

MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **September 12, 2019**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager *CH*

**SUBJECT: Approval of the Big Wave Subdivision Agreement
Phase I**

DISCUSSION

The County of San Mateo has approved the Coastal Development Permit (CDP) for the project known as "The Big Wave Community APN 047-311-060 and 047-312-040 PLN 2013-00451" in 2015. (APN 047-311-060 refers to the project's north parcel and 047-312-040 refers to the south parcel.) The CDP was since amended twice, most recently in 2019. The CDP as written and amended, requires Big Wave to obtain water service for domestic and fire protection from the District.

The Subdivision Agreement for Phase I includes improvements required to provide the Big Wave development on the north parcel with the fire service per the Fire District requirements. The improvements include a 12-inch-diameter water main extension from the District's Alta Vista Zone to the Big Wave north parcel. Other improvements required by the CDP and for the development of the project will be included at a future date in the Phase II agreement that would require a separate authorization by the MWSD Board.

The Applicant, Big Wave, has met all District Code requirements for this Phase I Subdivision Agreement, including the engineering review, and paid the fees required to be provided to the District prior to the Phase I agreement review by the Board. Additionally, the General Manager has determined that, at this time, it is not feasible to serve the property with recycled water due to lack of availability and because on-site wells will be used for irrigation purposes.

RECOMMENDATION: Adopt MWSD Board Resolution No. _____ and Authorize the Board president to sign the Big Wave Subdivision Agreement for Phase I Water Main Construction

RESOLUTION NO. _____

RESOLUTION OF THE MONTARA WATER AND SANITARY DISTRICT APPROVING A MAIN EXTENSION AND AUTHORIZING EXECUTION OF AGREEMENT FOR PHASED CONSTRUCTION AND ACQUISITION OF SUBDIVISION WATER UTILITY IMPROVEMENTS (APNS 047-311-060, 047-312-040)

WHEREAS, Big Wave, LLC, a California Limited Liability Corporation ("Applicant") is constructing a subdivision and mixed-use development project known as "The Big Wave Community" on real property located in the County of San Mateo, California ("Project"), as approved by the Board of Supervisors of the County of San Mateo, Permit File Number 2013-0045, on May 19, 2015 (as subsequently amended on July 23, 2019); and

WHEREAS, in accordance with the Montara Water and Sanitary District ("District") Code, Applicant submitted an application for Water Service by the District's water system to serve the Project, which requires the financing, construction and dedication to the District of a Main Extension beyond the District's existing facilities for the first Phase of the Project's water utility improvements ("Phase 1 Improvements"); and

WHEREAS, Applicant submitted preliminary design plans and specifications of the Phase 1 Improvements titled "Big Wave Community, APN 047-311-060 and 047-312-040, Airport Street, Princeton-By-The-Sea, CA", dated December 13, 2018 as revised August 9, 2019, prepared by Sandis Civil Engineers Surveyors Planners, which have been reviewed and approved by the District's Engineer and the District's General Manager for conformance with District's requirements under District Code Section 5-4.222 ("preliminary design report"); and

WHEREAS, the District's Manager recommends that the District Board consider the preliminary design report and approve it as the final design report pursuant to District Code Section 5-4.206; and

WHEREAS, pursuant to District Code Section 5-4.207, the District and the Applicant have agreed upon the terms and conditions for the Phase 1 Improvements as approved and that are included in the agreement entitled "Agreement for Phased Construction and Acquisition of Subdivision Water Utility Improvements" ("Agreement"); and

WHEREAS, the District Board desires to enter into the Agreement and approve the final design report.

RESOLUTION NO. _____

RESOLUTION OF THE MONTARA WATER AND SANITARY DISTRICT APPROVING A MAIN EXTENSION AND AUTHORIZING EXECUTION OF AGREEMENT FOR PHASED CONSTRUCTION AND ACQUISITION OF SUBDIVISION WATER UTILITY IMPROVEMENTS (APNS 047-311-060, 047-312-040)

NOW, THEREFORE, be it resolved by the Board of the Montara Water and Sanitary District, a public agency in the County of San Mateo, California, as follows:

1. Applicant's application for water service is hereby approved subject to the terms and conditions contained in the attached draft form of the Agreement, which is further approved and the General Manager is authorized to execute and record the Agreement, subject to review and approval in final form by the District's General Counsel.

2. The final design report of the Phase 1 Improvements is hereby approved.

President, Montara Water and Sanitary District

COUNTERSIGNED:

Secretary, Montara Water and Sanitary District

* * * * *

I HEREBY CERTIFY that the foregoing Resolution No. _____ duly and regularly adopted and passed by the Board of the Montara Water and Sanitary District, County of San Mateo, California, at a Special Adjourned Meeting thereof held on the 12th day of September 2019, by the following vote:

AYES, Directors:

ABSTENTION:

NOES, Directors:

ABSENT, Directors:

RESOLUTION NO. _____

**RESOLUTION OF THE MONTARA WATER AND SANITARY
DISTRICT APPROVING A MAIN EXTENSION AND
AUTHORIZING EXECUTION OF AGREEMENT FOR PHASED
CONSTRUCTION AND ACQUISITION OF SUBDIVISION WATER
UTILITY IMPROVEMENTS (APNS 047-311-060, 047-312-040)**

Secretary, Montara Water and Sanitary District

**RECORDING REQUESTED BY,
AND WHEN RECORDED, MAIL TO:**

Montara Water and Sanitary District
c/o David E. Schricker, Attorney
Law Offices of David E. Schricker, P.C.
563 S. Murphy Ave.
Sunnyvale, CA 94086

