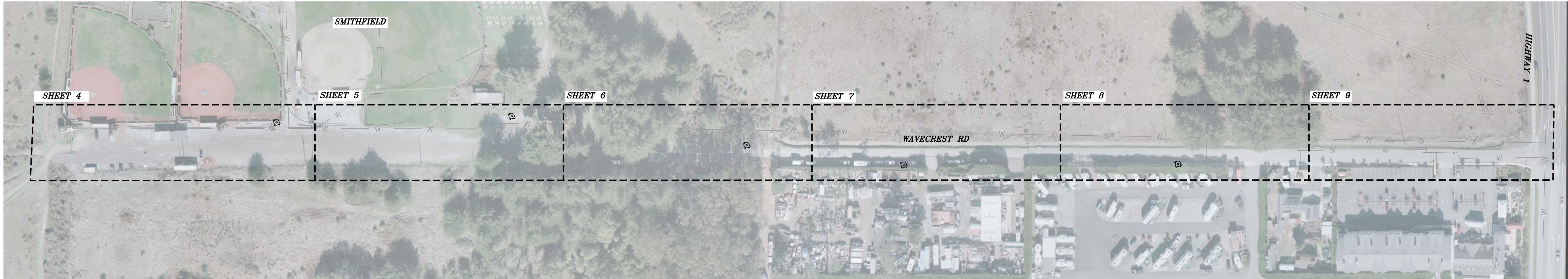
VICINITY MAP

NO SCALE

CITY OF HALF MOON BAY
SAN MATEO COUNTY, CALIFORNIA
WAVECREST ROAD WATER LINE PROJECT
CITY PROJECT NO. 9004

SHEET INDEX:

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LOCATION MAP

NO SCALE

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, SPECIAL PROVISIONS, THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CALTRANS STANDARD PLANS AND SPECIFICATIONS DATED 2018, AND CCWD SPECIFICATIONS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND FREYER & LAURETA, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES AND TO OBTAIN ANY PERMITS REQUIRED BY THE CITY OF HALF MOON BAY AND OTHER AGENCIES IN ORDER TO DO THE WORK SHOWN ON THESE PLANS.
- THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL GIVE THE CITY OF HALF MOON BAY ENGINEERING DEPARTMENT AT LEAST THREE (3) WORKING DAYS ADVANCE NOTICE PRIOR TO BEGINNING OF ACTUAL WORK AND ALL REQUIRED INSPECTION REQUESTS, AT (650) 726-8251.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND TOPOGRAPHIC FEATURES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE TRUE LOCATION OF ALL EXISTING UTILITIES RELATIVE TO THE TOPOGRAPHIC FEATURES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL

UNDERGROUND UTILITIES, BUILDINGS AND WALLS. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES THAT WILL BE AFFECTED BY THE WORK TO OBTAIN ASSISTANCE IN LOCATING EXISTING MAINS AND SERVICE CONNECTIONS. A LIST OF MAJOR UTILITY COMPANIES WITH KNOWN EXISTING UNDERGROUND UTILITIES IN THE AREA IS:

UTILITY COMPANY	UTILITY	TELEPHONE NO.
PG&E	GAS	800-743-5000
PG&E	ELECTRIC	800-743-5000
AT&T	TELECOM	800-924-9420
COMCAST	TELECOM	800-391-3000
COASTSIDE COUNTY WATER DISTRICT	WATER	650-726-4405
CITY OF HALF MOON BAY	SANITARY SEWER & STORM	650-726-8270

PRIOR TO ANY DIGGING CALL U.S.A. (800) 642-2444 or 811 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND FACILITIES MARKED.

- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OPERATION WITH ALL THE UTILITIES COMPANIES WHICH ARE TO RELOCATE OR INSTALL THEIR UTILITIES TO ACHIEVE AN EFFICIENT SCHEDULE OF OPERATIONS THAT DOES NOT DELAY CONSTRUCTION.
- AS PART OF THEIR PRE-BID INSPECTION, BIDDERS SHALL VISIT THE SITE AND NOTE THE TYPE AND LOCATION OF OVERHEAD UTILITIES IN THE PROPOSED WORK AREA. BIDDERS PRICE SHALL INCLUDE PROVISIONS FOR WORKING IN AREAS WHERE OVERHEAD UTILITIES EXIST AT THE TIME OF BIDDING, WHETHER SHOWN ON THE PLAN OR NOT, AND NO ADDITIONAL COMPENSATION IS ALLOWED.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS ASSOCIATED WITH THE PLANS, DETAILS OR CONSTRUCTION NOTES FIVE (5) DAYS PRIOR TO FINALIZATION OF BIDS AND COMMENCEMENT OF ANY CONSTRUCTION.

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY SURVEYING MONUMENTS FOUND WITHIN PROJECT AREA, AND FURTHER THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR RESETTING MONUMENTS DAMAGED OR DESTROYED BY THE CONSTRUCTION OPERATIONS.
- HORIZONTAL AND VERTICAL DIMENSIONS PROVIDED ON THE DRAWINGS ARE BASED ON FIELD MEASUREMENTS. ADJUSTMENTS MAY BE MADE BY THE ENGINEER DURING CONSTRUCTION. PAYMENT WILL BE BASED ON QUANTITIES INSTALLED.
- REFER TO SPECIFICATIONS FOR TRAFFIC CONTROL RESTRICTIONS AND HOURS OF WORK.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS AND FOOT TRAFFIC AT ALL TIMES EXCEPT WHEN PRECLUDED BY NECESSARY CONSTRUCTION, AS NOTED IN CALTRANS TRAFFIC MANUAL AND AS APPROVED BY THE CITY ENGINEER OR RESIDENT TO CLOSE ACCESS.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMAN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE SPECIAL PROVISIONS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY ENGINEER.
- UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED AND LEFT FREE OF CONSTRUCTION WASTE, RUBBISH AND DEBRIS OF ANY NATURE TO THE SATISFACTION OF THE CITY ENGINEER.
- CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL MAINTAIN STAKING POINTS AT ALL TIMES DURING CONSTRUCTION.
- NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS REFERRING TO INCIDENTAL WORK REQUIRED FOR THE ACTIVITIES SPECIFICALLY LISTED IN THE BID SCHEDULE. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR ACTIVITIES OTHER THAN

THOSE LISTED IN THE BID SCHEDULE.

- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT AND APPARATUS NOT SPECIFICALLY MENTIONED ON THE PLANS OR SPECIFICATIONS, BUT WHICH ARE NECESSARY TO COMPLETE THE CONTRACTED WORK.
- THE CONTRACTOR SHALL SUPPLY AND MAINTAIN SANITARY FACILITIES FOR THE WORKERS AT THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE EXISTING TOPOGRAPHY, UTILITIES, AND EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
- TREES AND SHRUBS WITHIN THE CITY EASEMENT AND ON PRIVATE PROPERTY ADJACENT TO THE PROJECT WORK, NOTED ON THE PLANS TO BE PROTECTED, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL DEVELOP METHODS TO WORK AROUND THE TREES.
- CONTRACTOR TO CONTACT CITY ENGINEER, INSPECTOR, AND CITY ARBORIST TO IDENTIFY TREES TO BE PRUNED OR REMOVED FROM CITY EASEMENT AS REQUIRED FOR ACCESS TO PROJECT AREA.
- CONTRACTOR IS RESPONSIBLE FOR SELECTING THE MEANS, METHODS, AND EQUIPMENT TO CONSTRUCT THE IMPROVEMENTS IDENTIFIED ON THE DRAWINGS.

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE



TITLE SHEET
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd., Suite 400
San Francisco, CA 94134
(415) 534-1070 • www.freyerlaureta.com



City of
Half Moon Bay

501 Main Street
Half Moon Bay
CA 94019

p 650-726-7177
f 650-726-8261
hmbcity.com

REVISIONS	BY

DATE	04-10-2026
SCALE	AS SHOWN
DRAWN	PSS/MJR
JOB NO.	276013
DWG.	
SHEET	1
OF 17 SHEETS	

CONDITIONS OF APPROVAL:

THE CONDITIONS OF APPROVAL INCLUDED HEREIN ARE PER PLANNING COMMISSION RESOLUTION P-25-26, PDP-23-054
A. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ENTIRE SUBJECT SITE:

1. CONFORMANCE WITH APPROVED PLANS. DEVELOPMENT OF THE PROJECT SHALL CONFORM TO THE APPROVED PLANS ENTITLED "SMITH FIELD IMPROVEMENT PROJECT" WITH A DATE STAMP OF SEPTEMBER 16, 2025, EXCEPT FOR ANY REVISIONS REQUIRED BY THIS PERMIT. THE PROJECT MAY BE CONSTRUCTED IN PHASES AS NECESSARY. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL REVIEW AND MAY APPROVE ANY DEVIATION FROM THE APPROVED PLANS THAT IS DETERMINED MINOR IN NATURE. ANY OTHER CHANGE SHALL REQUIRE APPROVAL OF A MAJOR MODIFICATION PER TITLE 18. (PLANNING)
2. CONFORMANCE WITH CONDITIONS OF APPROVAL. THE PERMITEE(S) SHALL CONSTRUCT AND OPERATE THIS PROJECT IN FULL CONFORMANCE WITH THESE CONDITIONS OF APPROVAL. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL REVIEW AND MAY APPROVE ANY DEVIATION FROM THE CONDITIONS OF APPROVAL THAT IS DETERMINED MINOR IN NATURE. ANY OTHER CHANGE SHALL REQUIRE APPROVAL OF A MAJOR MODIFICATION PER TITLE 18. (PLANNING)
3. CONFORMANCE WITH THE MUNICIPAL CODE. NO PART OF THIS APPROVAL SHALL BE CONSTRUED TO PERMIT A VIOLATION OF ANY PART OF THE HALF MOON BAY MUNICIPAL CODE. (PLANNING)
4. CONFORMANCE WITH THE MMRP. THE PERMITEE(S) SHALL IMPLEMENT ALL MEASURES AS REQUIRED IN THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE SMITH FIELD PARK IMPROVEMENTS PROJECT. IF THERE ARE ANY CONDITIONS OF APPROVAL THAT ARE ON CONFLICT WITH, OR LESS STRINGENT THAN, THE MEASURES IDENTIFIED IN THE MMRP, THE MMRP MEASURES SHALL APPLY.
5. APPROVAL FOR EXISTING SMITH FIELD PARK FACILITY AND PHASE 1 PARK IMPROVEMENTS ONLY. THIS COASTAL DEVELOPMENT PERMIT, ARCHITECTURAL AND SITE DESIGN REVIEW, AND TREE REMOVAL PERMIT APPLIES TO THE EXISTING SMITH FIELD PARK FACILITY AND TO PHASE 1 OF THE PARK IMPROVEMENT PROJECT AS DEPICTED IN FIGURE 2 AND AS DESCRIBED IN THE PLANNING COMMISSION STAFF REPORT DATED SEPTEMBER 23, 2025.

B. THE FOLLOWING CONDITIONS SHALL BE IMPLEMENTED PRIOR TO AND/OR DURING CONSTRUCTION:

1. SIGNED CONDITIONS OF APPROVAL. THE CITY ENGINEER SHALL SIGN THE CONDITIONS OF APPROVAL AND ENSURE THEIR IMPLEMENTATION. (PLANNING)
2. CALTRANS COORDINATION AND PERMITTING. THE CITY SHALL COORDINATE WITH CALTRANS FOR THE REVIEW AND ISSUANCE OF ENCROACHMENT PERMIT(S), AS NEEDED, FOR ANY TEMPORARY OR PERMANENT WORK INCLUDING TRAFFIC CONTROL THAT ENCR OACHES IN, UNDER, OR OVER ANY PORTION OF THE STATE HIGHWAY RIGHTS-OF-WAY (ROW). THE CITY SHALL FURTHER COORDINATE WITH CALTRANS TO REDUCE CONSTRUCTION TRAFFIC IMPACTS TO SR-1.
3. TRAFFIC CONTROL AND DETOUR PLANS. ACCESS TO AND ALONG WAVECREST ROAD SHALL BE MAINTAINED TO THE EXTENT FEASIBLE WITH TRAFFIC CONTROL PERSONNEL AND/OR DETOURS AS NEEDED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A TRAFFIC CONTROL AND DETOUR PLAN SHALL BE PROVIDED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. IN THE CASE OF MULTI-PHASED IMPLEMENTATION, CONSTRUCTION TIMING WILL BE NO MORE THAN SIX MONTHS PER PHASE. (ENGINEERING)
4. CONSTRUCTION NOTICE. AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, NOTICES SHALL BE POSTED AT THE SITE AND ADVERTISED THROUGH ONLINE FORUMS TO NOTIFY THE PUBLIC OF THE ANTICIPATED TEMPORARY CONSTRUCTION IMPACTS. (ENGINEERING)
5. CONSTRUCTION STAGING AND STORAGE PLAN. CONSTRUCTION STAGING AND STORAGE SHALL OCCUR IN PREVIOUSLY DISTURBED AREAS SUCH THAT NO IMPACTS TO THE SURROUNDING HABITAT AREAS OCCUR.
6. CONSTRUCTION PARKING/EQUIPMENT STORAGE. USE OF ON-STREET PUBLIC PARKING SPACES FOR EQUIPMENT MAY BE NECESSARY FROM TIME TO TIME, BUT SHALL BE MINIMIZED TO THE EXTENT FEASIBLE DURING CONSTRUCTION. (ENGINEERING)
7. ESHA POLICY COMPLIANCE FOR ANY RELEVANT WORK DONE IN PHASE 1 AND FUTURE PROJECT PHASE 2:
- a. COMPLY WITH LCUP POLICY 6-42, PERMITTED USES WITHIN WETLAND BUFFER ZONES. MODIFICATIONS TO EXISTING FACILITIES THAT ARE WITHIN THE 100-FOOT WETLAND BUFFER ZONES, INCLUDING THE OUTER EDGES OF FIELDS 1, 4, AND 5, OR NEAR THE NEW PARKING LOTS SHALL INCLUDE RESTORING WETLAND-ADJACENT CONDITIONS TO AT LEAST AN EQUIVALENT CONDITION AS EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- b. COMPLY WITH LCUP POLICY 6-43, STANDARDS IN WETLANDS AND WETLAND BUFFER ZONES. IMPLEMENT THE SPECIFIC CONSTRUCTION MEASURES OUTLINED IN POLICY 6-43 (ITEMS A THROUGH G).
- c. SURFACE OPTIONS FOR FIELD 3:
- i. IF SYNTHETIC TURF IS USED ON FIELD 3, THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO CAPTURE AND TREAT RUNOFF FROM A DESIGN STORM USING BIORETENTION BASINS. RUNOFF SHALL BE TRANSPORTED TO THE OPEN FIELDS TO THE NORTH OF THE PROJECT, AVOIDING DIRECT RUNOFF TO THE ADJACENT WETLAND.
- ii. IF NATURAL TURF IS SELECTED, THE PROJECT DESIGN SHALL INCLUDE LID STORMWATER CONTROL MEASURES LIMITS ON PESTICIDE USE, AND BMPS SUCH AS A BERM OR BARRIER z e
- iii. TO PREVENT DIRECT RUNOFF TO THE ADJACENT WETLAND.
- d. SURFACE OPTIONS FOR THE DOG PARK:
- i. IF SYNTHETIC TURF IS USED FOR THE DOG PARK, THE STORMWATER MANAGEMENT PLAN SHALL BE DESIGNED TO CAPTURE AND TREAT RUNOFF.
- ii. IF NATURAL TURF (OR OTHER NATURAL SURFACE) IS USED FOR THE DOG PARK, THE PROJECT DESIGN SHALL INCLUDE BMPS TO PREVENT OR TREAT OFFSITE CONTAMINATION FROM PET WASTE. BMPS SHALL INCLUDE:
- STRATEGICALLY INSTALLING POLES (TO ATTRACT MALE DOGS) SURROUNDED BY SAND IN AREAS AWAY FROM DITCHES, SWALES, AND OTHER CONVEYANCES TO WATERWAYS;
- INSTALLING PET WASTE STATIONS AND PROVIDING DISPOSABLE BAGS AT INTERSECTIONS OF WALKING PATHS AND NEAR PARKING LOTS; AND
- INSTALLING VEGETATED BUFFERS AROUND THE OUTSIDE PERIMETER OF DOG PARKS.
8. NESTING BIRD PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION TO AVOID ANY IMPACTS TO NESTING BIRDS UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
- a. TO MINIMIZE POTENTIAL DISTURBANCE TO NESTING BIRDS, PROJECT ACTIVITIES SHALL OCCUR DURING THE NON-BREEDING SEASON (SEPTEMBER 1-JANUARY 31), UNLESS IT IS NOT FEASIBLE TO DO SO, IN WHICH CASE THE MEASURES BELOW SHALL ALSO BE APPLIED.
- b. IF CONSTRUCTION ACTIVITY INCLUDING TREE REMOVAL IS SCHEDULED TO OCCUR DURING THE NESTING SEASON (FEBRUARY 1 TO SEPTEMBER 1), A QUALIFIED BIOLOGIST SHALL CONDUCT PRECONSTRUCTION SURVEYS TO IDENTIFY ACTIVE NESTS ON AND WITHIN 300 FEET OF THE PROJECT SITE THAT COULD BE AFFECTED BY PROJECT CONSTRUCTION. THE SURVEYS SHALL BE CONDUCTED WITHIN 14 DAYS BEFORE THE BEGINNING OF CONSTRUCTION. IF NO NESTS ARE FOUND, CONSTRUCTION CAN CONTINUE.
- c. IF ACTIVE NESTS ARE FOUND, IMPACTS ON NESTING BIRDS SHALL BE AVOIDED BY ESTABLISHMENT OF APPROPRIATE BUFFERS AROUND THE NESTS. NO PROJECT ACTIVITY SHALL COMMENCE WITHIN THE BUFFER AREA UNTIL A QUALIFIED BIOLOGIST CONFIRMS THAT ANY YOUNG HAVE FLEDGED OR THE NEST IS NO LONGER ACTIVE. A 300-FOOT BUFFER AROUND RAPTOR NESTS AND 50-FOOT BUFFER AROUND SONGBIRD NESTS ARE GENERALLY ADEQUATE TO PROTECT THEM FROM DISTURBANCE, BUT THE SIZE OF THE BUFFER MAY BE ADJUSTED BY A QUALIFIED BIOLOGIST IN CONSULTATION WITH CDFW DEPENDING ON SITE-SPECIFIC CONDITIONS. MONITORING OF THE NEST BY A QUALIFIED BIOLOGIST DURING AND AFTER CONSTRUCTION ACTIVITIES MAY BE REQUIRED IF THE CONSTRUCTION ACTIVITY HAS POTENTIAL TO ADVERSELY AFFECT THE NEST.

