

Accessory Dwelling Units



Water Service Information Sheet

Coastside County Water District

Coastside County Water District's (District) jurisdiction covers the City of Half Moon Bay and the unincorporated areas of Moonridge, Miramar, El Granada, and Princeton. The District's jurisdiction also includes unincorporated areas along Highway 92 (San Mateo Road) terminating at Pilarcitos Creek Road. The planning authorities within the District's jurisdiction are the County of San Mateo and the City of Half Moon Bay.

Before a building permit is issued, the District must review plans to verify that the project complies with District regulations. The District will not begin its review of your project until all required submittals have been received.

The definition of an Accessory Dwelling Unit (Second Unit) is defined by each planning authority (jurisdiction). Each jurisdiction has unique requirements. **Coastside County Water District depends on the cooperation of the applicant, the City of Half Moon Bay, the County of San Mateo, and the Coastside Fire Protection District to complete a successful plan review.**

State legislation (2016 SB1069) prompted local planning authorities and fire protection districts to amend their codes and policies to not unreasonably restrict the ability of single-family homeowners to create accessory dwelling units.

Coastside County Water District does not require a second meter or more capacity for the addition of an accessory dwelling unit, if it meets the local jurisdiction's codes and ordinances and it does not exceed the existing water capacity installed on the property. Applicants must limit water demand to the existing installed capacity. In order to determine that existing water capacity is not exceeded, the District will need to review and approve water service to serve the accessory dwelling unit.

Coastside County Water District

766 Main Street | Half Moon Bay CA 94019

www.coastsidewater.org | (650) 726-4405

Final Inspection

A final inspection is required by the District, after the project is complete and before occupancy.

Charges and Fees

The District charges the applicant for the plan review, inspections, water meters, and installation. A cost estimate will be provided to the applicant with the plan approval documents. The cost estimate must be paid before the installation of the meter(s). If the actual costs are more than the estimate, the applicant will be billed for the outstanding balance after the final inspection.

Backflow Requirement

If the project is required to have an approved backflow device, the water service will not be turned on or activated until an approved backflow device is installed and certified. The certification must be received by the District and be completed by a certified backflow tester. A list of approved certified backflow testers is available from the District upon request.

When Planning Your Project.....

- Ø *Water services shall not be in the same trench as other utilities.*
- Ø *If fire service is required, each parcel (APN) must have its own fire service connection.*
- Ø *Each parcel (APN) must have its own water capacity and water service connection.*
- Ø *The fire service connection is separate from the domestic water service connection.*
- Ø *Be sure to show the location of the fire service connection, domestic water service connection and irrigation water service connection on the civil and landscape drawings.*
- Ø *Water services (meters) and fire hydrants must always be in a public utility easement and accessible to District staff. Do not place meters in driveways, behind fences or in parking spaces.*