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT FROM RECORDING FEES
PURSUANT TO GOV. CODE SEC. 6103

**AGREEMENT FOR PHASED CONSTRUCTION AND
ACQUISITION OF SUBDIVISION WATER UTILITY IMPROVEMENTS**
(APNS 047-311-060, 047-312-040)

THIS AGREEMENT, made and entered as of _____, ____ by and
between the **MONTARA WATER AND SANITARY DISTRICT**, a public agency in the
County of San Mateo, California (“District”) and **Big Wave, LLC**, a California Limited
Liability Corporation (“Applicant”);

WITNESSETH:

WHEREAS, Applicant is the fee owner of the real property located in
unincorporated San Mateo County, California, described in Exhibit “A” hereof,
incorporated herein by this reference, (“Property;” also designated by Assessor’s Parcel
Numbers 047-311-060 and 047-312-040); and

WHEREAS, the County of San Mateo, California (“County”) has approved a final
subdivision map of the Property entitled, “Big Wave Subdivision Map No. 945” and a
Parcel Map entitled, “Parcel Map No. 1128 Lands of Big Wave Group”, copies of which
are marked Exhibit “B” and Exhibit “B-1” hereof, respectively, incorporated herein by this
reference; and

WHEREAS, the subdivision of the Property provides for development of the
Property as an office park including office, industrial and storage uses, and a wellness

center consisting of affordable housing and associated uses for developmentally disabled adults (collectively, the “Project”); and

WHEREAS, the County’s entitlements issued to Applicant for the Project as set forth in County’s “Revised Findings and Conditions of Approval” dated July 23, 2019 include , among others, Condition 73, a copy of which is marked Exhibit “C” hereof, incorporated herein by this reference; and

WHEREAS, Condition 73 sets forth a timeline for construction of the Project extending fifteen years to completion; and

WHEREAS, the Property lies within District’s water utility service area; and

WHEREAS, in light of the aforesaid timeline and attendant development variables, water system infrastructure for the Project shall be constructed in Phases; and

WHEREAS, Applicant has applied for a permit for construction of the first Phase of the water utility improvements to serve the Project (“Phase 1 Improvements”), consisting of the extension of the District’s water main located in Airport Street to the Property’s northwesterly border corner, as more particularly described in the Construction Documents hereinafter described and defined; and

WHEREAS, Applicant submitted a preliminary design approved by District’s General Manager pursuant to District Code Section 5-4.205 and a final design report approved by District’s governing Board (“Board”) pursuant to District Code Section 5-4.206 for the Phase 1 Improvements; and

WHEREAS, Applicant has submitted plans, profiles, drawings and specifications for the Phase 1 Improvements which have been approved by District’s General Manager for conformance with District’s requirements under District Code Section 5-4.222; and

WHEREAS, this Agreement is entered into pursuant to District Code Section 5-4.207;

NOW, THEREFORE, the parties hereto agree as follows:

1. Phase 1 Improvements. Applicant shall, at Applicant’s own cost and expense, construct or provide for the construction of the Phase 1 Improvements pursuant to District Code Section 5-4.207 and furnish all the materials, equipment,

machinery, vehicles and perform all labor, and do all other work necessary to complete the construction in strict accordance with Applicant's plans, profiles, drawings and specifications entitled "Big Wave Community, APN 047-311-060 and 047-312-040, Airport Street, Princeton-By-The-Sea, CA", dated December 13, 2018 and revised August 9, 2019, prepared by Sandis Civil Engineers Surveyors Planners, and District's Standard Specifications, the applicable provisions of which are incorporated herein by this reference. If a conflict exists between Applicant's documents and District's Standard Specifications for a particular portion or component of the Phase 1 Improvements, District's Standard Specifications shall govern to the extent of such conflict.

(Collectively, Applicant's aforesaid documents and District's Standard Specifications are hereinafter referred to as the "Phase 1 Construction Documents").

Applicant shall complete construction of the Phase 1 Improvements subject to such exceptions and time extensions as may be allowed under Paragraph 12 (Force Majeure) or otherwise approved for good cause by District's Water Engineer.

2. Inspection. Applicant hereby grants District, its officers, employees, consultants, agents and designees the right and permission to enter upon the Property and the construction site or sites of the Phase 1 Improvements to inspect the work of construction and to test or observe the testing of said improvements to ensure that they are constructed in accordance with the Phase 1 Construction Documents, applicable provisions of District's Code and otherwise conform to the conditions for approval and acceptance of the Phase 1 Improvements by District. District's representative shall give not less than two working days advance notice to gain access to the construction site(s) during normal working hours unless otherwise arranged by the Parties. District's representative shall be accompanied by a representative of Applicant.

3. Property Interests. Prior to commencing construction of the Phase 1 Improvements, Applicant shall acquire title, license or other sufficient property interest(s) to all properties not owned or possessed by Applicant as of the date hereof that are necessary or appropriate for said construction and ultimately for conveyance of title to District upon District's acceptance of the Phase 1 Improvements, excluding any property located in a public right of way. Applicant shall submit to District for review deed(s) of easement(s), or other evidence(s) of property interest(s) title to which is

vested in Applicant and is otherwise sufficient and free of encumbrances or claims by others to allow for the construction of the Phase 1 Improvements and conveyance of title thereto to District upon District's acceptance of the Phase 1 Improvements and for District's right of entry pursuant to Paragraph 2. Applicant shall, prior to commencement of construction of the Phase 1 Improvements, obtain and provide District with a copy of a title report or reports for the Property and such other properties that are necessary or appropriate for said construction and ultimately for conveyance of title to District upon District's acceptance of the Phase 1 Improvements.