9. ROOSTING BAT PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION TO AVOID ANY IMPACTS TO ROOSTING BATS UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
- A. A BIOLOGIST SHALL CONDUCT A SURVEY TO LOOK FOR EVIDENCE OF BAT USE WITHIN TWO WEEKS PRIOR TO THE ONSET OF WORK ACTIVITIES. IF EVIDENCE OF BAT OCCUPANCY IS OBSERVED, OR IF HIGH-QUALITY ROOST SITES ARE PRESENT IN AREAS WHERE EVIDENCE OF BAT USE MIGHT NOT BE DETECTABLE (SUCH AS A TREE CAVITY), AN EVENING SURVEY AND/OR NOCTURNAL ACOUSTIC SURVEY MAY BE NECESSARY TO DETERMINE IF ROOSTING BATS ARE PRESENT AND TO IDENTIFY THE SPECIFIC LOCATION OF THE BATS. IF NO ACTIVE MATERNITY COLONY OR NON-BREEDING BAT ROOST IS LOCATED, PROJECT WORK CAN CONTINUE AS PLANNED. IF AN ACTIVE MATERNITY COLONY OR NON-BREEDING BAT ROOST IS LOCATED, THE CONSTRUCTION WORK SHALL BE REDESIGNED TO AVOID DISTURBANCE OF THE ROOSTS, IF FEASIBLE. IF AN ACTIVE MATERNITY COLONY IS LOCATED, AND THE PROJECT CANNOT BE REDESIGNED TO AVOID REMOVAL OR DISTURBANCE OF THE OCCUPIED TREE OR STRUCTURE, DISTURBANCE SHALL NOT TAKE PLACE DURING THE MATERNITY SEASON (MARCH 15 TO JULY 31), AND A DISTURBANCE-FREE BUFFER ZONE (DETERMINED BY A QUALIFIED BIOLOGIST) SHALL BE ESTABLISHED DURING THIS PERIOD. IF AN ACTIVE NON-BREEDING BAT ROOST IS LOCATED, AND THE PROJECT CANNOT BE REDESIGNED TO AVOID REMOVAL OR DISTURBANCE OF THE OCCUPIED TREE, THE INDIVIDUAL BATS SHALL BE SAFELY EVICTED BETWEEN AUGUST 1 AND OCTOBER 15 OR BETWEEN FEBRUARY 15 AND MARCH 15 (AS DETERMINED IN CONSULTATION WITH CDFW). BATS MAY BE EVICTED THROUGH EXCLUSION ONLY AFTER NOTIFYING AND OBTAINING APPROVAL FROM CDFW. TREES WITH ROOSTS THAT NEED TO BE REMOVED SHALL FIRST BE DISTURBED AT DUSK, JUST PRIOR TO REMOVAL THAT SAME EVENING, TO ALLOW BATS TO ESCAPE DURING THE DARKER HOURS. ROOSTS MAY ONLY BE REMOVED ONCE THE BATS ARE NO LONGER OCCUPYING THE ROOST, AT WHICH TIME, A PLAN APPROVED BY CDFW MAY BE IMPLEMENTED FOR REMOVAL OF THE ROOST. THE PLAN SHALL DESCRIBE APPROPRIATE METHODS FOR THE REMOVAL OF THE ROOST. AS PART OF CDFW'S APPROVAL, A NEW ROOST SITE MAY BE REQUIRED TO BE CREATED ON THE PROJECT SITE. ACTIVE DAY ROOSTS OF TREE-FOLIAGE BATS MAY BE REMOVED UPON PERMISSION OF CDFW.
- B. IF FEASIBLE, TREES PLANNED FOR PRUNING OR REMOVAL AS A PART OF THE PROJECT SHALL BE PRUNED OR REMOVED DURING THE FALL TO AVOID THE MATERNITY ROOSTING PERIOD OF RESIDENT BATS (MID-APRIL TO AUGUST SEASON). WESTERN RED BATS ARE LESS LIKELY TO BE PRESENT AND ROOSTING IN THE TREES ON AND ADJACENT TO THE PROJECT SITE DURING THE SPRING AND SUMMER, BUT OTHER BATS MAY BE ROOSTING DURING THIS PERIOD. BECAUSE BATS MAY BE PRESENT AT ANY TIME, A PRE-CONSTRUCTION SURVEY BY A QUALIFIED BIOLOGIST SHALL BE REQUIRED AS OUTLINED ABOVE REGARDLESS OF TIMING OF TREE OR STRUCTURE REMOVAL AND A SUITABLE BUFFER ZONE ESTABLISHED AROUND DETECTED ROOSTS.
- C. PRUNED LIMBS OR CUT TREES SHALL BE LEFT ON THE GROUND IN PLACE FOR AT LEAST 24 HOURS AFTER CUTTING TO ALLOW ANY BATS THAT MAY BE ROOSTING IN THE TREES TO LEAVE THE ROOSTS PRIOR TO CHIPPING THE BRANCHES OR REMOVING THE CUT MATERIAL FROM THE SITE.
- D. BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN IN THE VICINITY OF THE IDENTIFIED BAT ROOSTS ON THE PROJECT SITE, AN APPROVED BIOLOGIST SHALL CONDUCT A TRAINING SESSION FOR ALL CONSTRUCTION PERSONNEL. AT A MINIMUM, THE TRAINING SHALL INCLUDE A DESCRIPTION OF THE BATS AND THEIR HABITAT, THE SPECIFIC MEASURES THAT ARE BEING IMPLEMENTED TO CONSERVE THE BAT ROOSTS FOR THE PROJECT, AND THE BOUNDARIES WITHIN WHICH THE PROJECT MAY BE ACCOMPLISHED. BROCHURES, BOOKS, AND BRIEFINGS MAY BE USED IN THE TRAINING SESSION. A QUALIFIED BIOLOGIST SHALL CONDUCT THE TRAINING SESSION.
10. WATER QUALITY PROTECTIONS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION TO AVOID ANY IMPACTS TO COASTAL WATER QUALITY UNLESS OTHER, MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PROJECT MMRP, IN WHICH CASE THOSE MEASURES SHALL BE IMPLEMENTED:
- a. ALL REFUELING, MAINTENANCE, AND STAGING OF EQUIPMENT AND VEHICLES SHALL OCCUR AT LEAST 65 FEET AWAY FROM THE FRESHWATER MARSH CHANNEL AND HABITAT. ALL WORKERS SHALL BE INFORMED OF THE IMPORTANCE OF PREVENTING SPILLS AND OF THE APPROPRIATE MEASURES TO TAKE SHOULD A SPILL OCCUR.
- b. CONDUCT ACTIVITIES OUTSIDE OF THE ROADSIDE CHANNEL WHENEVER FEASIBLE BY TIMING WORK TO THE DRY SEASON.
- c. TO CONTROL EROSION DURING AND AFTER PROJECT IMPLEMENTATION, CONSTRUCTION ACTIVITIES SHALL CONFORM WITH THE CONDITIONS AND BEST MANAGEMENT PRACTICES LISTED WITHIN THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM (SMCWPPP) FOR THE PROJECT.
11. HERITAGE TREE REMOVAL AND REPLACEMENT. TREE REMOVALS SHALL BE REDUCED BY 20% FROM THE NUMBER SHOWN ON THE APPROVED PLANS REFERENCED IN CONDITION A.1. SHOULD A 20% REDUCTION PROVE INFEASIBLE, THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE A MINOR CHANGE TO THE NUMBER OF TREES TO BE REMOVED. REPLACEMENT OF EACH HERITAGE TREE PROPOSED FOR REMOVAL SHALL OCCUR AT A MINIMUM ONE-FOR-ONE RATIO, MINIMUM 24-INCH BOX SIZE, AND THE REPLACEMENT TREE SPECIES SHALL BE MONTEREY CYPRESS. THE PERMITEE SHALL ENSURE THAT REPLACEMENT TREES BECOME ESTABLISHED AND ARE IN A HEALTHY CONDITION AFTER FIVE YEARS INDICATING THEY WILL REACH MATURITY.
12. NON-HERITAGE TREE REMOVAL AND REPLACEMENT. THE PROJECT WILL REMOVE THOSE TREES SHOWN ON SHEET L.01 OF THE PROJECT PLAN SET, WHICH IS INCLUSIVE OF THE 25 HERITAGE TREES NOTED IN THE PREVIOUS CONDITION OF APPROVAL. THE PROJECT WILL PLANT 90 MONTEREY CYPRESS (CUPRESSUS MACROCARPA), MAYTEN (MAYTENUS BOARIA), AND STRAWBERRY (ARBUTUS MARINA) TREES IN 15-GALLON, 24-INCH BOX, 36-INCH BOX, AND 72-INCH BOX SIZES. A MINIMUM OF 33 OF THE TREES PLANTED (INCLUSIVE OF THE 25 HERITAGE TREE REPLACEMENTS) WILL BE 24-INCH BOX SIZE OR LARGER.
13. TREE PROTECTION REQUIREMENTS. THE FOLLOWING TREE PROTECTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION:
- a. PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION FENCING SHALL BE PLACED AROUND THE DRIP LINE OF ALL TREES PROPOSED FOR PRESERVATION, OTHER THAN WITHIN PORTIONS OF THE RIGHT-OF-WAY THAT ARE CURRENTLY PAVED AND NEEDED FOR CIRCULATION.
- b. NO GRADING OR OTHER CONSTRUCTION SHALL OCCUR WITHIN THE DRIP LINE OF ANY TREE PROPOSED FOR PRESERVATION EXCEPT IN CONFORMANCE WITH A TREE PROTECTION PLAN APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
- c. NO VEHICLE, EQUIPMENT OR MATERIALS SHALL BE PARKED OR STORED WITHIN THE DRIP LINE OF ANY TREE PROPOSED FOR PRESERVATION. (PLANNING)
14. CONSTRUCTION HOURS. CONSTRUCTION WORK SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY EXCEPT AS EXPRESSLY AUTHORIZED BY THE CITY IN CONFORMANCE WITH SECTION 14.40.020 OF THE HALF MOON BAY MUNICIPAL CODE. (ENGINEERING)
15. ARCHAEOLOGY-DISCOVERY OF HUMAN REMAINS. PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, IN THE EVENT OF THE DISCOVERY OF HUMAN REMAINS DURING CONSTRUCTION, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT REMAINS. THE COUNTY CORONER SHALL BE NOTIFIED AND SHALL MAKE A DETERMINATION AS TO WHETHER THE REMAINS ARE NATIVE AMERICAN. IF THE CORONER DETERMINES THAT THE REMAINS ARE NOT SUBJECT TO HIS AUTHORITY, HE SHALL NOTIFY THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION WHO SHALL ATTEMPT TO IDENTIFY DESCENDANTS OF THE DECEASED NATIVE AMERICAN(S). IF NO SATISFACTORY AGREEMENT CAN BE REACHED AS TO THE DISPOSITION OF THE REMAINS PURSUANT TO THIS STATE LAW, THEN THE PERMITEE SHALL RE-INTER THE HUMAN REMAINS AND ITEMS ASSOCIATED WITH NATIVE AMERICAN BURIALS ON THE PROPERTY IN A LOCATION NOT SUBJECT TO FURTHER SUBSURFACE DISTURBANCE. (PLANNING)
16. ARCHAEOLOGY-DISCOVERY OF RESOURCES. IF SUBSURFACE HISTORIC OR ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WITHIN 50 FEET OF THE FIND SHALL STOP, THE APPLICANT SHALL NOTIFY THE COMMUNITY DEVELOPMENT DIRECTOR AND RETAIN A QUALIFIED ARCHAEOLOGIST TO PERFORM AN ARCHAEOLOGICAL RECONNAISSANCE AND IDENTIFY ANY MITIGATION MEASURES REQUIRED TO PROTECT ARCHAEOLOGICAL RESOURCES. SUBSURFACE EXCAVATION SHALL NOT RESUME UNTIL EXPRESSLY AUTHORIZED BY THE DIRECTOR. (PLANNING)

17. HAZARDOUS MATERIALS. ANY MATERIALS DEEMED HAZARDOUS BY THE SAN MATEO COUNTY DEPARTMENT OF HEALTH THAT ARE UNCOVERED OR DISCOVERED DURING THE COURSE OF WORK UNDER THIS PERMIT SHALL BE DISPOSED IN ACCORDANCE WITH REGULATIONS OF THE SAN MATEO COUNTY OF HEALTH. (BUILDING)
18. AIR QUALITY BEST MANAGEMENT PRACTICES. THE PROJECT SHALL IMPLEMENT THE FOLLOWING STANDARD BAAQMD DUST CONTROL MEASURES DURING ALL PHASES OF CONSTRUCTION ON THE PROJECT SITE:
- a. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED TWICE DAILY OR MORE OFTEN IF NECESSARY. INCREASED WATERING FREQUENCY SHALL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MILES-PER-HOUR.
- b. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS AND PARKING AND STAGING AREAS AT CONSTRUCTION SITES.
- c. COVER STOCKPILES OF DEBRIS, SOIL, SAND, AND ANY OTHER MATERIALS THAT CAN BE WINDBLOWN. TRUCKS TRANSPORTING THESE MATERIALS SHALL BE COVERED.
- d. ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY OR AS OFTEN AS NECESSARY TO KEEP THEM FREE OF DUST AND DEBRIS ASSOCIATED WITH SITE CONSTRUCTION. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
- e. SUBSEQUENT TO CLEARING, GRADING, OR EXCAVATING, EXPOSED PORTIONS OF THE SITE SHALL BE WATERED, LANDSCAPED, TREATED WITH SOIL STABILIZERS, OR COVERED AS SOON AS POSSIBLE. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS AND PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE.
- f. INSTALLATION OF SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
- g. REPLANTING OF VEGETATION IN DISTURBED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF CONSTRUCTION.
- h. IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO FIVE MINUTES. CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
- i. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION. POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE CITY OF HALF MOON BAY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE BAAQMD'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. (BUILDING)

C. VALIDITY AND EXPIRATION OF PERMITS

1. EFFECTIVE DATE. THIS IS A MAJOR PUBLIC WORKS PROJECT APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION. THIS PERMIT SHALL TAKE EFFECT AFTER EXPIRATION OF THE COASTAL COMMISSION APPEAL PERIOD, OR IF THE PERMIT IS APPEALED TO THE COASTAL COMMISSION DURING THE APPEAL PERIOD, IT SHALL TAKE EFFECT AFTER FINAL COASTAL COMMISSION ACTION. (PLANNING)
2. ACCURACY OF APPLICATION MATERIALS. THE PERMITEE(S) SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF ALL FORMS AND MATERIAL SUBMITTED FOR THIS APPLICATION. ANY ERRORS OR DISCREPANCIES FOUND THEREIN MAY BE GROUNDS FOR THE REVOCATION OR MODIFICATION OF THIS PERMIT AND/OR ANY OTHER CITY APPROVALS. (PLANNING)
3. PERMIT EXPIRATION. THE COASTAL DEVELOPMENT PERMIT (CDP) SHALL REMAIN VALID SO LONG AS THE PROJECT IS FUNDED IN THE CITY'S CAPITAL IMPROVEMENTS PROGRAM (CIP). THE CDP SHALL EXPIRE ONE YEAR FROM THE EFFECTIVE DATE OF ANY FUTURE CIP (AND CAPITAL BUDGET) THAT DOES NOT INCLUDE THE PROJECT AS A FUNDED CAPITAL PROJECT. (PLANNING)
4. PERMIT EXTENSION. THE COMMUNITY DEVELOPMENT DIRECTOR MAY, AT THE DIRECTOR'S DISCRETION, APPROVE A ONE-YEAR EXTENSION OF THIS PERMIT BASED ON A WRITTEN REQUEST AND FEE SUBMITTED TO THE DIRECTOR PRIOR TO EXPIRATION OF THE PERMIT. ANY OTHER EXTENSION SHALL REQUIRE APPROVAL OF A PERMIT AMENDMENT PRIOR TO EXPIRATION OF THE PERMIT. ANY AMENDMENT APPLICATION TO EXTEND THE PERMIT SHALL BE FILED A MINIMUM OF NINETY (90) DAYS PRIOR TO PERMIT EXPIRATION TO ENSURE ADEQUATE PROCESSING TIME. (PLANNING)
5. PERMIT RUNS WITH THE LAND. THE APPROVAL RUNS WITH THE LAND AND THE RIGHTS AND OBLIGATIONS THEREUNDER, INCLUDING THE RESPONSIBILITY TO COMPLY WITH CONDITIONS OF APPROVAL, SHALL BE BINDING UPON SUCCESSORS IN INTEREST IN THE REAL PROPERTY UNLESS OR UNTIL SUCH PERMITS ARE EXPRESSLY ABANDONED OR REVOKED. (PLANNING)

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE



CONDITIONS OF APPROVAL
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
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City of
Half Moon Bay

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p 650-726-7177
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hmbcity.com

REVISIONS	BY
DATE	04-10-2026
SCALE	AS SHOWN
DRAWN	PSS/MJR
JOB NO.	276013
DWG.	
SHEET	2
OF 17 SHEETS	

CONSTRUCTION NOTES:

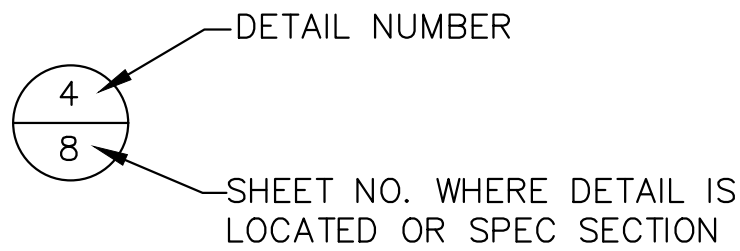
- THE FOLLOWING CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL BE ADHERED TO, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL THE CITY OFFICE AT (650)726-8285 FOR INSPECTION 24 HOURS PRIOR TO PERFORMING ANY WORK. WORK PERFORMED WITHOUT CALLING FOR INSPECTION SHALL BE REJECTED AND SHALL BE REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL SATISFY THEMSELF THAT ESTIMATED QUANTITIES SHOWN ARE CORRECT BEFORE BIDDING ON ANY ITEM.
 - ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT AND REMOVED TO CLEAN STRAIGHT LINES. HEADER CUTS MAY BE PROVIDED ADJACENT TO SAWCUTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ANY EXCESS MATERIALS FROM THE WORK SITE.
 - EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY TO PREVENT SEDIMENT RUNOFF TO PUBLIC ROADWAY DRAINAGE FACILITIES, ADJACENT PROPERTIES AND THE SAN FRANCISCO BAY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES ON OR OFF THE PROJECT SITE AS A RESULT OF LACK OF DUST CONTROL.
 - DURING THE PROGRESS OF THE CONSTRUCTION WORK THE CONTRACTOR SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED OR AS MAY BE NECESSARY SO THAT THERE SHALL BE AT NO TIME ANY UNSIGHTLY ACCUMULATION OF RUBBISH AT THE JOB SITE.
 - CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE SAN MATEO COUNTY HEALTH SERVICES AGENCY.
 - STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT WILL NOT BE ALLOWED IN OR UPON THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS INTENDED FOR USE ON ANY PROJECT SHALL BE OFF LOADED DIRECTLY FROM DELIVERY VEHICLES AND PLACED AS REQUIRED DURING THE COURSE OF CONSTRUCTION. SHOULD THE PERMIT HOLDER OR SUB- CONTRACTORS WISH TO STOCKPILE MATERIALS NEAR THE WORK SITE, THEY SHALL MAKE ARRANGEMENTS IN ADVANCE FOR STORAGE. ALL STORAGE SITES SHALL BE SECURE, INACCESSIBLE TO THE GENERAL PUBLIC AND KEPT FREE OF CONSTRUCTION SPOILS, DEBRIS AND TRASH AT ALL TIMES STORAGE SITES SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. CONTRACTOR SHALL COORDINATE WITH THE CITY TO FIND AN APPROPRIATE LOCATION FOR STOCKPILING AND PROTECTING MATERIALS DURING CONSTRUCTION.
 - CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS OSHA.
 - THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY & TRAFFIC CONTROL.
 - THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY SOIL OR WATER CONTAMINATION NOTICED DURING CONSTRUCTION TO THE CITY OF HALF MOON BAY FIRE DEPARTMENT HAZARDOUS MATERIALS DIVISION, THE SAN MATEO COUNTY DEPARTMENT OF HEALTH, AND THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR SURROUNDING AREA DUE TO DUST OR EROSION, RESULTING FROM WORK DONE BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE A SEVEN (7) DAY PHONE NUMBER TO RECEIVE AND RESPOND TO DUST COMPLAINTS RESULTING FROM ALL CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE. ALL BUSINESSES AND RESIDENTS WITHIN 300' OF THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR BY MAIL WITH INFORMATION AND COMPLAINT LINES TO BE CALLED.
 - CONTRACTOR IS TO MAINTAIN ALL JOB SITE FACILITIES UNTIL ACCEPTED BY THE CITY.
 - ALL EXCAVATION SPOILS SHALL BE PLACED DIRECTLY INTO TRUCKS AND DISPOSED OF AT AN APPROVED DUMPSITE.
 - CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 7:00AM TO 6:00PM.
 - CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY DAMAGED OR DISRUPTED STRIPING IN-KIND.
 - PETROMAT MAY BE FOUND IN THE AC. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL.
 - ALL CURB AND GUTTER REPLACED SHALL HAVE A 2 FOOT SAWCUT CONFORM, UNLESS OTHERWISE NOTED ON PLANS.
 - SURVEY ELEVATIONS SHOWN ARE BASED ON ASSUMED BENCHMARKS. ELEVATIONS DO NOT RELATE TO SEA LEVEL.
 - CONTRACTOR SHALL ADJUST ALL EXISTING SURFACE UTILITY FEATURES FOR ASPHALT AND CONCRETE REPAVING. UPON COMPLETION, UTILITY FEATURES SHALL BE SET FLUSH WITH NEW SURFACE GRADE. ADJUSTMENT OF ALL EXISTING SURFACE UTILITY FEATURES SHALL BE INCLUDED IN CONTRACTORS PRICE WHETHER OR NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 - CONTRACTOR SHALL ACCOUNT FOR NECESSARY GROUNDWATER CONTROL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY SURVEYING MONUMENT OR GROUNDWATER MONUMENTS WITHIN PROJECT AREA, AND FURTHER, THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR RESETTING MONUMENTS DAMAGED OR DESTROYED BY THE CONSTRUCTION OPERATIONS INCLUDING FILING THE CORNER RECORD(S) AS REQUIRED BY LAW.
 - PAVEMENT GRINDINGS MAY CONTAIN FABRIC, ENGINEERED PAVING MAT, OR OTHER CONTAMINATED MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE AND DISPOSE OF THESE MATERIALS ALONG WITH THE GRINDING SPOILS. THERE WILL BE NO ADDITIONAL COMPENSATION ALLOWED.

- SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION. WHERE SUBGRADE CAN NOT BE COMPACTED TO 95% REMEDIAL METHODS SHOWN SHALL BE INCORPORATED IN THE WORK.
- WHERE UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, REMEDIAL WORK TO BE DONE UNDER THE DIRECTION OF THE CITY ENGINEER, INCLUDES BUT IS NOT LIMITED TO, REMOVING UNSUITABLE MATERIAL AND PLACING A LAYER OF GEOTECHNIC FABRIC AND CLASS 2 AGGREGATE BASE COMPACTED TO 95% UNDER THE INSTALLATION.
- ALL ASPHALT REPAIRS SHALL BE FLUSH WITH THE ADJACENT SURFACES AT CONFORMS AND EDGES. MAXIMUM ALLOWABLE TOLERANCES SHALL BE .01' LONGITUDINALLY AND .02' TRANSVERSELY.
- LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES SHOWN ARE BASED ON AVAILABLE UTILITY COMPANY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATING.
- PHYSICAL VERIFICATION OF UTILITY LOCATION SHALL BE PERFORMED BY POT HOLING OR HAND DIGGING AND CAREFUL SUBSURFACE PROBING IN CONFORMANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS. ANY DEVIATIONS FROM LOCATIONS SHOWN ON PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE STARTING CONSTRUCTION.
- EXISTING UTILITIES ARE SHOWN PER AVAILABLE INFORMATION. THERE MAY BE ADDITIONAL EXISTING LINES NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE CAREFUL TO AVOID ANY DAMAGE TO THESE UTILITY SERVICES.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER AND THE UTILITY OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
- MAIN UTILITIES, OTHER THAN WATER, SANITARY SEWER, AND STORM IN CONFLICT WITH THE WORK WILL BE RELOCATED BY OTHERS. WATER MAINS, SANITARY SEWER MAINS, STORM DRAINS AND THEIR SERVICES REQUIRED TO BE TEMPORARILY OR PERMANENTLY RELOCATED FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE RELOCATED BY THE CONTRACTOR.
- NOTIFY PG&E SEVEN CALENDAR DAYS PRIOR TO PROCEEDING WITH WORK WITHIN 5 FEET OF THEIR FACILITIES.
- MATERIAL DIRECTLY ADJACENT TO CABRILLO HIGHWAY MAY REQUIRE SPECIAL DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND DISPOSAL OF EXCAVATED SOILS.
- CONTRACTOR SHALL MAINTAIN GRADE IN THE NEW WATER LINE AND NOT CREATE HIGH OR LOW POINTS IN THE WATER LINE.
- CONTRACTOR IS RESPONSIBLE FOR ALL THRUST BLOCKS.
- CONTRACTOR SHALL POTHOLE ALL CROSSING UTILITIES TO CONFIRM THERE IS NO CONFLICT WITH PROPOSED IMPROVEMENTS BEFORE BEGINNING WORK.
- THE APPLICANT MUST HAVE A MAINTAINED ASPHALT SURFACE ROAD FOR INGRESS AND EGRESS OF FIRE APPARATUS. THE CITY OF HALF MOON BAY DEPARTMENT OF PUBLIC WORKS, SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS, THE COASTSIDE FIRE DISTRICT ORDINANCE 2019-03, AND THE CALIFORNIA FIRE CODE SHALL SET ROAD STANDARDS.MAS PER THE 2019 CFC, DEAD-END ROADS EXCEEDING 150 FEET SHALL BE PROVIDED WITH A TURNAROUND IN ACCORDANCE WITH COASTSIDE FIRE DISTRICT SPECIFICATIONS. AS PER THE 2019 CFC, SECTION APPENDIX D, ROAD WIDTH SHALL NOT BE LESS THAN 20 FEET. FIRE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLES BEING PLACED ON THE PROJECT SITE AND MAINTAINED DURING CONSTRUCTION. APPROVED SIGNS AND PAINTED CURBS OR LINES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE ACCESS ROADS AND STATE THE PROHIBITION OF THEIR OBSTRUCTION. IF THE ROAD WIDTH DOES NOT ALLOW PARKING ON THE STREET (20 FOOT ROAD) AND ON-SITE PARKING IS DESIRED, AND ADDITIONAL IMPROVED AREA SHALL BE DEVELOPED FOR THAT USE.
- THE COASTSIDE FIRE DISTRICT ORDINANCE 2016-01, THE 2016 CALIFORNIA FIRE CODE 304.1.2 REQUIRES THE FOLLOWING: A FUEL BREAK OF DEFENSIBLE SPACE IS REQUIRED AROUND THE PERIMETER OF ALL STRUCTURES TO A DISTANCE OF NOT LESS THAN 30 FEET AND MAY BE REQUIRED TO A DISTANCE OF 100 FEET OR TO THE PROPERTY LINE. THIS IS NEITHER A REQUIREMENT NOR AN AUTHORIZATION FOR THE REMOVAL OF LIVING TREES. TREES LOCATED WITHIN THE DEFENSIBLE SPACE SHALL BE PRUNED TO REMOVE DEAD OR DYING PORTIONS, AND LIMBED UP 6 FEET ABOVE THE GROUND. NEW TREES PLANTED IN THE DEFENSIBLE SPACE SHALL BE LOCATED NO CLOSER THAN 10 FEET TO ADJACENT TREES WHEN FULLY GROWN OR AT MATURITY. REMOVE THAT PORTION OF ANY EXISTING TREES, WHICH EXTENDS WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE OR IS WITHIN 5 FEET OF ANY STRUCTURE. MAINTAIN ANY TREE TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.

LEGEND

	WATER TO BE INSTALLED		EXISTING JOINT POLE/ POWER POLE
	WATER TO BE ABANDONED		EXISTING GAS VALVE
	EXISTING STORM DRAIN		EXISTING WATER VALVE
	EXISTING SANITARY SEWER		EXISTING WATER METER
	EXISTING GAS LINE		EXISTING CLEAN OUT
	EXISTING ELECTRICAL LINE OVER HEAD		EXISTING FIRE HYDRANT
	EXISTING WATER LINE		EXISTING SEWER / STORM DRAIN MANHOLE
	EXISTING CITY LIMITS LINE		EXISTING ELECTRICAL PULL BOX
	ROLLED CURB AND GUTTER		EXISTING CATCH BASIN
	CURB AND GUTTER		TRAFFIC SIGN
	ABANDONED WATER LINE		

DETAIL CALL-OUT



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
BMP'S	BEST MANAGEMENT PRACTICES
BW	BACK OF WALK
BS	BOTTOM OF STAIR
CA	CALIFORNIA
CB	CATCH BASIN
CCWD	COASTSIDE COUNTY WATER DISTRICT
CDF	CONTROLLED DENSITY FILL
CIPP	CURED-IN-PLACE PIPE
CL	CENTER LINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CS	CLASS
CULV	CULVERT
DET	DETAIL
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
E	ELECTRIC
EL	ELEVATION
EX OR (E)	EXISTING
EV	ELECTRIC VEHICLE
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISHED PAVEMENT
FTG	FOOTING
FW	FRONT OF WALK
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
IRR	IRRIGATION
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
LF	LINEAR FEET
LG	LIP OF GUTTER
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OC	ON CENTER
OPP	OPPOSITE
PERF	PERFORATED
PW	POTABLE WATER
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STA	STATION
STD	STANDARD
T	TELEPHONE
TC	TOP OF CURB
TL	TOP OF LIP
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TP	TELEPHONE CONDUIT ELEV.
TS	TOP OF STAIR
TYP (TYP)	TYPICAL
UNK.	UNKNOWN
VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
W	WATER

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
800-642-2444
OR 811

CONSTRUCTION NOTES
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



City of
Half Moon Bay

501 Main Street
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REVISIONS	BY
DATE	04-10-2026
SCALE	AS SHOWN
DRAWN	PSS/MJR
JOB NO.	276013
DWG.	
SHEET	3
OF 17 SHEETS	

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE

ENCROACHMENT PERMIT

STANDARD NOTES

1. INSPECTIONS
UPON ISSUANCE OF THE ENCROACHMENT PERMIT, THE PERMITTEE MUST NOTIFY THE PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE START OF WORK BY SCHEDULING AN INSPECTION AT THE FOLLOWING LINK: [HTTPS://WWW.HALF-MOON-BAY.CA.US/182/BUILDING-INSPECTION](https://www.half-moon-bay.ca.us/182/BUILDING-INSPECTION)
BE SURE TO LEAVE YOUR NAME, CONTACT INFORMATION, PROJECT ADDRESS, PERMIT NUMBER AND ANTICIPATED START DATE. INSPECTIONS HOURS – BETWEEN 7 A.M. TO 3:30 P.M.
2. BACKFILL COMPACTION
BACKFILL COMPACTION SHALL BE OBSERVED BY THE PUBLIC WORKS INSPECTOR OR CERTIFIED BY A GEOTECHNICAL ENGINEER.
3. CONSTRUCTION WORK HOURS
CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M.; HOWEVER, ANY NOISE GENERATING OPERATIONS SHALL NOT START UNTIL 8:00 A.M. MONDAY THROUGH FRIDAY. NO WORK SHALL OCCUR ON SATURDAYS, SUNDAYS AND CITY HOLIDAYS WITHOUT WRITTEN APPROVAL FROM CITY ENGINEER.
4. NOTIFICATION LETTERS
CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL AFFECTED RESIDENTS AND PROPERTY OWNERS, POLICE AND FIRE, A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK.
5. MATERIAL STORAGE WITHIN THE CITY RIGHT-OF-WAY
CONSTRUCTION MATERIAL SHALL NOT BE STORED IN THE STREET RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
6. PEDESTRIAN SAFETY
SAFE PEDESTRIAN ACCESS SHALL ALWAYS BE MAINTAINED DURING CONSTRUCTION. TRENCHES IN PUBLIC TRAVELED WAYS MUST BE BACKFILLED AND CAPPED WITH TEMPORARY PAVING AT THE END OF EACH DAY'S WORK. NO OPEN TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
7. PROTECT EXISTING IMPROVEMENTS
ALL UTILITIES, SIDEWALKS, STREET TREES, CURB AND GUTTER, OR OTHER IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO IMPROVEMENTS RESULTING FROM WORK SHALL BE REPLACED OR RESTORED IN ACCORDANCE WITH CITY STANDARDS, TO THE SATISFACTION OF THE CITY ENGINEER.
8. RESTORATION
ALL TRENCHING, PAVEMENT, CURB AND GUTTER, DRIVEWAYS, SIDEWALKS AND OTHER PUBLIC IMPROVEMENTS IMPACTED BY WORK SHALL BE FULLY RESTORED IN ACCORDANCE WITH CITY STANDARDS. RESTORATION WORK MUST BE COMPLETED PRIOR TO CLOSE-OUT OF THE PERMIT. ALL RESTORATION WORK SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
- TO OBTAIN A COPY OF STANDARD DETAILS, PLEASE VISIT [HTTPS://WWW.HALF-MOON-BAY.CA.US/](https://www.half-moon-bay.ca.us/)
9. PARKING RESTRICTIONS
TEMPORARY "NO PARKING" SIGNS SHALL BE PLACED A MINIMUM 72 HOURS PRIOR TO START OF WORK. PARKING RESTRICTIONS ARE LIMITED TO THOSE AREAS IDENTIFIED IN PLANS. ANY REVISIONS TO THE PARKING PLAN MUST BE REVIEWED AND GRANTED WRITTEN APPROVAL BY THE PUBLIC WORKS DEPARTMENT.
10. UNDERGROUND SERVICE ALERT
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES. USA SHALL BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT 811, PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL USA MARKINGS UPON COMPLETION OF WORK.
11. STORM WATER PROTECTION
CONTRACTOR SHALL INCORPORATE ALL NECESSARY EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT ILLICIT DISCHARGE OF SEDIMENT, SPOILS, OR CONSTRUCTION WASTE INTO THE CITY'S STORM DRAIN SYSTEM.
- ALL WORK SHALL ADHERE TO SAN MATEO CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS). TO OBTAIN A COPY OF THE CONSTRUCTION BMP SHEET, VISIT:
[HTTPS://FLOWSTOBAY.ORG/PREVENTING-STORMWATER-POLLUTION/WITH-NEW-REDEVELOPMENT/CONSTRUCTION-BEST-PRACTICES/](https://flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/construction-best-practices/)
12. TRAFFIC CONTROL
TRAFFIC CONTROL (SIGNAGE, CONE SPACING, TAPER LENGTH, LINE OF SIGHT, ETC.) SHALL CONFORM TO CALTRANS STANDARD TRAFFIC CONTROL PLANS AND CAMUTCD STANDARDS FOR TRAFFIC CONTROL IN CONSTRUCTION AND MAINTENANCE ZONES.

TRAFFIC CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. ANY DEVIATION TO THE PLAN MUST BE APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS INSPECTOR.

TRAFFIC CONTROL NOTES

1. THE SITE SPECIFIC PEDESTRIAN+TRAFFIC CONTROL (PTCP) SHALL CONFORM TO THE MOST CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND STATE STANDARD PLANS.
2. THE CITY, THROUGH ITS DESIGNATED EMPLOYEES, RESERVES THE RIGHT TO INITIATE FIELD CHANGES TO ASSURE PUBLIC SAFETY. THIS INCLUDES THE IMPLEMENTATION OF ADDITIONAL TRAFFIC CONTROL MEASURES WHILE CONSTRUCTION IS IN PROGRESS TO ADDRESS UNFORESEEN FIELD CONDITIONS.
3. MINIMUM 72-HOUR NOTICE AND CONFIRMED APPROVAL BY A PUBLIC WORKS INSPECTOR IS REQUIRED PRIOR TO FIELD IMPLEMENTATION OF AN APPROVED PTCP.
4. ALL TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE PUBLIC RIGHT-OF-WAY WHEN NOT IN USE UNLESS OTHERWISE PERMITTED.
5. LANE CLOSURE FOR MOTOR VEHICLE, BICYCLE, AND PEDESTRIAN TRAFFIC SHALL BE LIMITED TO 9:00 A.M. TO 3:30 P.M. SET UP AND BREAKDOWN SHALL NOT OCCUR OUTSIDE OF THESE LANE CLOSURE HOURS. THESE TIMES MAY BE MORE RESTRICTED IF LOCATED IN SCHOOL ZONES.
6. TRENCHES SHALL BE BACKFILLED OR PLATED DURING NON-WORKING HOURS AND THIS INCLUDES FOR TRENCHES IN BIKE LANE AND SIDEWALK. IF TRENCH PLATES ARE USED OVER OPEN EXCAVATION, INCLUDE "STEEL PLATES AHEAD" WARNING SIGN.
7. A MINIMUM ELEVEN (11) FOOT TRAVEL LANES MUST BE MAINTAINED AT ALL TIMES.
8. PEDESTRIAN AND BICYCLE CONTROLS SHALL BE PROVIDED ON THE PTCP.
9. PEDESTRIANS AND BICYCLES SHALL HAVE A SAFE ROUTE TO WALK OR RIDE AND SHALL BE PROTECTED THROUGHOUT THE ENTIRE TRAFFIC CONTROL AREA. PEDESTRIAN ROUTES SHALL MEET ALL ADA ACCESSIBILITY REQUIREMENTS PER <http://ada.gov>.
10. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL PEDESTRIAN DETOURS.
11. EXISTING CONSTRUCTION SITE DRAINAGE SHALL NOT BE HINDERED DUE TO THE PROJECT.
12. CONTRACTOR IS FULLY RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF SIGNS UPON COMPLETION OF WORK.
13. TEMPORARY "NO PARKING" SIGNS SHALL BE POSTED PRIOR TO WORK COMMENCEMENT. THESE SIGNS SHALL BE POSTED NO MORE THAN 30 FEET APART.
14. CONTRACTOR SHALL CALL CONCORD POLICE DEPARTMENT (925) 671-3200 TO SCHEDULE "NO PARKING" SIGN INSPECTION. CONTRACTOR SHALL HAVE SIGNED INSPECTION PAPERWORK FROM THE POLICE OFFICER ON SITE AT ALL TIMES. FAILURE TO GET POLICE DEPARTMENT INSPECTION OF SIGNS IN ADVANCE WILL PREVENT POLICE ENFORCEMENT OF PARKED VEHICLES.
15. "NO PARKING" SIGNS ARE AVAILABLE FOR PURCHASE AT THE CITY HALL PERMIT CENTER. ONLY CITY OF CONCORD ISSUED "NO PARKING" SIGNS SHALL BE USED.
16. ACCESS TO DRIVEWAYS AND TRANSIT STOPS/TERMINALS SHALL BE MAINTAINED AT ALL TIMES, UNLESS PERMITTED OTHERWISE.
17. IF PUBLIC TRANSIT BEING IMPACTED IN ANY WAY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INFORMING TRANSIT AGENCIES AND COORDINATING WITH THEM ACCORDINGLY.
18. ANY WORK THAT DISTURBS NORMAL TRAFFIC SIGNAL OPERATIONS, SUCH AS INTERSECTION DETECTION SHALL BE COORDINATED WITH PUBLIC WORKS FOURTEEN (14) CALENDAR DAYS PRIOR TO BEGINNING CONSTRUCTION.
19. IF THE TRAFFIC SIGNAL LOOPS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL:
- A. IMMEDIATELY NOTIFY PUBLIC WORKS INSPECTOR
 - B. WITHIN 72 HOURS, REPLACE DAMAGED LOOPS PER CALTRANS SPECIFICATIONS
 - C. SCHEDULE INSPECTION OF THE LOOP INSTALLATION WITH CITY TRAFFIC SIGNAL TECHNICIAN(S)
 - D. ENSURE TRAFFIC SIGNAL OPERATIONS ARE FULLY RESTORED AS BEFORE AND APPROVED BY CITY WITHIN 72 HOURS.
20. THE CONTRACTOR SHALL MAKE IMMEDIATE TEMPORARY REPAIRS TO ANY STREET LIGHT AND/OR TRAFFIC SIGNAL CONDUIT(S) DAMAGED DURING CONSTRUCTION. PERMANENT REPAIRS SHALL BE MADE WITHIN FIVE (5) WORKING DAYS AND APPROVED BY CITY.
21. ANY SEGMENT OF PAVEMENT STRIPING OR LEGEND(S) REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE FULLY REMOVED AND THEN REPLACED WITH NEW, LIKE MATERIAL WITHIN 24 HOURS. NO PARTIAL OR FILL-IN STENCILING ALLOWED.
22. ANY CURB PAINTING THAT IS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAINTED FOR THE FULL SECTION OF THAT CURB PAINTING. COORDINATE WITH PUBLIC WORKS MAINTENANCE SERVICE CENTER STAFF FOR APPROPRIATE COLOR CODE.
23. ANY PERMANENT TRAFFIC SIGN THAT IS DAMAGED SHALL BE REPLACED IN KIND.
24. ANY TRAFFIC SIGN POST THAT IS DAMAGED (E.G., UNI-STRUT, GALVANIZED, WOODEN) SHALL BE REPLACED IN KIND. PROPER UNDERGROUND SERVICE ALERT MUST BE DONE BEFORE ANY NEW POLE INSTALLATION.
25. ALL CERTIFIED FLAGGERS SHALL BE EQUIPPED WITH A HARD HAT, REFLECTIVE VEST, TWO-WAY RADIOS, AND "STOP/SLOW" PADDLE.
26. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES 24 HOURS PER DAY 7 DAYS PER WEEK, UNTIL COMPLETION OF ALL WORK. ANY TRAFFIC CONTROL DEVICES USED OVERNIGHT IN THE PUBLIC RIGHT-OF-WAY MUST HAVE FLASHING LIGHTS.
27. ALL CHANNELIZING DEVICES, WARNING LIGHTS, FLAG TREES, PORTABLE BARRIERS, ETC., SHALL MEET THE CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND STATE STANDARD PLANS.
28. THE CONTRACTOR SHALL COORDINATE WORK OPERATIONS TO MINIMIZE DISRUPTION AND SHALL PROVIDE ADVANCE NOTIFICATION TO RESIDENTS. TEMPORARY TRENCH PLATING SHALL BE USE OUTSIDE ACTIVE WORK HOURS TO RESTORE TRAFFIC FLOW.

ENCROACHMENT PERMIT AND
TRAFFIC CONTROL NOTES
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



City of
Half Moon Bay

501 Main Street
Half Moon Bay
CA 94019

p 650-726-7177
f 650-726-8261
hmbcity.com

REVISIONS	BY

DATE	04-10-2026
SCALE	AS SHOWN
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SHEET	



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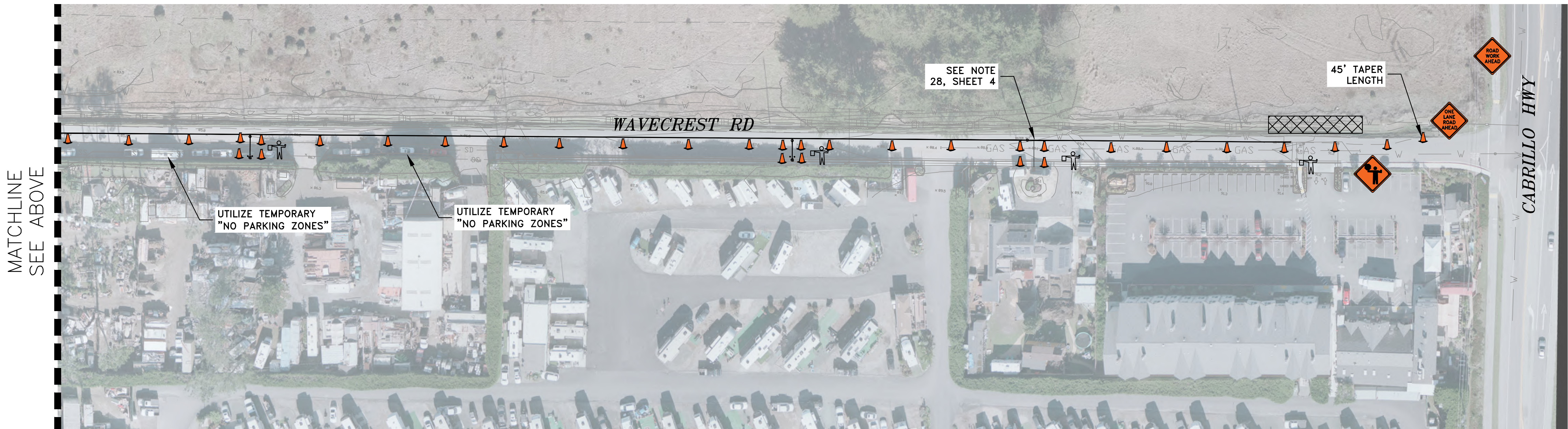
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4
OF 17 SHEETS



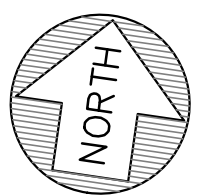
MATCHLINE
SEE BELOW



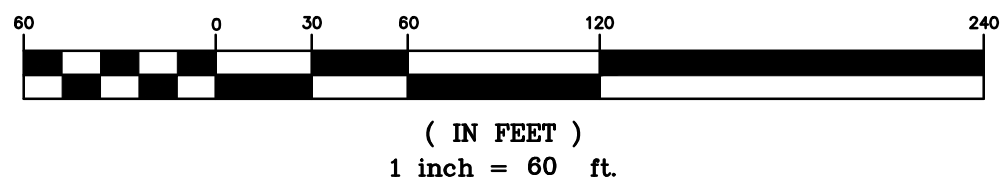
MATCHLINE
SEE ABOVE

LEGEND:

- NEW WATER LINE
- POTENTIAL CONSTRUCTION AREA PARKING
- 36" TRAFFIC CONE
- 4'X4' DIAMOND SIGN W/ FLAGS
- 4'X4' FLAGGER SYMBOL SIGN
- 4'X4' ONE LANE ROAD SIGN
- FLAGGER



GRAPHIC SCALE



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TRAFFIC CONTROL
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



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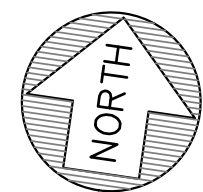
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DWG	
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	OF 17 SHEETS



LEGEND:

- = INLET PROTECTION
SEE DETAIL 6 AND SHEET 13.
- = SILT FENCE AND FIBER ROLL
SEE DETAIL 7 AND SHEET 13.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
4	1991318.927	6000067.462	79.96'	SET HUB/TAC
5	1991239.154	6000220.113	81.34'	SET HUB/TAC
6	1991102.957	6000169.922	82.03'	SET HUB/TAC
7	1991099.088	6000077.603	81.73'	SET HUB/TAC
1003	1991014.967	5999663.517	82.35'	SET FM 60D NAIL IN CLOTH TARGET
1006	1990936.306	6000982.968	88.51'	SET FM MAG NAIL IN PAINTED TARGET
1007	1990997.002	6001684.938	92.85'	SET FM MAG NAIL IN PAINTED TARGET
1010	1991316.683	6000130.457	80.55'	SET 60D NAIL



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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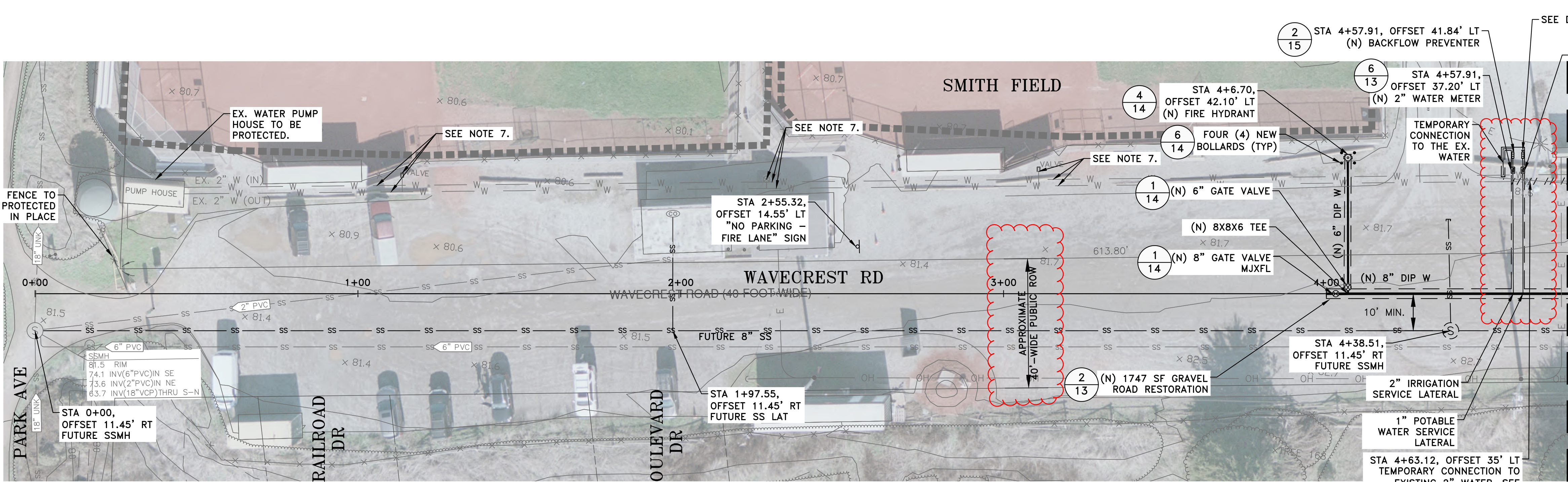
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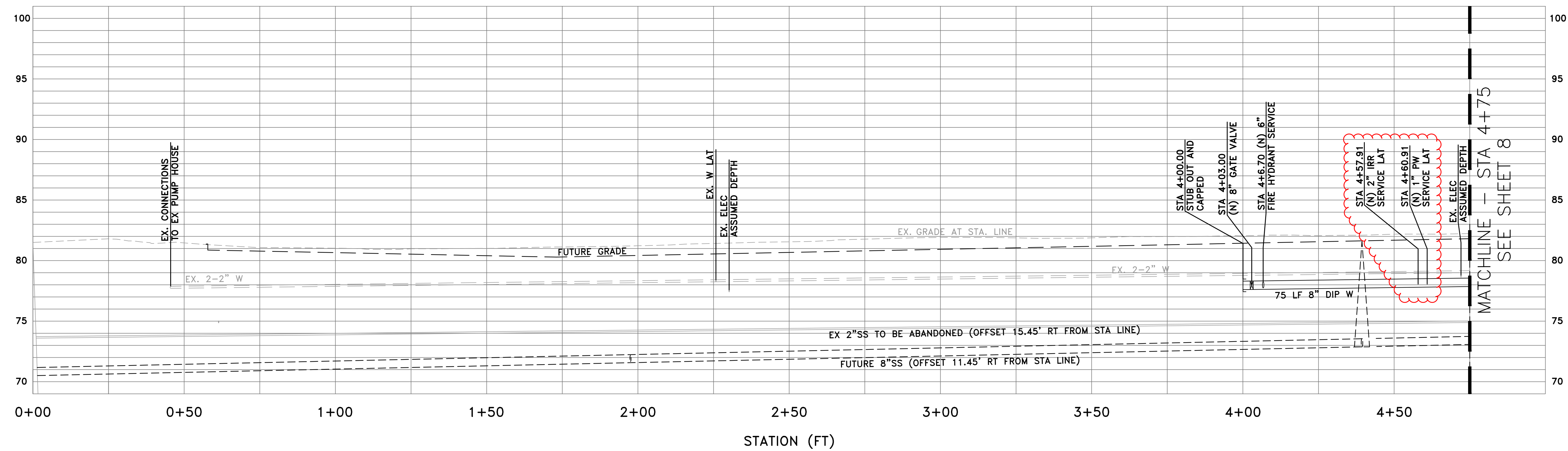
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OF 17 SHEETS	



NOTES:

1. ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE SPECIFIED FOR REMOVAL OR RELOCATION. CONTRACTOR TO NOTE IMAGE MAY NOT ALIGN WITH TOPOGRAPHIC SURVEY POINTS IN SOME AREAS. IMAGE IS PROVIDED FOR REFERENCE ONLY.
2. ALL PROPERTY LINES SHOWN ARE APPROXIMATED FROM SAN MATEO COUNTY GIS PARCEL MAPS AND THEIR LOCATION MAY NOT BE EXACT. THE PROPERTY LINES SHALL BE USED AS REFERENCE ONLY.
3. CONTRACTOR SHALL LOCATE AND POTHOLE EXISTING UTILITIES THAT CROSS THE NEW WATER TO CONFIRM THERE ARE NO CONFLICTS PRIOR TO WATER INSTALLATION.
4. ABANDONED WATER LINES SHALL BE CUT, DRAINED, AND PLUGGED OR CAPPED AND SHALL BE WATERTIGHT TO THE EXTENTS SHOWN IN PLANS AND AS DESCRIBED IN STANDARD SPECIFICATIONS.
5. CONTRACTOR TO VERIFY THE DIRECTION OF FLOW FOR THE EXISTING PARALLEL WATER LINES CONNECTING TO THE PUMP HOUSE.
6. PROTECT IN PLACE EXISTING 2" WATER LINES, VALVES AND APPURTENANCES.
7. AN APPROVED FIRE HYDRANT (CLOW 2065) MUST BE LOCATED WITHIN 500 FEET MEASURED BY WAY OF DRIVABLE ACCESS FROM THE PROPOSED PROJECT. THE HYDRANT MUST HAVE A MINIMUM FLOW OF 1,500 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH RESIDUAL PRESSURE FOR A MINIMUM OF 2 HOURS.
8. CITY OF HALF MOON BAY SHALL OFFER A UTILITY EASEMENT TO CCWD PROVIDING 3.5-FT CLEARANCE AROUND ALL SERVICE LATERALS AND METER BOXES. EASEMENT TO BE RECORDED PRIOR TO FINAL ACCEPTANCE BY CCWD.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

PLAN AND PROFILE
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



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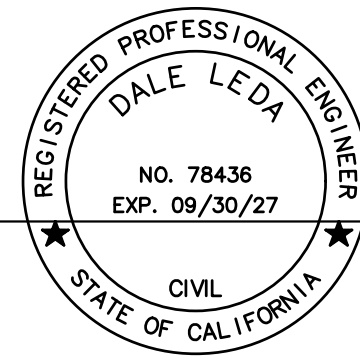
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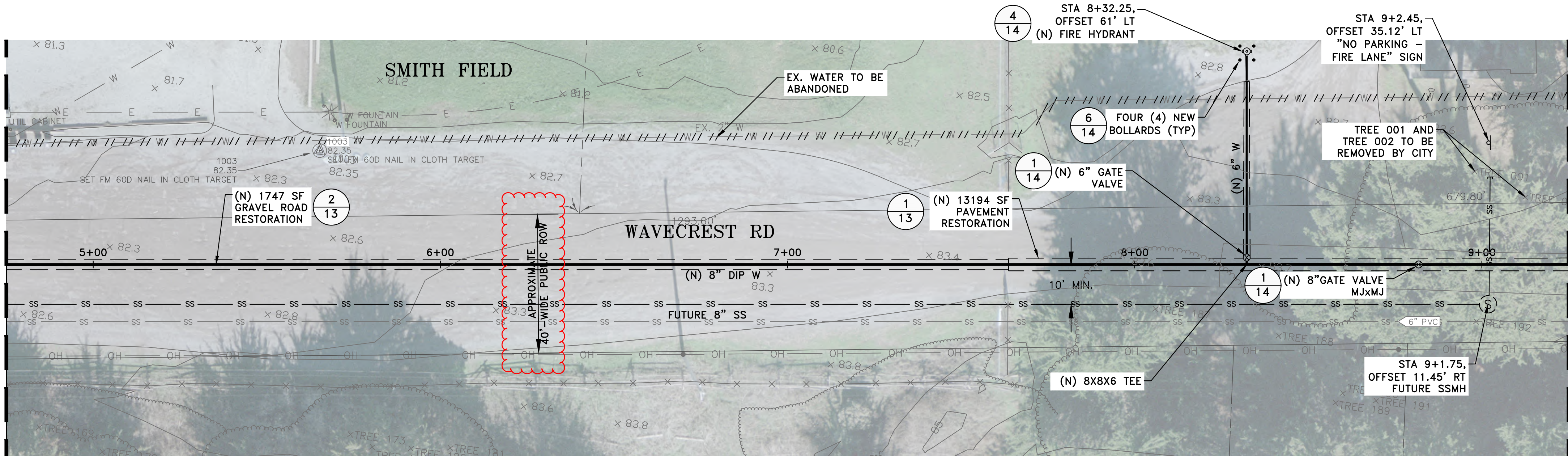
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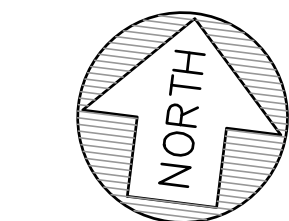


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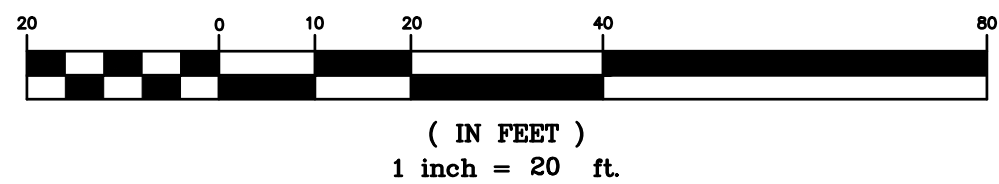
MATCHLINE - STA 4+75
SEE SHEET 7



MATCHLINE - STA 9+25
SEE SHEET 9



GRAPHIC SCALE



NOTES:

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4. ABANDONED WATER LINES SHALL BE CUT, DRAINED, AND PLUGGED OR CAPPED AND SHALL BE WATERTIGHT TO THE EXTENTS SHOWN IN PLANS AND AS DESCRIBED IN STANDARD SPECIFICATIONS.
5. CONNECT TO EXISTING 2" WATER TO PROVIDE TEMPORARY WATER SERVICE TO THE EXISTING SMITH FIELD FACILITIES.
6. AN APPROVED FIRE HYDRANT (CLOW 2065) MUST BE LOCATED WITHIN 500 FEET MEASURED BY WAY OF DRIVABLE ACCESS FROM THE PROPOSED PROJECT.