Applicant shall convey title to the Phase 1 Improvements and appurtenances to District pursuant to District Code Section 5-4.213 free and clear of any encumbrances, except such encumbrances as may expressly be accepted by District in writing. Such easements or other interests shall include, without limitation, the right to operate, maintain, repair, replace (in the original or any other size), construct and install a water main or mains, meters, laterals, fire hydrants, pumps, valves, connections and appurtenances thereto. Applicant agrees and covenants that, prior to execution of such conveyances, Applicant shall not convey to any other person or entity or entities the same interest or any other interest that may conflict with the interest or interests to be conveyed to District. Title to the Phase 1 Improvements and associated easements or other requisite property interests (as determined by District) shall vest absolutely in District upon District's acceptance thereof. Conveyance of title to District shall be conducted through escrow acceptable to District. All conveyancing costs including, without limitation, costs of preparing documents, escrow, title insurance for the benefit of District, and recordation shall be borne by Applicant. All deeds or other form of conveyancing documents described above shall be subject to approval by District's legal counsel.

4. Security. Prior to commencing construction of the Phase 1 Improvements, Applicant shall file with District's General Manager a bond securing the faithful performance by Applicant of the construction of the Improvements and Applicant's obligations hereunder within the time herein specified. The amount of the security shall be _____ and No One Hundredths Dollars

(\$_____ .00). The bond shall conform to the requirements of Government Code Section 66499.1 and District Code Section 5-4.208.

Likewise prior to commencing construction of the Improvements, Applicant shall file with District's General Manager a payment bond securing payment by Applicant of all costs for labor and materials incurred in the construction of the Phase 1 Improvements and all other work herein agreed to be performed by Applicant. The amount of the security shall be _____ and No One Hundredths Dollars (\$_____ .00). The bond shall conform to the requirements of Government Code Section 66499.2 and District Code Section 5-4.209.

The aforementioned security shall include, in addition to the principal amounts, guarantee of the payment of costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by District in the event of successful enforcement of such security. All bonds shall be issued by California admitted sureties.

5. Reimbursement; Deposits for District's Costs. The Parties acknowledge that Applicant has deposited with District the total sum of Fifty-four Thousand Four Hundred Six dollars and 25/100 cents (\$54,406.25) (the "Initial Deposit"), receipt of which is hereby acknowledged by District. The Parties agree that the Initial Deposit has compensated District for costs incurred in reviewing Applicant's water system proposals for development of the Property and portions of the preliminary design of said system prior to entering into this Agreement as of January 31, 2019.

Upon execution hereof, Applicant shall replenish the Initial Deposit with an additional deposit ("Supplemental Deposit") in the amount of ten thousand dollars (\$10,000.00), to compensate the District for costs incurred in reviewing Applicant's water system proposals for development of the Property and portions of the preliminary and final design of said system prior to entering into this Agreement from and after January 31, 2019. If District's estimated costs for further processing Applicant's application and reviewing related documents at any time exceeds the Supplemental Deposit or replenishments thereof, Applicant shall deposit additional amounts upon written demand by District. The Supplemental Deposit and replenishments shall be used by District, in accordance with District Code Sections 5-3.200, 5-3.203, 5-3.208, 5-3.209 and 5-4.214 to pay for its costs in administering this Agreement and carrying out

its duties regarding construction and acceptance of the Improvements including costs of reviewing the Phase 1 Construction Documents, costs incidental to inspection of the construction of the Phase 1 Improvements, administrative, engineering and legal services costs and other costs and expenses incurred by District pursuant to the aforesaid District Code Sections and Applicant's obligations under this Agreement.

If the Supplemental Deposit is insufficient to pay all such estimated costs and expenses, District shall notify Applicant in writing thereof, whereupon Applicant shall replenish the deposit in the amount estimated by District that is necessary to cover District's remaining estimated costs and expenses. If such insufficiency occurs, District shall not be obligated to perform any further services hereunder or under the District Code unless and until a replenishment deposit is made. Upon completion of the construction of the Phase 1 Improvements, Applicant shall pay any additional costs and expenses of District not covered by the Supplemental Deposit and, if applicable, replenishments thereof, prior to acceptance of the Phase 1 Improvements by District. District shall refund to Applicant any balance of the deposit(s) remaining after acceptance of said Improvements.

District shall provide an accounting for all time spent performing services described above and provide documentation to Applicant to verify charges. All charges shall be customary and reasonable.

6. Hold Harmless. Applicant shall protect, indemnify, and hold harmless District, its governing board, committees, officers, employees, agents and consultants (collectively, "Indemnitees") from and against any and all liabilities, losses, damages, claims, expenses, causes of action and judgments, including reasonable attorneys' fees, arising out of or attributable to Applicants' performance or failure to perform under this Agreement including, without limitation, any accident, occurrence or incident related to the construction of the Phase 1 Improvements, or the negligent performance of, or failure to perform, any other responsibility of Applicant hereunder. Applicant shall also protect, indemnify, and hold harmless Indemnitees from and against any and all liability related to the use of any copyrighted material in the Phase 1 Construction Documents or the use of any patent or patented article or process by Applicant in the construction of said Improvements. Applicant's duty to defend and indemnify includes the responsibility

to provide legal representation, the selection of whom shall be subject to District's approval.

Applicant's obligation to indemnify, hold harmless and defend District shall extend to injuries to persons including, without limitation, death, and damages to property including, without limitation, loss of use thereof and alleged taking of property resulting from the design or construction of the Phase 1 Improvements, and shall likewise extend to adjacent property owners asserting claims based upon the design or construction of the Phase 1 Improvements. District's acceptance of the Phase 1 Improvements shall not constitute an assumption by District of any responsibility or liability for any damage(s) or alleged taking of property. District shall not be responsible or liable for the design or construction of the Phase 1 Improvements or for the subdivision that includes said Improvements. After District's acceptance of the Phase 1 Improvements, Applicant shall remain obligated to correct or eliminate all dangerous conditions created by defects in design or construction; provided, that Applicant shall not be responsible for routine maintenance. Applicant acknowledges and agrees that Applicant shall be responsible and liable for the design and construction of the Phase 1 Improvements and any other work done pursuant to this Agreement, and District shall not be liable for any acts or omissions in approving, reviewing, checking, correcting or modifying the Phase 1 Construction Documents or in inspecting, reviewing or approving any work related to construction of said Improvements. Applicant's Improvement security shall not be required to secure Applicant's obligations under this Paragraph beyond the one-year guarantee and warranty period described in Paragraph 10. If, in any judicial proceedings in which statutory immunity under the Tort Claims Act (Government Code §810, et seq.) is asserted by or for District, or its officers, employees, agents or consultants and such immunity is determined by a court of competent jurisdiction to be inapplicable or unavailable to immunize District, or its officers, employees, agents or consultants, from liability for any alleged acts or omissions, then the rights or obligations of indemnification hereunder shall be governed by principles of comparative fault.

7. Insurance. Applicant shall obtain and maintain in full force and effect during the term of this Agreement, at Applicant's cost, a comprehensive general liability

insurance policy naming District, its governing board, commissions, committees, officers, agents, and employees (collectively, "District's Insureds") as insureds or additional insureds, insuring them against liability for personal injury (including death) and property damage (including loss of use) arising out of the construction of the Phase 1 Improvements or from Applicant's performance or failure to perform Applicant's obligations under this Agreement. Said insurance shall be in the minimum limits of \$1,000,000 for personal injuries to, or death of, any one person, \$3,000,000 for personal injuries or death arising out of any one occurrence and \$1,000,000 for property damage arising out of any one occurrence. Said insurance shall expressly insure against contractual liability assumed by Applicant under this Agreement.

The foregoing policies or endorsements thereto shall provide that: (i) the insurer shall notify District in writing thirty (30) days in advance of the insurer's intention to cancel or materially change the terms of said policy or policies, (ii) coverage for District's Insureds shall be severable from that of other insureds if the insurance covers Applicant, another entity or person(s) in addition to District's Insureds (cross liability or severability of interest provision) and (iii) such insurance shall be primary regarding District's Insureds and that any insurance or self-insurance maintained by District shall be excess of Applicant's insurance, and not contributory with it. Upon execution of this Agreement Applicant shall file with District's General Manager copies of the policies or the policies' declaration page(s) or information page(s) with such endorsements that show compliance with all of the requirements of this Paragraph, together with a certificate or certificates of the insurance.

8. Acceptance. Construction of the Phase 1 Improvements in conformance with the Phase 1 Construction Documents and the provisions of Chapter V, Article 4, Division 2 ("Extension of Facilities") of the District Code shall be subject to the approval of District's Water System Engineer. Upon completion of the construction in full compliance with this Agreement and upon recommendation of said Engineer, District shall accept the Phase 1 Improvements. Upon acceptance, Applicant shall furnish District with a complete set of the Phase 1 Construction Documents and drawings showing the Phase 1 Improvements in their actual or "as built" condition and location.

9. Improvement Agreement; Future Phases.

(a) Phase 1 Improvements. This Agreement serves as an “Improvement Agreement” for the Phase 1 Improvements agreed to by and between the Parties in compliance with Government Code Section 66462 and District Code Section 5-4.207 in accordance with the Subdivision Map Act (Gov. Code §66410 et seq.). In furtherance thereof Applicant has submitted a preliminary design approved by District’s General Manager pursuant to District Code Section 5-4.205, a final design report approved by District’s Board pursuant to District Code Section 5-4.206, and plans, profiles, drawings and specifications approved by District’s General Manager pursuant to District Code Section 5-4.222. This agreement was approved by District’s Board on _____, __, 20__.

(b) Future Phases. Future phases of the water utility improvements to serve the Project shall be described and provision for construction thereof shall be set forth in supplements or amendments to this Agreement or by separate agreement(s) as the Parties shall agree. Supplements or amendments may incorporate by reference applicable provisions of this Agreement with appropriate revisions. Such supplements or amendments shall be subject to District’s Board approval and the improvements described therein shall be subject to compliance with District Code Sections 5-4.205, 5-4.206 and 5-4.4.222.

10. Guarantee of Workmanship and Materials. Applicant agrees that, if within a period of one (1) year after acceptance of the Phase 1 Improvements or upon beneficial use of said Improvements, the Improvements or any part or component thereof fails to fulfill any of the requirements of this Agreement, or of the Phase 1 Construction Documents, District’s Standard Specifications and the provisions of Chapter V, Article 4, Division 2 (“Extension of Facilities”) of the District Code, Applicant shall, upon written notice from District directing the work to be done, without delay and without any cost to District, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Phase 1 Improvements. If Applicant fails to act promptly to make such repair, replacement, or reconstruction, or otherwise to act in accordance with the requirement to repair, replace, or reconstruct, or should the exigencies of the case require that repair, replacement, or reconstruction be made before Applicant has been notified, District may, at its option, make the necessary

repair, replacement, or reconstruction or perform the necessary work, and Applicant shall pay to District the actual cost of thereof plus fifteen percent (15%).