PLAN AND PROFILE
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



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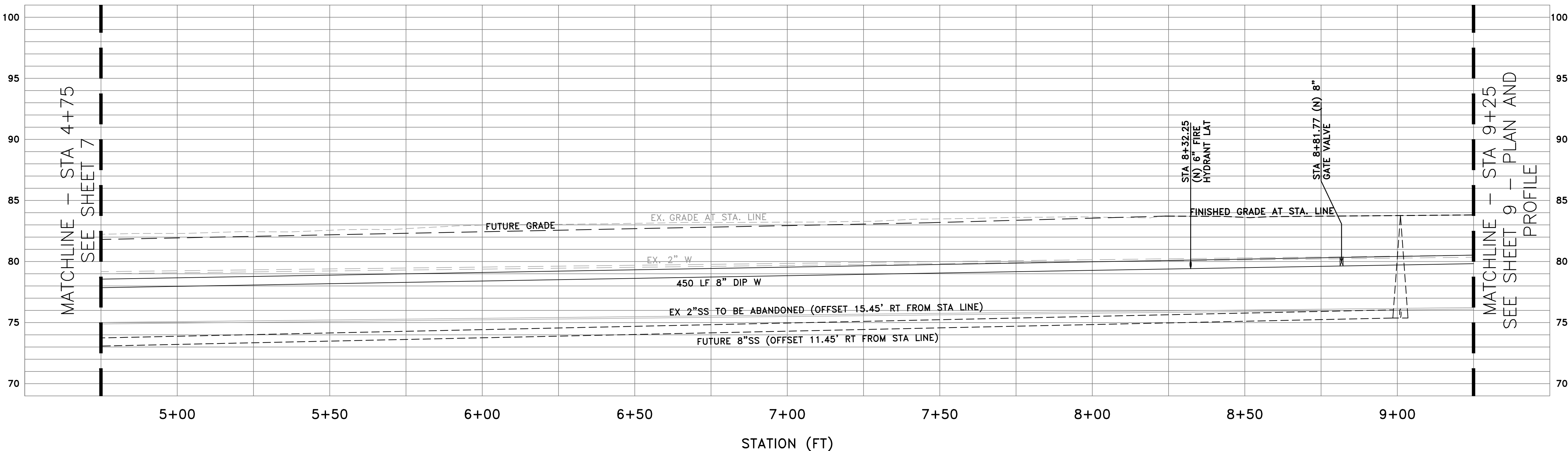
REVISIONS	BY
DATE	05-12-2026
SCALE	AS SHOWN
DRAWN	KDP/PSS/MJR
JOB NO.	276013
DWG.	
SHEET	8
	OF 17 SHEETS

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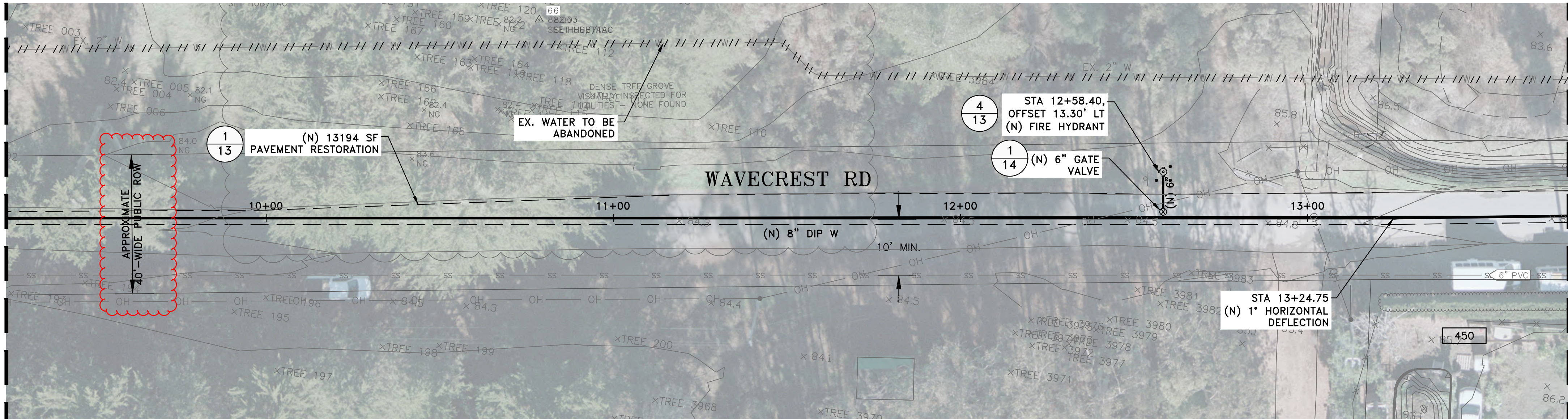
DALE LEDA
CITY ENGINEER

DATE

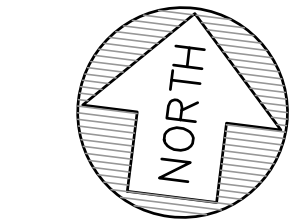
PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'



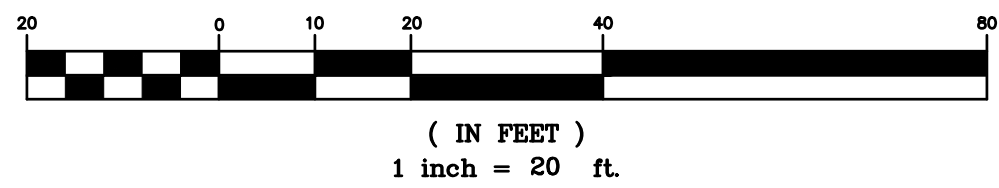
MATCHLINE – STA 9+25
SEE SHEET 8



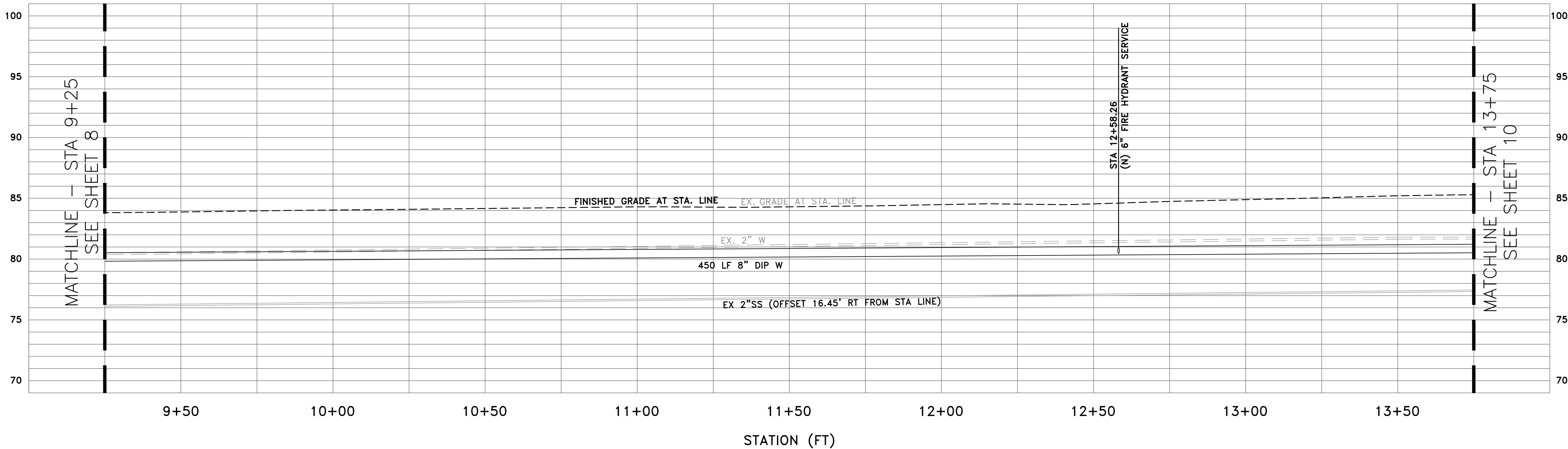
MATCHLINE – STA 13+75
SEE SHEET 10



GRAPHIC SCALE



MATCHLINE – STA 9+25
SEE SHEET 8



MATCHLINE – STA 13+75
SEE SHEET 10

PROFILE VIEW

HORIZ: 1" = 20'

VERT: 1" = 5'

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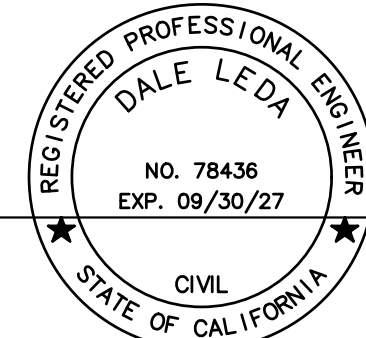


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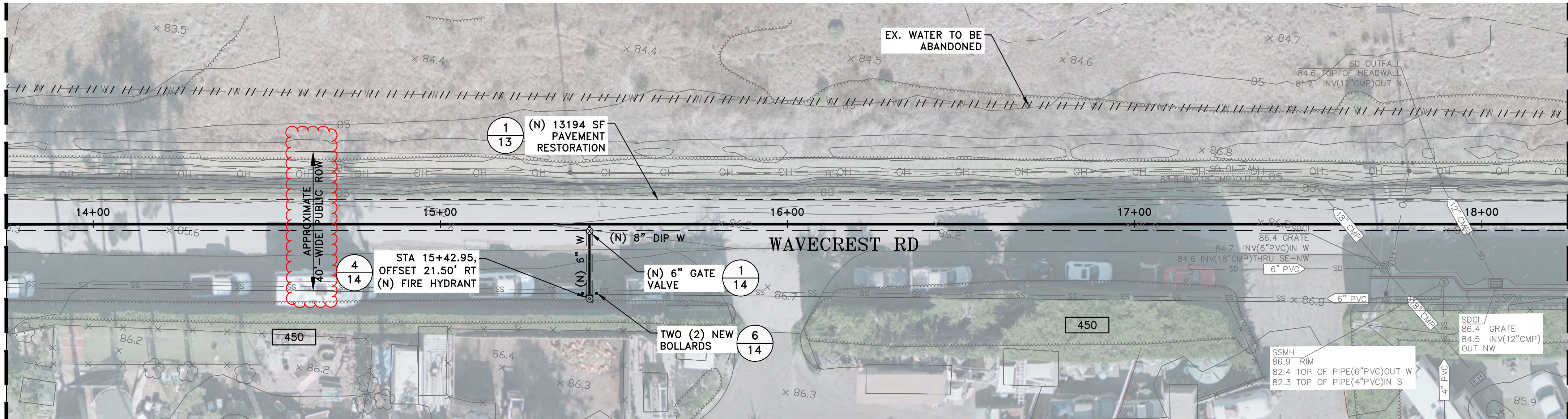


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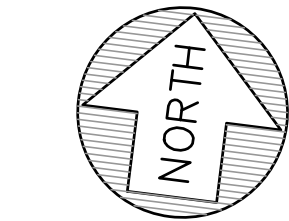
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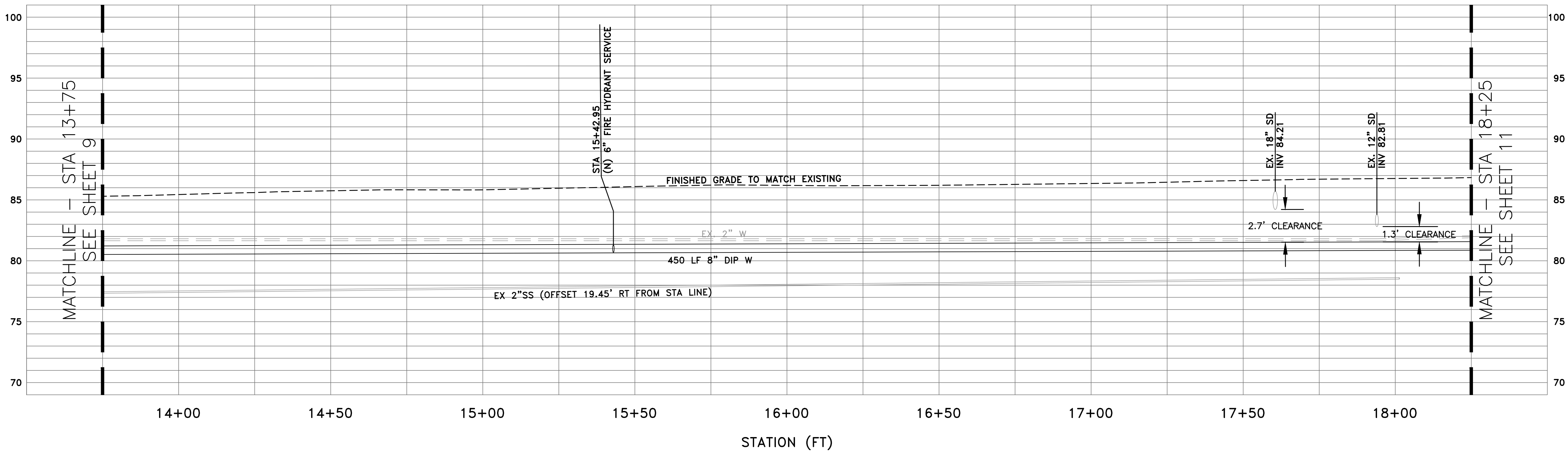
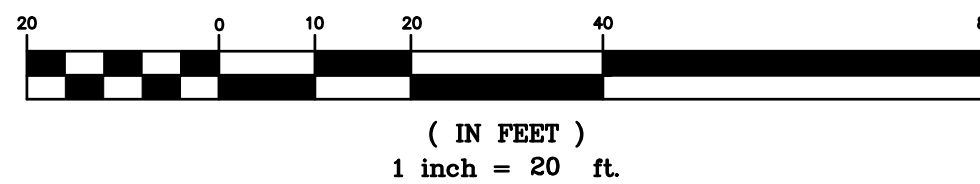
MATCHLINE - STA 13+75
SEE SHEET 9



MATCHLINE - STA 18+25
SEE SHEET 11



GRAPHIC SCALE



MATCHLINE - STA 18+25
SEE SHEET 11

PROFILE VIEW
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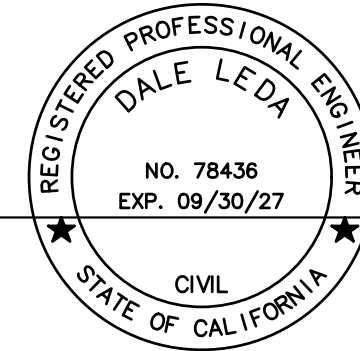


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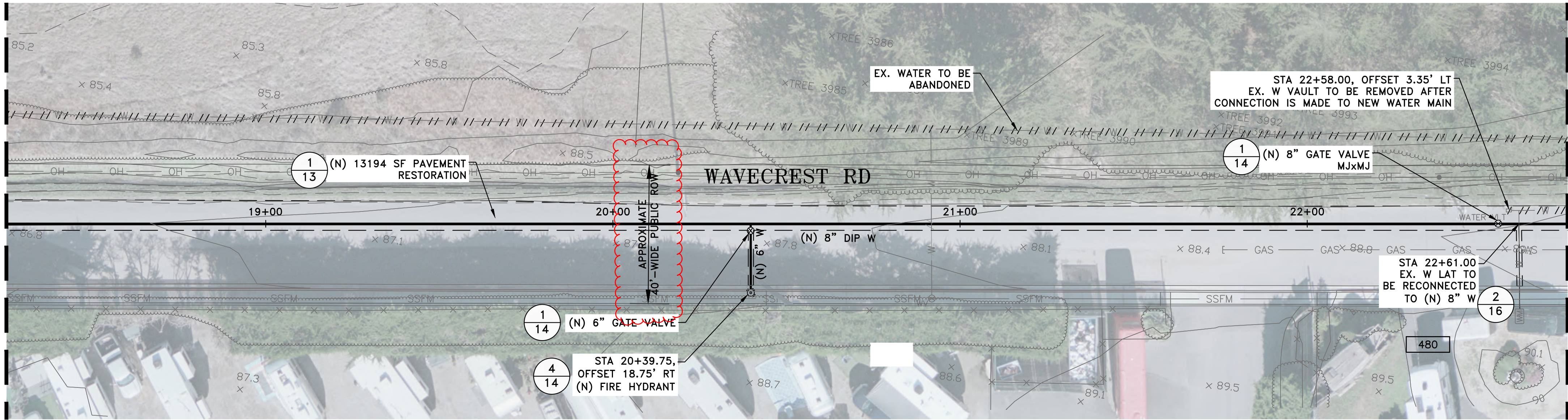


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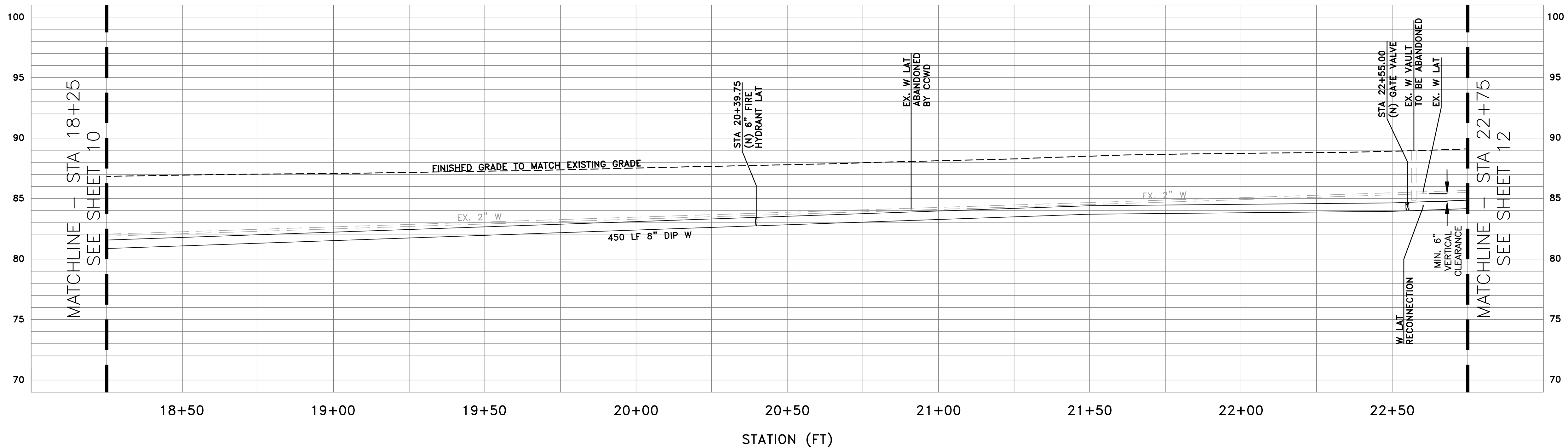
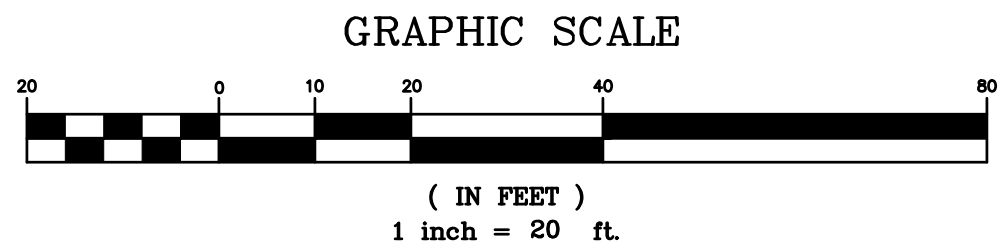
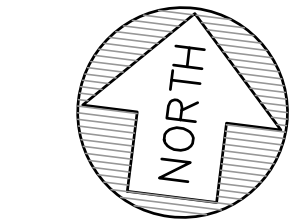
DALE LEDA
CITY ENGINEER

DATE

MATCHLINE – STA 18+25
SEE SHEET 10



MATCHLINE – STA 22+75
SEE SHEET 12



PROFILE VIEW
HORIZ: 1" = 20'
VERT: 1" = 5'