11. Security to Insure Guarantee. Applicant agrees, as a condition precedent to District's acceptance of the Phase 1 Improvements, to submit to District a bond, cash deposit or equivalent in the amount of ten percent (10%) of the costs of construction of the Phase 1 Improvements guaranteeing and securing to District Applicant's compliance with the provisions of Paragraph 10 for a period of one (1) year after acceptance of the Phase 1 Improvements by District. Applicant shall provide District copies of all invoices for and proof of payment of the costs of construction of the Phase 1 Improvements concurrently with submittal of the bond or cash deposit.

12. Force Majeure. Applicant shall not be in default of any provision of this Agreement where timely performance or timely compliance thereof is prevented by acts of God, including natural disasters, or unusually inclement weather, civil emergencies, inability to obtain materials (except for such inability occasioned by the act, or failure to act, of Applicant), unanticipated change in governmental regulations, labor strike or disturbance (except that pertaining to Applicant's employees or agents) or similar acts which are beyond Applicant's reasonable ability to control; provided, that Applicant shall be obligated to perform or comply within a reasonable time after the event or action which precluded Applicant's timely performance no longer exists.

13. Independent Contractor. Neither Applicant, nor any of Applicant's agents or contractors are, or shall be, agents or employees of District in connection with the performance of Applicant's obligations under this Agreement. Applicant is, and shall be, an independent contractor hereunder.

14. Separate Agreement - General Obligation Bonds. The Parties acknowledge that District issued general obligation bonds in 2003 ("Series 2003 Bonds") and that the Series 2003 Bonds were refunded in 2012 ("Series 2012 Bonds"), the latter of which superseded the Series 2003 Bonds, and that the proceeds of the Bonds were used to pay for acquisition of District's water system and subsequent improvements thereto. The Parties further acknowledge that, as general obligation bonds, installments of interest and principal ("Debt Service") to retire the debt created by the Bonds are funded by ad valorem taxes levied by the County of San Mateo

("County") upon all property subject to taxation within District's boundaries. The Parties further acknowledge that the Property is located outside of District's corporate limits and that upon Applicant's request, District applied to, and obtained authorization from, County's Local Agency Formation Commission and County to serve the Property extraterritorially.

In consideration of receiving the benefits of service from District's water system acquired and improved by proceeds of the Bonds and for other good consideration, receipt of which is hereby acknowledged, Applicant agrees that the Property shall be subject to the lien of the Bonds and to ad valorem taxation for payment of the Debt Service for the Bonds. Said agreement shall be memorialized in a separate written agreement between the Parties executed as of even date with this Agreement, which separate agreement shall be submitted by District to County's Clerk-Recorder for recordation in County's Official Records. District shall likewise notify County's Treasurer-Tax Collector of said agreement and of the lien created thereby.

15. Assignability. Applicant may assign this Agreement subject to District's prior written approval and to such reasonable conditions and covenants that District may require in order to effectuate the purposes of this Agreement.

16. Successors. The rights and obligations of the Parties hereunder shall inure to the benefit of, and be binding upon, their respective successors, assigns, administrators and heirs.

17. Joint and Several. If Applicant, as named above, consists of two or more persons or entities (irrespective of whether the form of such entity or entities is corporate, partnership, association or other form), the obligations and responsibilities under this Agreement of are joint and several among said persons or entities.

18. Recordation. Either Party hereto may submit this Agreement or a memorandum thereof to the San Mateo County Clerk-Recorder for recordation in County's Official Records.

19. Attorneys' Fees. If suit is brought by one Party against the other for damages or otherwise to enforce the provisions of this Agreement, the prevailing Party shall recover costs of suit including reasonable fees of expert witnesses and reasonable attorneys' fees. Notwithstanding the foregoing, the Parties shall participate in non-

binding mediation prior to litigation and evenly divide the cost of mediation. Each Party shall pay its own attorney's fees incurred in mediation.

20. Paragraph Headings. Paragraph headings used herein are for convenience of reference, and shall not be deemed to amend or alter the contents of the paragraphs headed thereby.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first hereinabove written.

MONTARA WATER AND SANITARY DISTRICT, a public agency ("District")

By: _____
General Manager

Big Wave, LLC, a California Limited Liability Corporation ("Applicant")

By: _____
Its _____
(Insert title)

DRAFT

(Property Description)

Exhibit A

DRAFT

(Big Wave Subdivision Map No. 945)

Exhibit B

(Big Wave Parcel Map No. 1128)

Exhibit B-1

Exhibit C

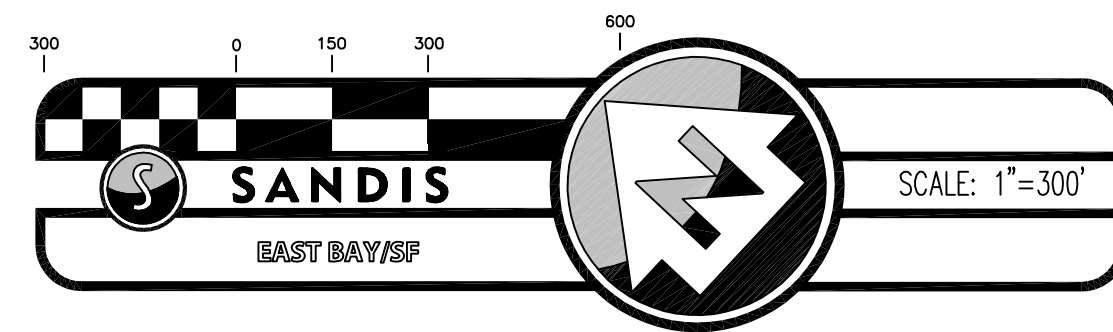
**Big Wave North Parcel Alternative Project
County of San Mateo Letter of Decision Dated July 23, 2019
Condition of Approval No. 73**

Insert No. 73 from County revised findings and conditions of approval adopted July 23, 2019.