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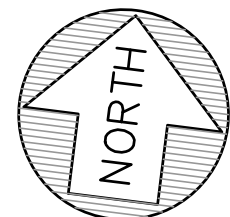
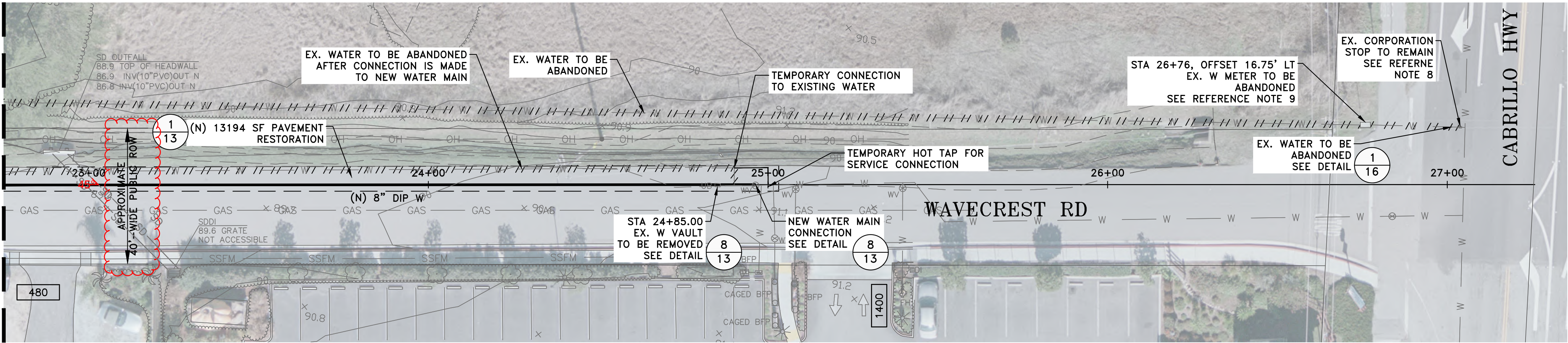
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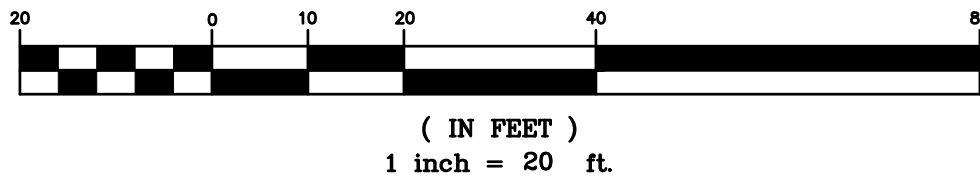
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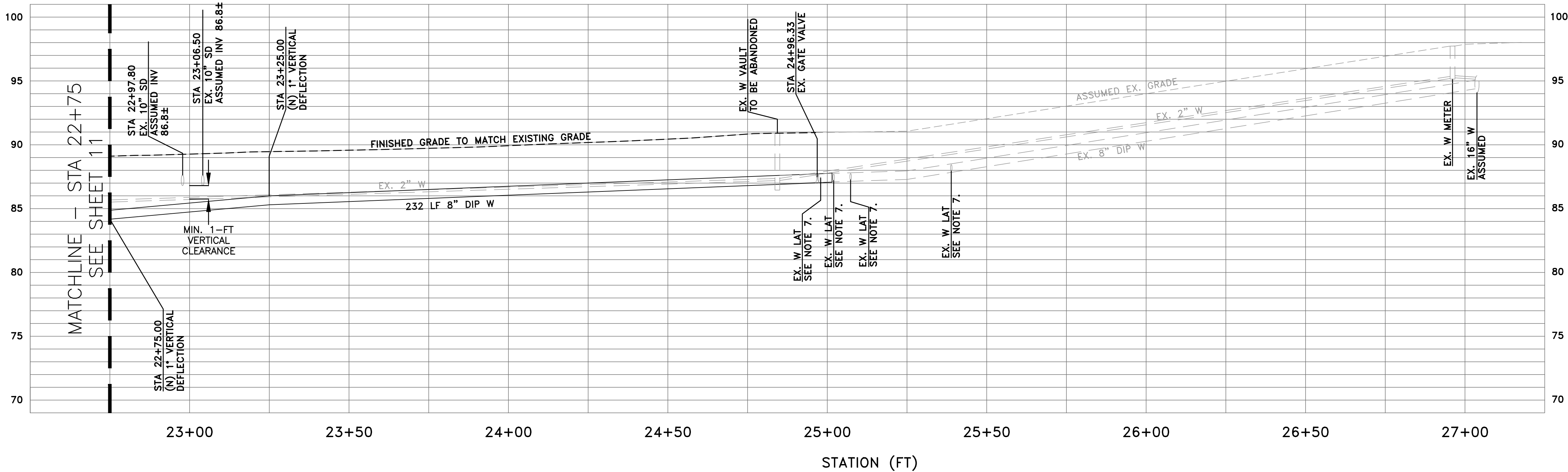
MATCHLINE – STA 22+75
SEE SHEET 11



GRAPHIC SCALE



MATCHLINE – STA 22+75
SEE SHEET 11



PROFILE VIEW
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5. CONTACT CALTRANS FOR ANY WORK WITHIN THEIR RIGHT-OF-WAY AT LEAST 7 DAYS PRIOR.
6. SERVICE LATERALS TO REMAIN ACTIVE DURING CONSTRUCTION.
7. THE EXISTING CORPORATION STOP SHALL BE CLOSED AND THE WATER SERVICE SHALL BE DESTROYED AT THE CORPORATION STOP.
8. REMOVE EXISTING METER BOX, CURB STOP, AND BACKFLOW ASSEMBLY. SALVAGE EXISTING METER AND METER BOX LID AND RETURN TO DISTRICT.

PLAN AND PROFILE
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA

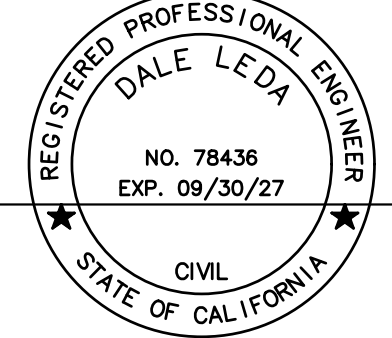


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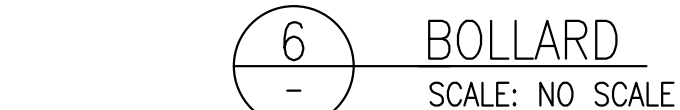


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DETAILS

WAVECREST ROAD WATER LINE PROJECT
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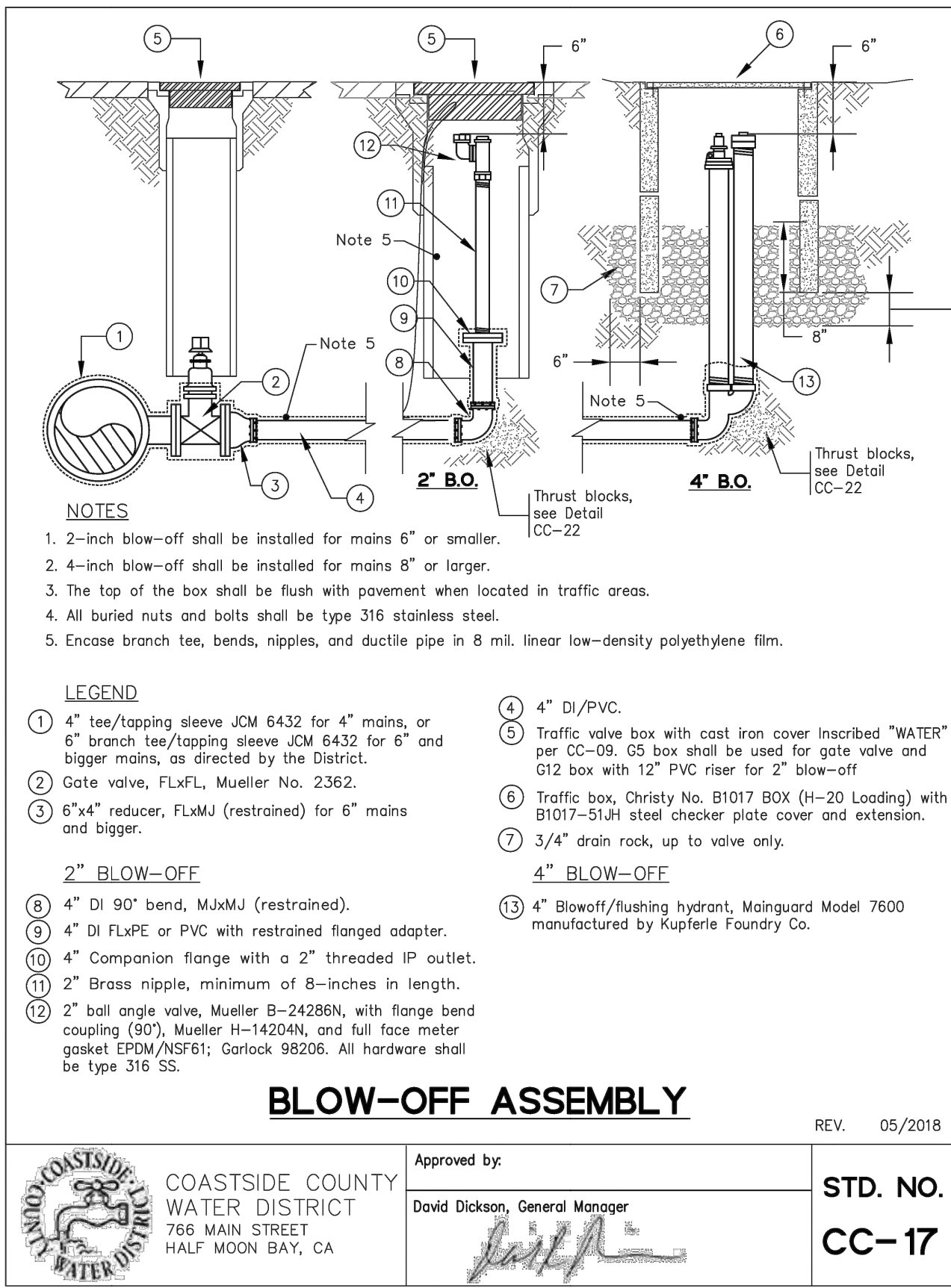
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JOB NO. 276013

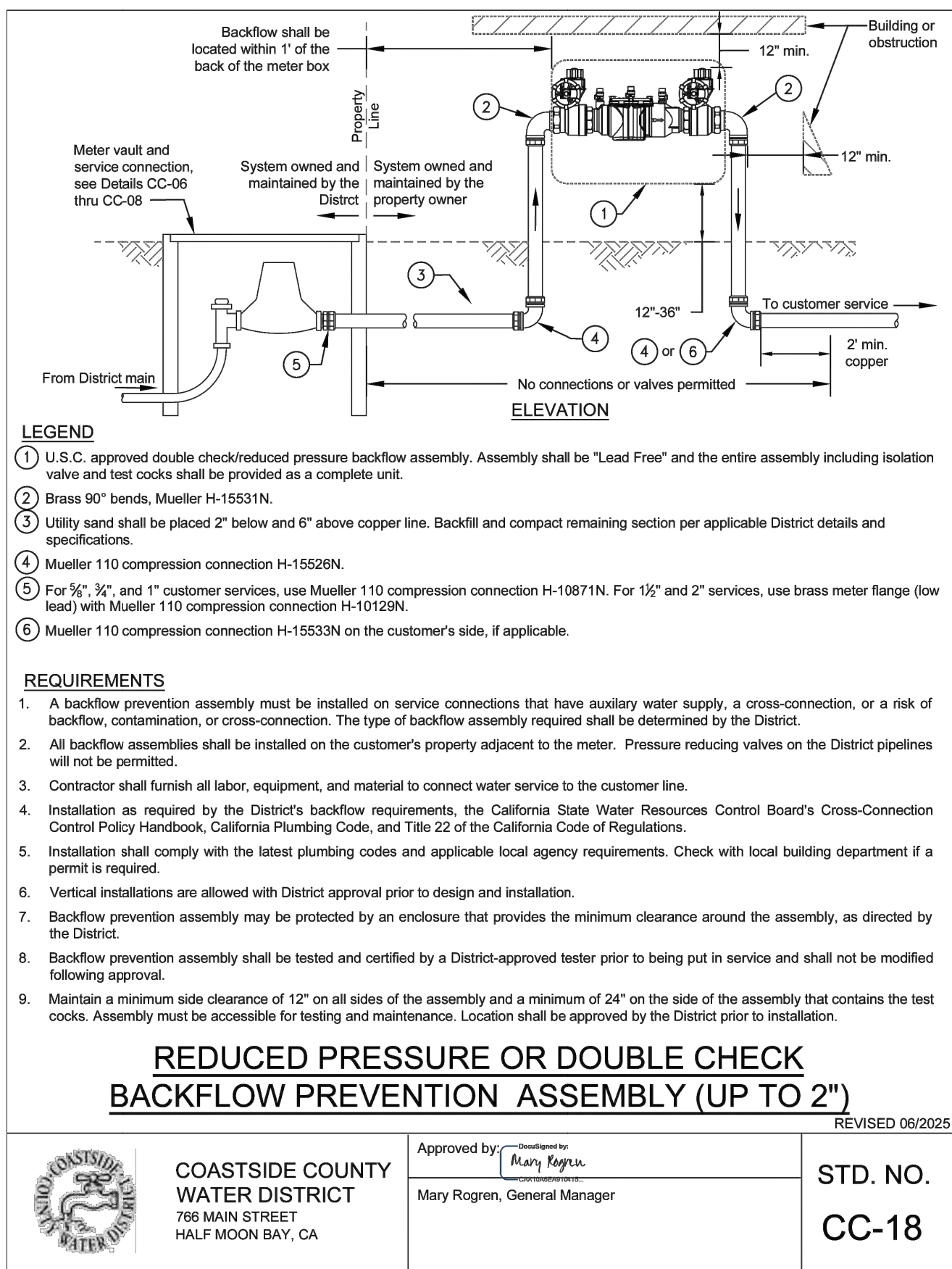
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SHEET	1
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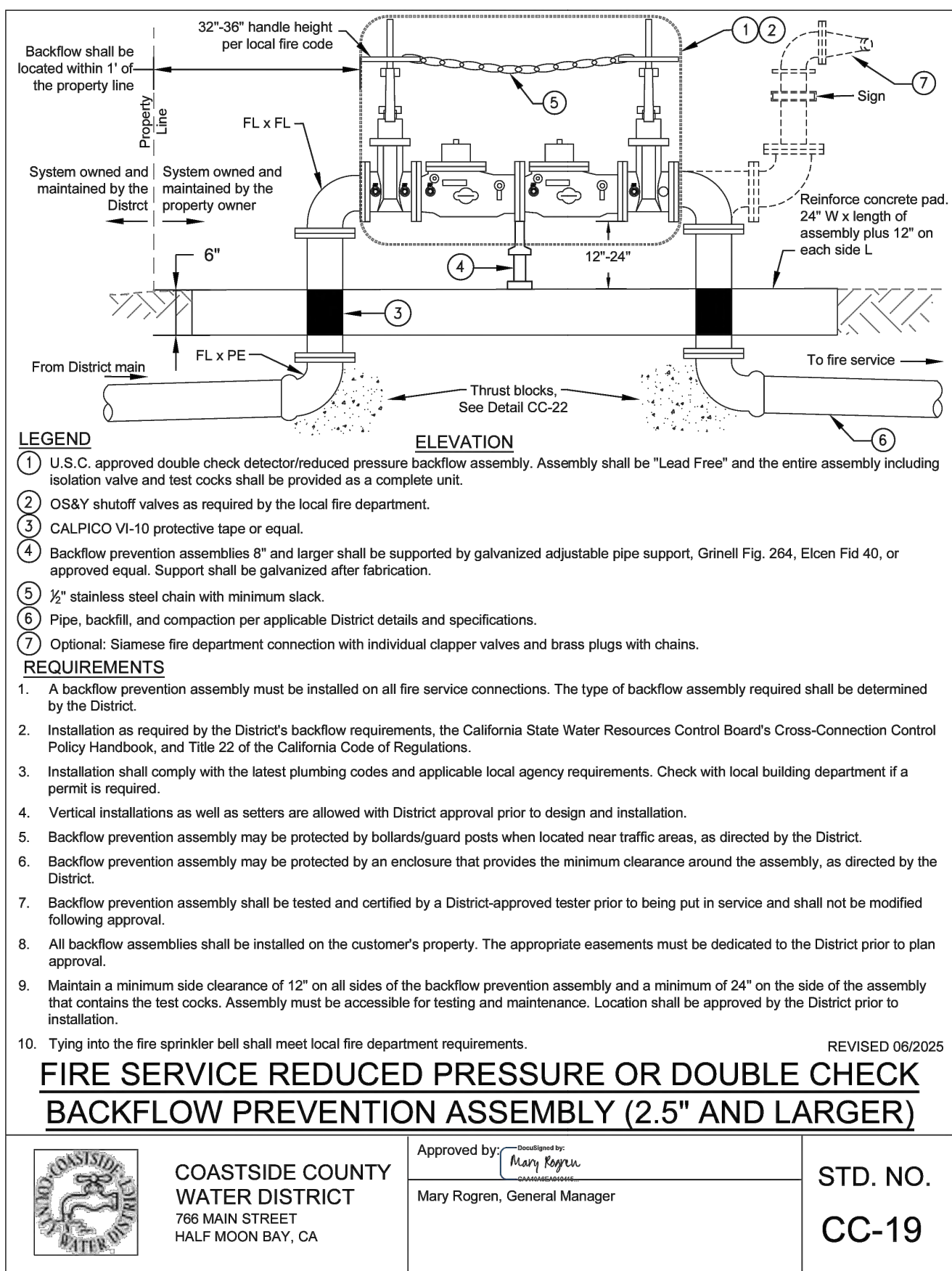
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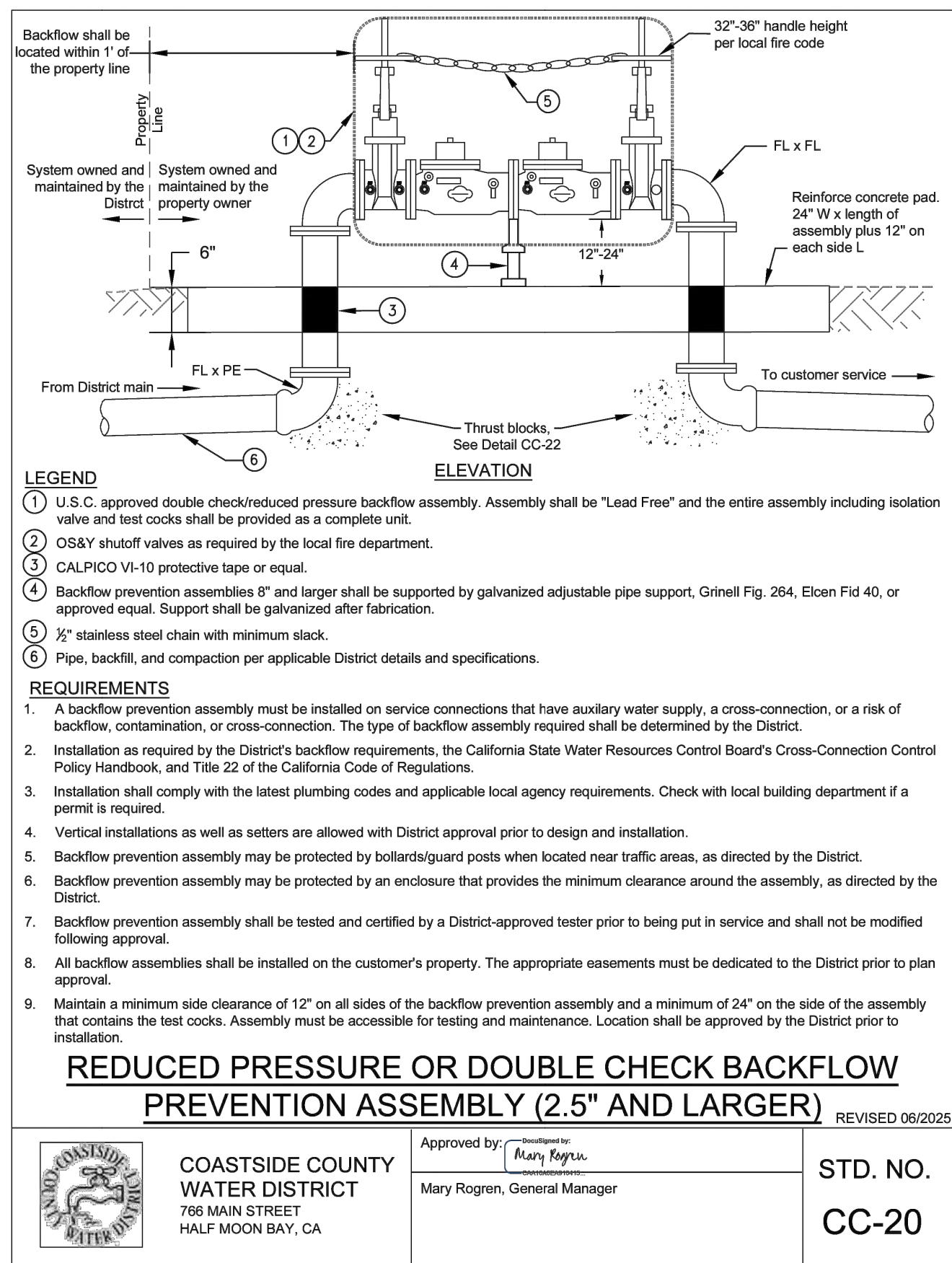
1 BLOW-OFF ASSEMBLY
SCALE: NO SCALE