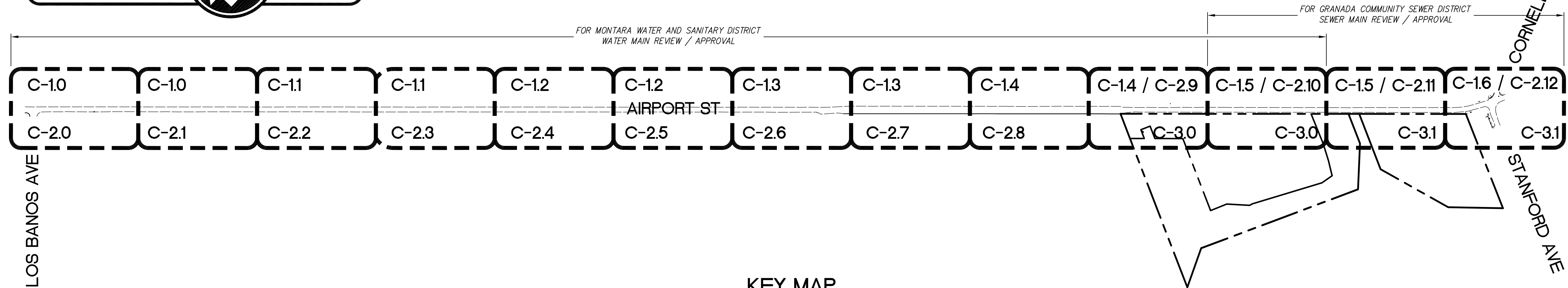
BIG WAVE COMMUNITY

APN 047-311-060 AND 047-312-040

AIRPORT STREET, PRINCETON-BY-THE-SEA, CA



HALF MOON BAY AIRPORT



KEY MAP
SCALE: 1"=300'

BASIS OF BEARINGS

THE BEARING S43°00'00"E, TAKEN ON THE SOUTHWESTERLY LINE OF AIRPORT STREET AS SHOWN ON THAT RECORD OF SURVEY FIELD IN VOLUME 19 OF LLS AT PAGES 14-16, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

TOP OF 4" X 4" X 2.7" HIGH CONCRETE POST.
ELEVATION = 18.51' (NGVD)

PROJECT DESCRIPTION

PUBLIC IMPROVEMENTS IN SUPPORT OF THE BIG WAVE DEVELOPMENT. THIS INCLUDES CONSTRUCTION OF WATER AND SANITARY SEWER MAIN EXTENSIONS AND DRIVEWAYS FOR FUTURE ON-SITE DEVELOPMENT. THE WATER MAIN WILL BE OWNED AND OPERATED BY MONTARA WATER AND SANITARY DISTRICT. THE SANITARY SEWER MAIN WILL BE OWNED AND OPERATED BY GRANADA COMMUNITY SERVICES DISTRICT.



UNAUTHORIZED CHANGES AND USES

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

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 design professional harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from sole negligence of design professional.

SHEET INDEX

	WATER REVIEW - MONTARA WATER AND SANITARY DISTRICT	SEWER REVIEW - GRANADA COMMUNITY SERVICES DISTRICT	FRONTAGE IMPROVEMENTS REVIEW - COUNTY OF SAN MATEO
CIVIL			
C-0.1	COVER SHEET	X	X
C-0.2	NOTES, LEGEND, AND ABBREVIATIONS	X	X
C-0.3	CONSTRUCTION NOTES AND LEGEND	X	X
C-0.4	HORIZONTAL CONTROL PLAN	X	X
C-1.0	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	X	
C-1.1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	X	
C-1.2	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	X	
C-1.3	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	X	
C-1.4	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	X	X
C-1.5	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	X	X
C-1.6	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	X	X
C-2.0	UTILITY PLAN AND PROFILE	X	
C-2.1	UTILITY PLAN AND PROFILE	X	
C-2.2	UTILITY PLAN AND PROFILE	X	
C-2.3	UTILITY PLAN AND PROFILE	X	
C-2.4	UTILITY PLAN AND PROFILE	X	
C-2.5	UTILITY PLAN AND PROFILE	X	
C-2.6	UTILITY PLAN AND PROFILE	X	
C-2.7	UTILITY PLAN AND PROFILE	X	
C-2.8	UTILITY PLAN AND PROFILE	X	
C-2.9	UTILITY PLAN AND PROFILE	X	X
C-2.10	UTILITY PLAN AND PROFILE	X	X
C-2.11	UTILITY PLAN AND PROFILE	X	X
C-2.12	UTILITY PLAN AND PROFILE	X	X
C-3.0	SITE AND GRADING PLAN STA: 64+00 TO STA: 76+00		X
C-3.1	SITE AND GRADING PLAN STA: 76+00 TO STA: 85+50		X
C-5.0	CONSTRUCTION DETAILS	X	X
C-5.1	CONSTRUCTION DETAILS	X	X
C-5.2	CONSTRUCTION DETAILS	X	X
C-5.3	CONSTRUCTION DETAILS	X	X
C-5.4	CONSTRUCTION DETAILS	X	X
STRUCTURAL			
SO.1	GENERAL NOTES AND ELEVATIONS		X
SI.0	SITE PLAN		X
SS.0	DETAILS		X