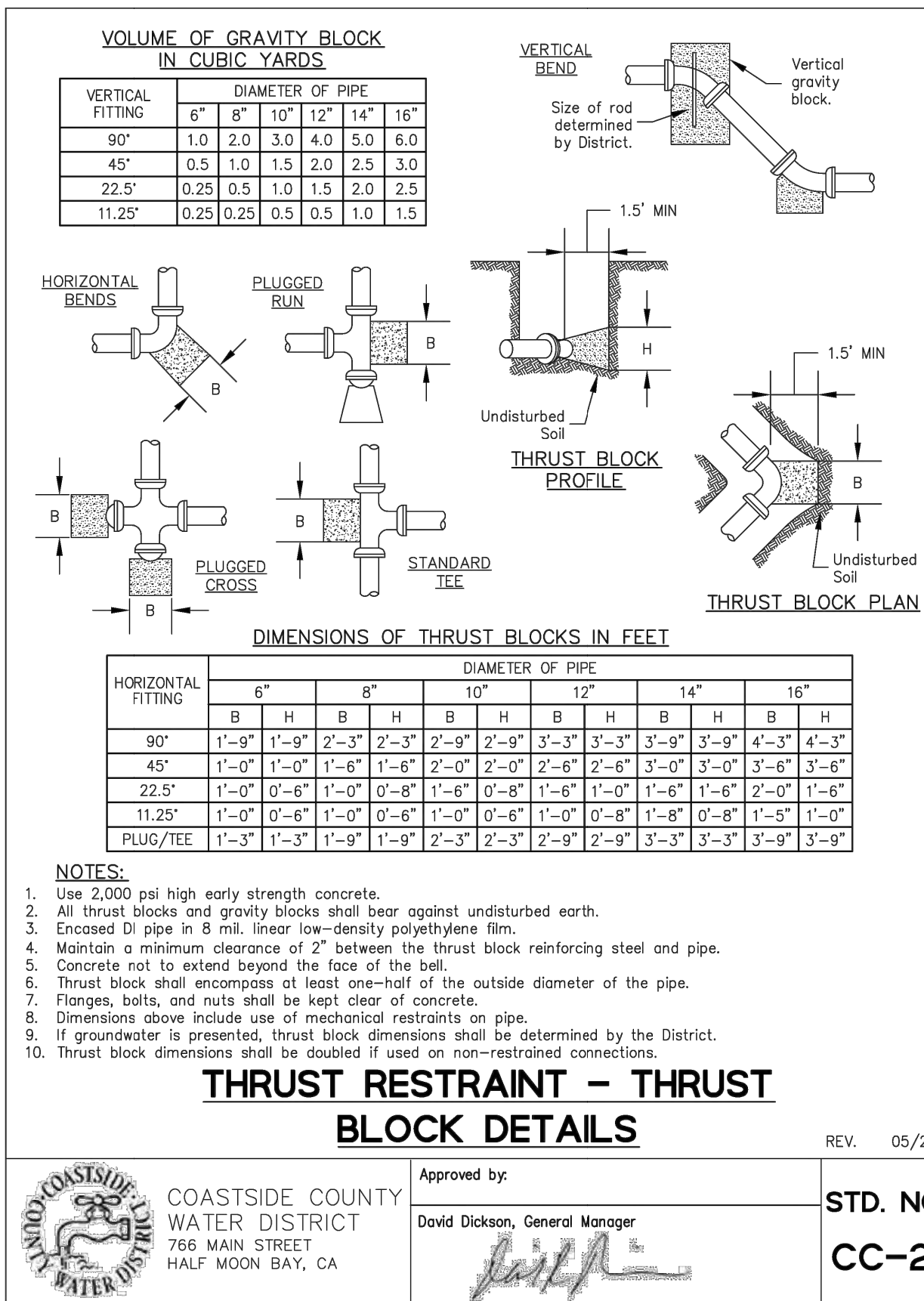
2 BACKFLOW PREVENTOR
SCALE: NO SCALE



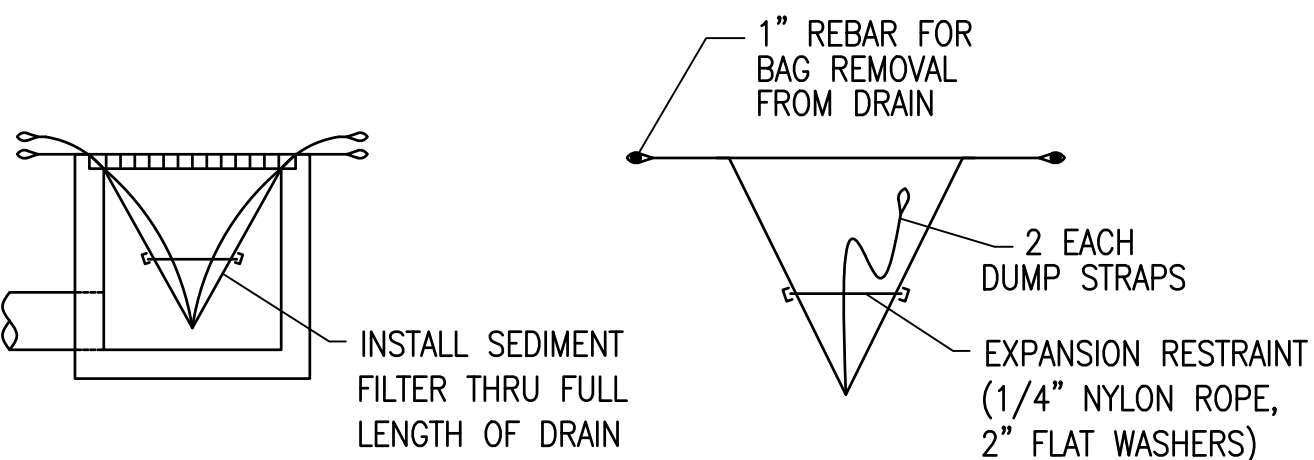
3 FIRE SERVICE CONNECTION
SCALE: NO SCALE



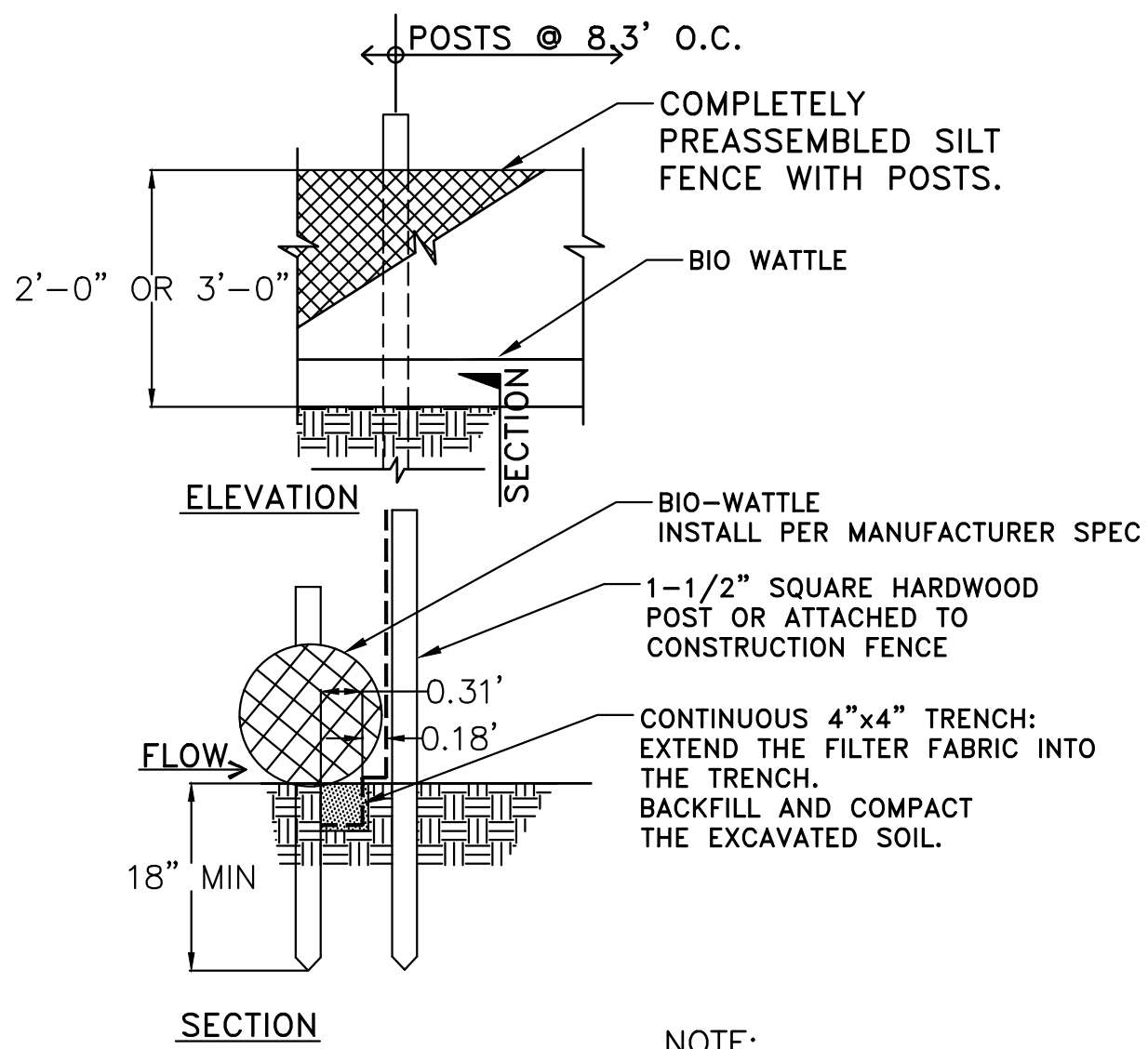
4 DOUBLE CHECK BACKFLOW ASSEMBLY
SCALE: NO SCALE



5 THRUST BLOCK
SCALE: NO SCALE



6 INLET PROTECTION
SCALE: NO SCALE

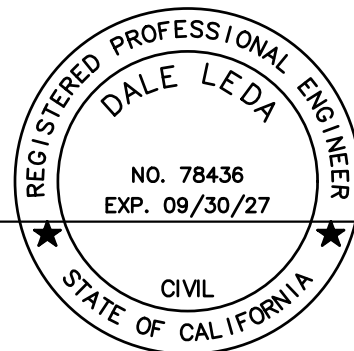


7 SILT FENCE AND FIBER ROLL
SCALE: NO SCALE

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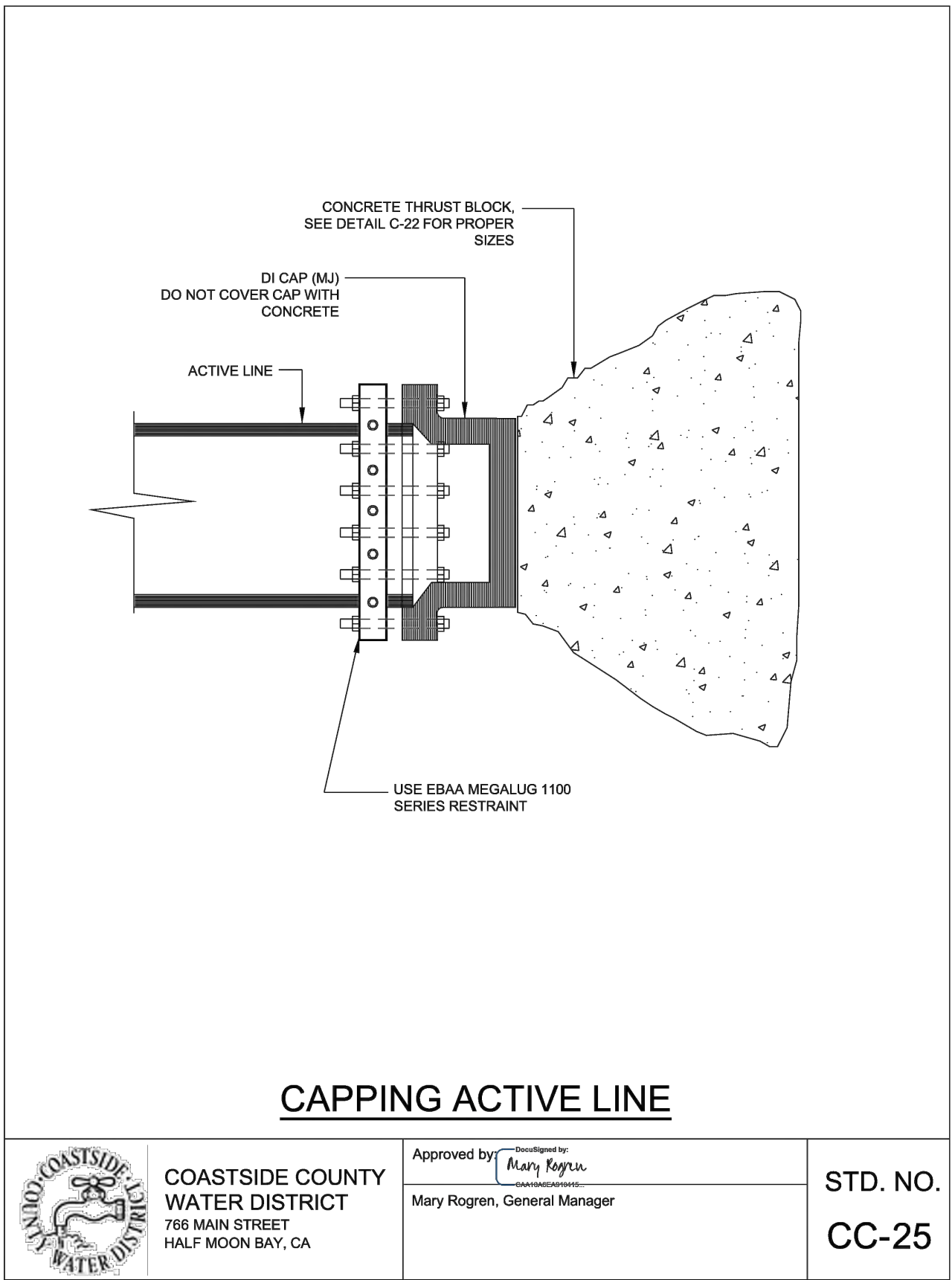
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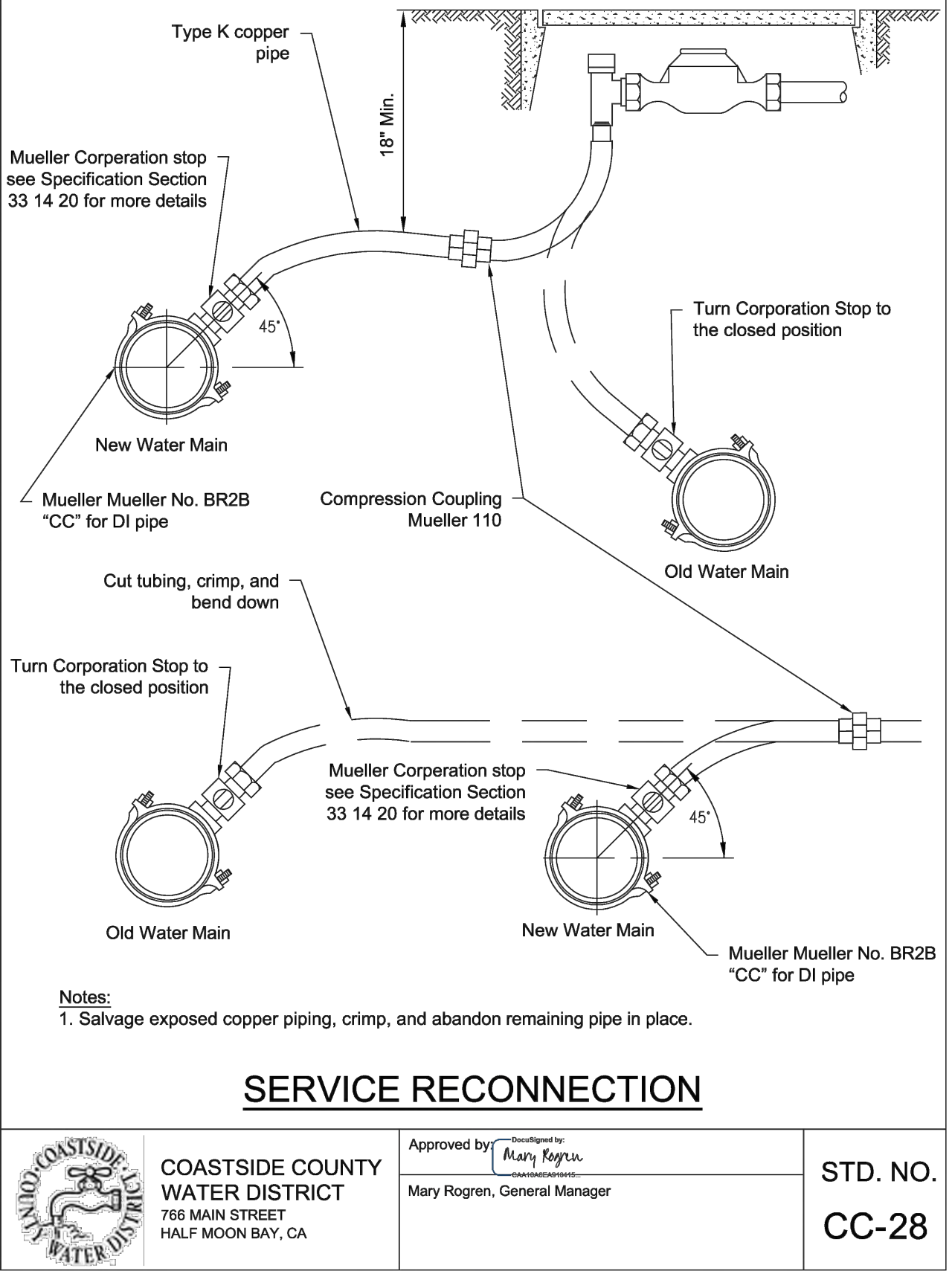
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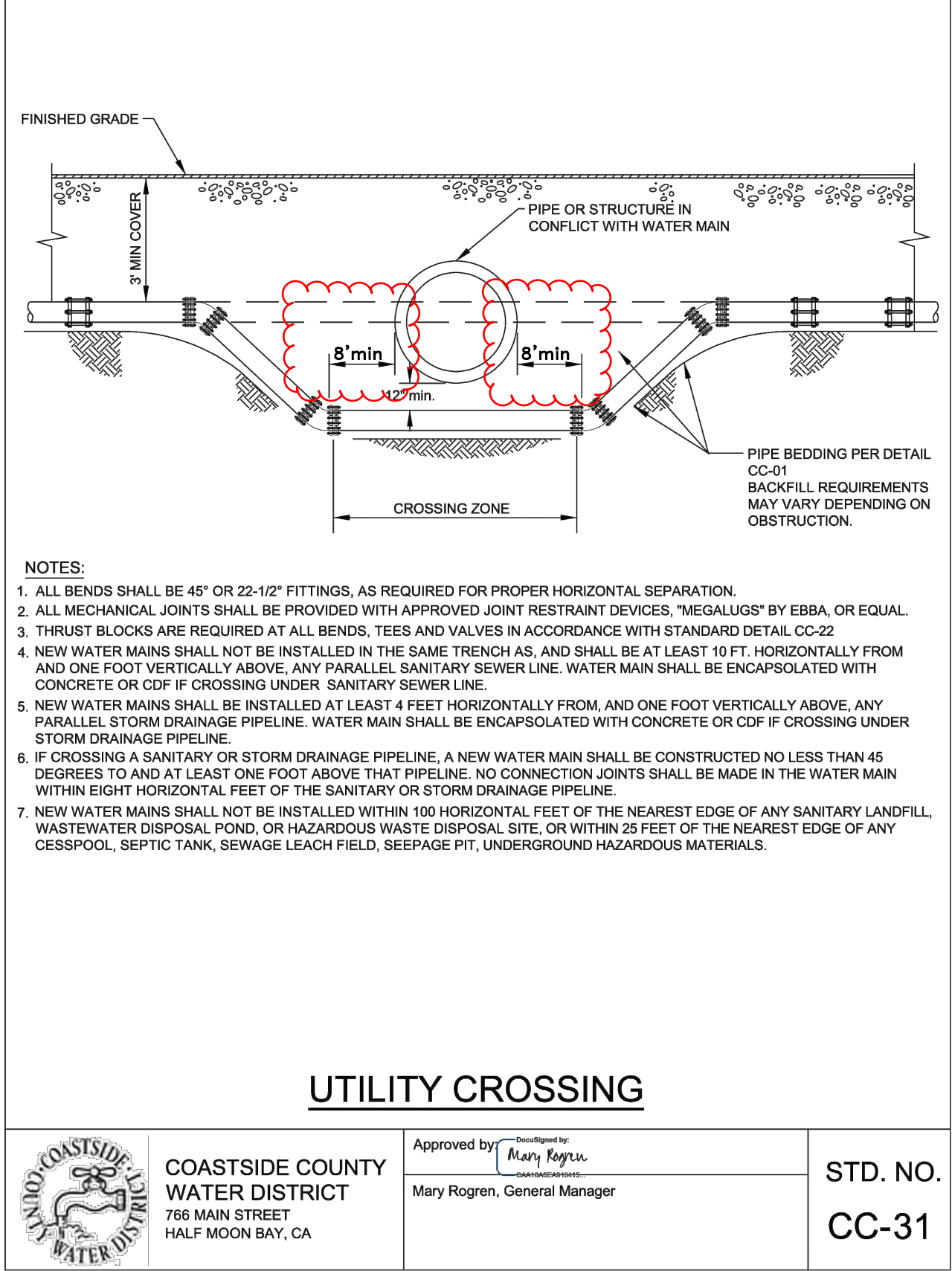
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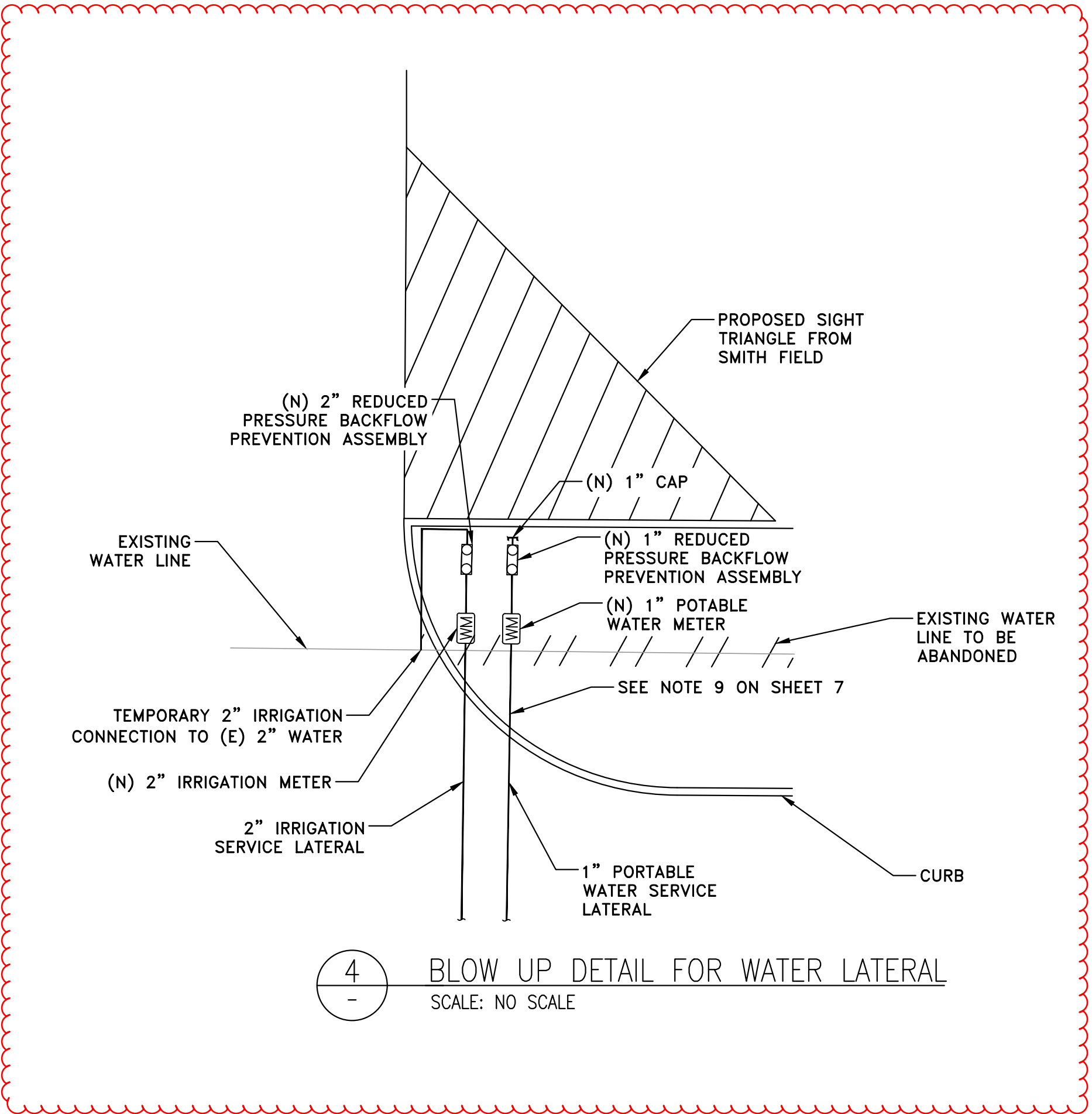
1
-
CAPPING ACTIVE LINE
SCALE: NO SCALE



2
-
SERVICE RECONNECTION
SCALE: NO SCALE



3
-
UTILITY CROSSING
SCALE: NO SCALE



4
-
BLOW UP DETAIL FOR WATER LATERAL
SCALE: NO SCALE

DETAILS
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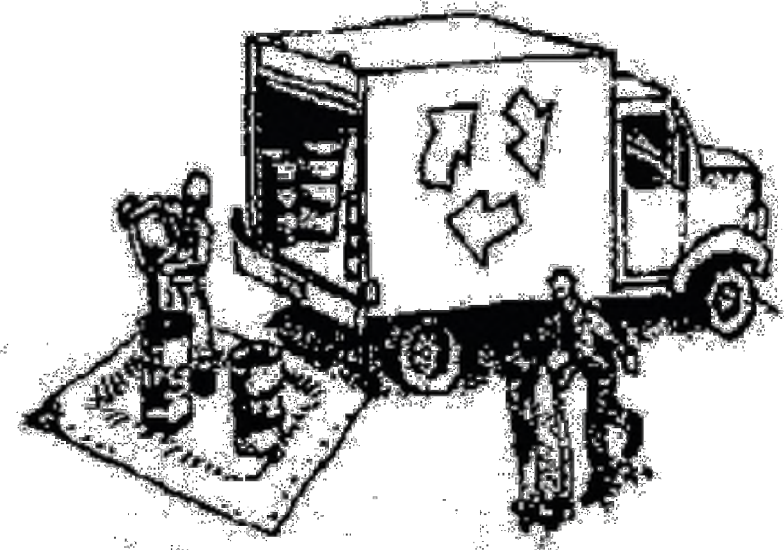
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Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



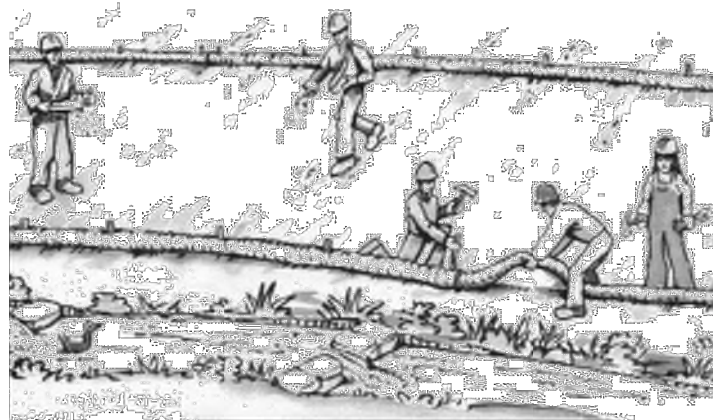
Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

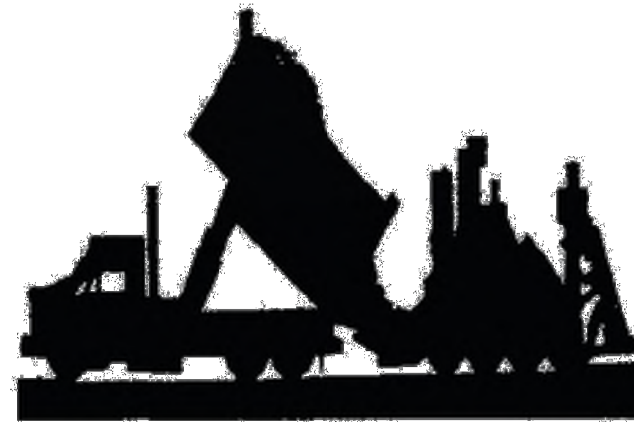


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



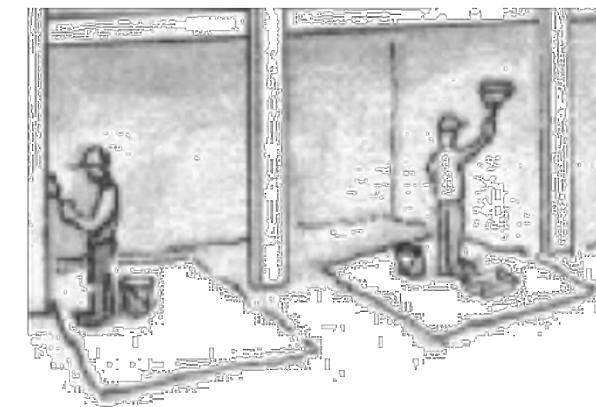
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

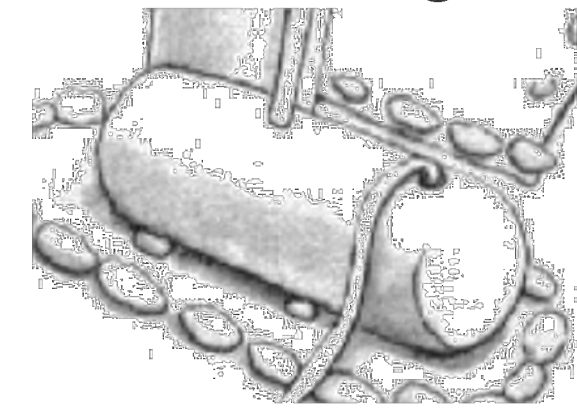
Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

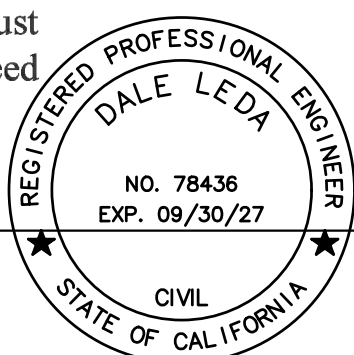


- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

APPROVED BY:
CITY OF HALF MOON BAY

DALE LEDA
CITY ENGINEER

DATE



BEST MANAGEMENT PRACTICES
WAVECREST ROAD WATER LINE PROJECT
Half Moon Bay, CA



FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd., Suite 400
San Francisco, CA 94134
(415) 534-7070 • www.freyerlaureta.com



City of
Half Moon Bay

501 Main Street
Half Moon Bay
CA 94019

p 650-726-7177
f 650-726-8261
hmbcity.com

REVISIONS	BY

DATE 04-10-2026

SCALE AS SHOWN

DRAWN PSS/MJR

JOB NO. 276013

DWG.

SHEET 17

OF 17 SHEETS

Storm drain polluters may be liable for fines of up to \$10,000 per day!

State Water Resources Control Board

Division of Drinking Water

June 15, 2026

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

WAVECREST ROAD WATER LINE PROJECT

Coastside County Water District, Water System No. 4110011

Dear Ms. Rogren:

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 Wavcrest Road. Specifically, CCWD is requesting a waiver for crossings beneath storm drain pipelines 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 crossings of storm drain pipelines.

Table 1. Under Crossings of Storm Drains

Sheet #	Location	Pipe Crossing Type	Water Main Crossing Vertical Clearance
10	Sta. 17+60 Watercrest Road	18" SD (CMP)	2.7' below SD
10	Sta. 17+94 Watercrest Road	12" SD (CMP)	1.3' below SD
12	Sta. 22+98 Watercrest Road	10" SD (CMP)	1.4' below SD
12	Sta. 23+07 Watercrest Road	10" SD (CMP)	1.3' below SD

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)

EXHIBIT D

DRAFT

COASTSIDE COUNTY WATER DISTRICT

Estimated Invoice



Payment Options | Ph: (650) 726 - 4405 | 766 Main Street, Half Moon Bay CA 94019

1. In person with cash
2. In person with check
3. In person with credit card (Visa or Mastercard)
4. By mail with check (please write the APN and the service location address on the check)
5. Over the phone with credit card (Visa or Mastercard)

PW-WS-23-0003

Service Location Address: No Situs (201-203), Wavecrest Road, Half Moon Bay, Incorporated
Property Owner: City of Half Moon Bay - Smith Field
Service Location APN: 065-011-160
Applicant Name: City of Half Moon Bay Public Works | Dale Leda
Applicant Email: dleda@halfmoonbay.gov | tseeley@halfmoonbay.gov
Applicant Mailing Address: 501 Main Street
Half Moon Bay, CA 94019

Type of Service: CLOSE Beaches and Park
Account No.: CLOSE 400-00962-00

Type of Service: Non-Residential Dedicated Irrigation
Account No.: NEW

Type of Service: Recreation Domestic
Account No.: NEW

Beaches and Parks Service	Destroy	2 inch meter x 2 inch service	Single Service
Recreation Domestic Service		1 inch meter x 1 inch service	Single Service
NonResidential Dedicated Irrigation Service		2 inch meter x 2 inch service	Single Service

Materials	Quantity	Cost	Total
ACLARA MTU	2	EA @ \$108.16	\$216.32
Badger E Series Meter 1.0"	1	EA @ \$179.17	\$179.17
Badger E Series Meter 2.0"	1	EA @ \$712.85	\$712.85
Coupling Spud 1.0"	1	EA @ \$21.79	\$21.79
Flange 2.0"	1	EA @ \$45.52	\$45.52
Meter Box Lid (Nicor B30)	2	EA @ \$54.62	\$109.24
Meter Box (B30)	2		Provided by Applicant
BPA	2	domestic and Irrigation	Provided by Applicant
Materials Subtotal			\$1,284.89

UB Updates, Plan Review, Meetings, Phone Calls

LABOR	Rate (\$/hr)	Hours	Total
Admin Manager	\$95.53	0.0	\$0.00
Customer Support	\$63.52	0.0	\$0.00
Utility Billing	\$95.53	1.0	\$95.53
Water Resources	\$97.82	10.0	\$978.20
Distribution Manager	\$110.41	0.0	\$0.00
Backflow Specialist	\$92.89	0.0	\$0.00
Distribution Supervisor	\$92.89	0.0	\$0.00
Distribution Field Staff	\$81.33	0.0	\$0.00

Labor Subtotal **\$1,073.73**

Amount Due Upon Receipt **\$2,358.62**

Prepared by: Cathleen Brennan **4/27/2026**

Costs are based on current material and labor costs. Costs are subject to change after six months, if not paid upon receipt.

EXHIBIT E

DRAFT

Recording Requested by:

Coastside County Water District

And When Recorded Mail To:

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

GRANT OF EASEMENT (NON-EXCLUSIVE)

For a valuable consideration, receipt of which is hereby acknowledged,

("Grantor"), hereby grants to COASTSIDE COUNTY WATER DISTRICT, a public corporation of the State of California ("District") and its assigns and successors in interest, a perpetual and exclusive easement for the purpose of constructing, repairing, maintaining, replacing, renewing and using a pipeline and appurtenant facilities for the transmission and distribution of water, and for all connected and associated purposes, together with the right of ingress and egress over said easement for the aforesaid purposes, over, under and across the real property situated in the County of San Mateo, State of California, which is described in Exhibit A attached hereto and incorporated herein by this reference and depicted on Exhibit B attached hereto and incorporated herein by this reference.

This easement is non-exclusive. However, Grantor will not grant any other party rights to use the area within the easement for any purpose, which would unreasonably burden or interfere with District's use or enjoyment of its easement rights. In addition, Grantor will not grant any other party rights to install (1) non-potable or potable water pipelines including but not limited to sewer lines, irrigation lines or well water lines within 10 feet horizontally or crossing vertically above the District's water pipelines, or (2) other underground facilities including but not limited to gas pipelines, or electrical, telephone, and cable TV conduit or cable, within 4 feet horizontally or crossing vertically within 2 feet over or under the District's water pipelines, or such within greater distance as may be required by subsequently enacted laws or regulations of any federal, state or local governmental authority with jurisdiction. Nor will Grantor make any use of the surface of the property within the easement which would unreasonably interfere with District' easement rights, including, but not limited to, construction of any fixed structure.

IN WITNESS WHEREOF, the Grantor has executed this conveyance this _____ day of _____, 20____.

(NOTARY Acknowledgement)

EXHIBIT A

Description of Easement

EXHIBIT B
Map of Easement