PROJECT DIRECTORY

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P.O. BOX 1901
EL GRANADA, CA 94018

CIVIL

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STRUCTURAL ENGINEER

UNIVERSAL STRUCTURAL ENGINEERS, LLC
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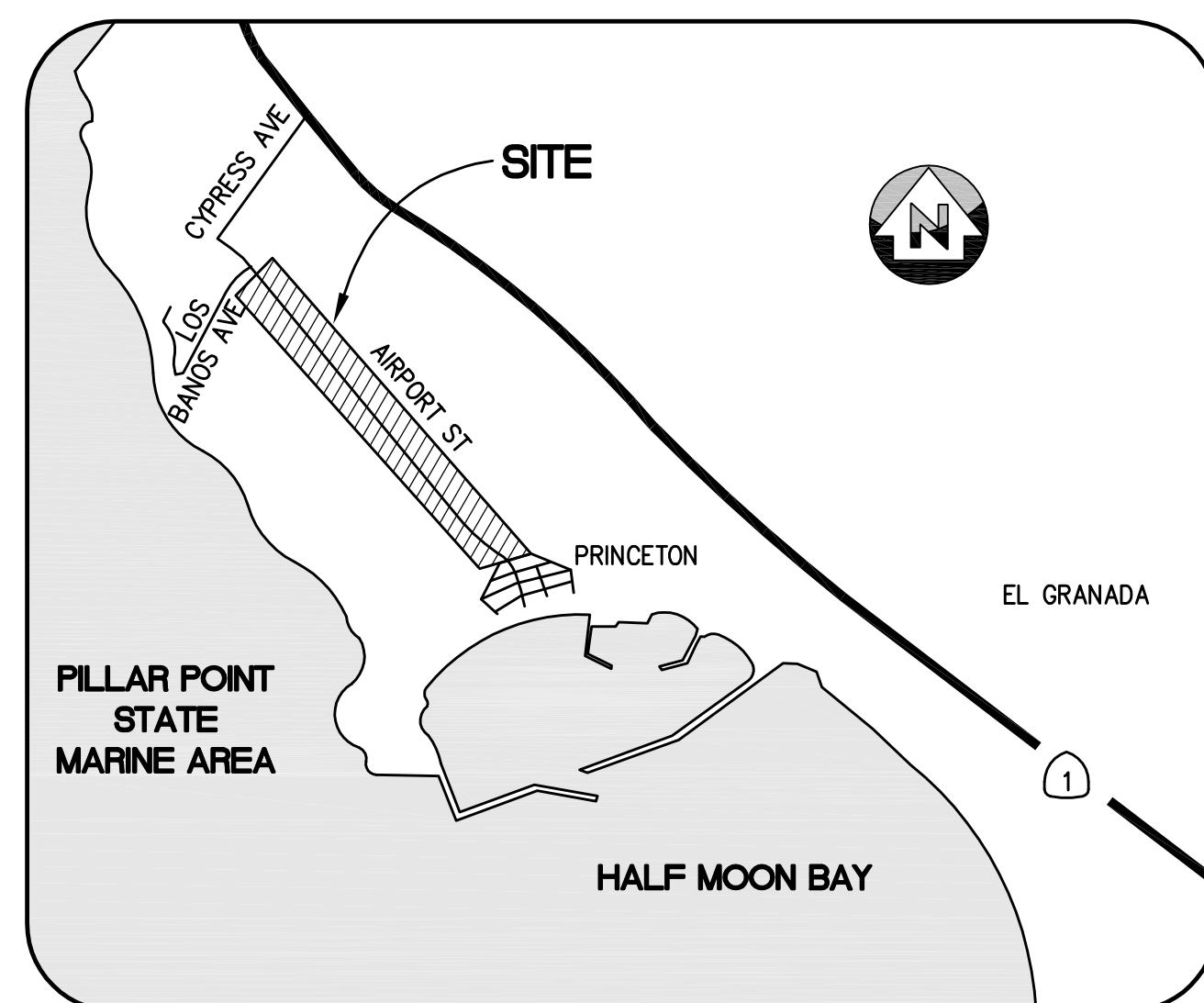
GRANADA COMMUNITY SERVICES DISTRICT PLANS APPROVAL DATE

MONTARA WATER AND SANITARY DISTRICT PLANS APPROVAL DATE

COUNTY OF SAN MATEO PLANS APPROVAL DATE

** COASTAL TRAIL AND DRAINAGE CROSSING NOT INCLUDED WITH THIS PERMIT SUBMITTAL. THESE IMPROVEMENTS WILL BE SUBMITTED AS A SEPARATE PERMIT AT A LATER DATE.

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VICINITY MAP
N.T.S.



636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 12/13/18
SCALE: N.T.S.
DRAWN BY: RAB/SEC
APPROVED BY: MAK
DRAWING NO.: 616040

DATE: _____
MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-19

No.	REVISION	DATE	BY
01	MWSD RESUBMITTAL	08/09/19	MAK

BIG WAVE

PRINCETON-BY-THE-SEA

CALIFORNIA

COVER SHEET

SHEET

C-0.1

OF 32 SHEETS

LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include SAWCUT AND CONFORM LINE, RETAINING WALL, A.C. PAVEMENT, CONC. VALLEY GUTTER, CONC. SIDEWALK OR PAD, 6" CURB & GUTTER, EDGE OF A.C. PAVEMENT, 6" VERTICAL CURB, CENTER LINE, SANITARY SEWER MAIN, STORM DRAIN MAIN, PERFORATED PIPE, WATER MAIN, FIRE WATER MAIN, DOMESTIC WATER MAIN, CHILLED WATER MAIN, IRRIGATION LINE, HOT WATER SUPPLY & RETURN, STEAM LINE, TRENCH DRAIN, CONDENSATE RETURN, METAL BEAM GUARD RAIL, SILT FENCE, FLOW LINE, CHAIN LINK FENCE, GAS MAIN, ELECTRIC AND SIGNAL DUCT BANK, OVERHEAD ELECTRIC LINE, UNDERGROUND ELECTRIC LINE, STREET LIGHT CONDUIT, CONTOUR ELEVATION LINE, SPOT ELEVATION, DIRECTION OF SLOPE, GAS METER, GAS VALVE, WATER METER, WATER VALVE, FIRE HYDRANT, BACK FLOW PREVENTOR, POST INDICATOR VALVE, FIRE DEPARTMENT CONNECTION, CAP AND PLUG END, AIR RELEASE VALVE, SIGN, ACCESSIBLE RAMP, CONCRETE THRUST BLOCK, REDUCER, SANITARY SEWER MANHOLE, SANITARY SEWER CLEANOUT, STORM DRAIN MANHOLE, STORMCEPTOR, STORM DRAIN AREA DRAIN, STORM DRAIN CATCH BASIN, STORM DRAIN CURB INLET, STORM DRAIN CLEANOUT, ELECTROLIER, JOINT POLE, OVERLAND RELEASE, CONSTRUCTION DETAIL REFERENCE.

ABBREVIATIONS

Table of abbreviations: AB - AGGREGATE BASE, AC - ASPHALT CONCRETE, AD - AREA DRAIN, ADA - AMERICANS WITH DISABILITIES ACT, ASB - AGGREGATE SUBBASE, BC - BEGINNING OF CURVE, BFP - BACK FLOW PREVENTOR, BLDG - BUILDING, BLDG BLDG - BUILDING CORNER, BOD - BOTTOM OF DOCK, BOL - BOLLARD, BOS - BOTTOM OF STEP, BOW - FG @ BOTTOM OF WALL, BVC - BEGIN VERTICAL CURVE, BW - BACK OF WALK, C - CONCRETE OR CIVIL, C&G - CURB AND GUTTER, CB - CATCH BASIN, CI - CURB INLET, CIP - CAST IRON PIPE, CL - CENTER LINE OR CLASS, CMP - CORRUGATED METAL PIPE, CO - CLEAR CUT, CONC - CONCRETE, CONCS - CONSTRUCTION OR CONSTRUCT, CY - CUBIC YARD, DCDA - DOUBLE CHECK DETECTOR ASSEMBLY, DI - DROP INLET, DIP - DUCTILE IRON PIPE, DOM - DOMESTIC, DW - DOMESTIC WATER, DWG - DRAWING, E - EAST, EC - END OF CURVE, EP - EDGE OF PAVEMENT, ER - END OF RETURN, EVC - END VERTICAL CURVE, ELEV - ELEVATION, EX., EXIST. - EXISTING, FC - FACE OF CURB, FDC - FIRE DEPARTMENT CONNECTION, FF - FINISHED FLOOR, FG - FINISHED GRADE, FH - FIRE HYDRANT, FL - FLOW LINE, FOUND - FOUNDATION, FS - FINISHED SURFACE, FT - FOOT, FW - FIRE WATER, G - GROUND ELEVATION, GB - GRADE BREAK, GV - GATE VALVE, HCR - ACCESSIBLE RAMP, HP - HIGH POINT, INV - INVERT ELEVATION, JP - JOINT POLE, JT - JOINT TRENCH, LP - LIP OF GUTTER, LOW - LOW POINT, LSA - LANDSCAPE ARCHITECT, MAX - MAXIMUM, MEP - MECHANICAL/ELECTRICAL/PLUMBING, MH - MANHOLE, MIN - MINIMUM, MPVC - MIDPOINT OF VERTICAL CURVE, MON - MONUMENT, N - NORTH, N.I.C. - NOT IN CONTRACT, NO - NUMBER, NOT - NOT TO SCALE, NTS - NOT TO SCALE, P - PAVEMENT ELEVATION, PCC - PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE, PIV - POST INDICATOR VALVE, PL - PROPERTY LINE, PMH - POWER MANHOLE, POC - POINT ON CURVE, PP - POWER POLE, PRC - POINT OF REVERSE CURVATURE, PVC - POLYVINYL CHLORIDE PIPE, R - RADIUS, RC - RELATIVE COMPACTION, RCP - REINFORCED CONCRETE PIPE, RPPA - REDUCED PRESSURE PRINCIPLE ASSEMBLY, ROW - RIGHT OF WAY, S - SLOPE OR SOUTH, S.A.D. - SEE ARCHITECTURAL DRAWINGS, SB - SEDIMENT BASIN, SD - STORM DRAIN, S.E.D. - SEE ELECTRICAL DRAWINGS, SF - SILT FENCE, SG - SUBGRADE, S.L.D. - SEE LANDSCAPE DRAWINGS, S.M.D. - SEE MECHANICAL DRAWINGS, SMH - SIGNAL MANHOLE, S.P.D. - SEE PLUMBING DRAWINGS, SS - SANITARY SEWER, STA - STATION, STD - STANDARD, S/W - SIDEWALK, TC - TOP OF CURB, TD - TRENCH DRAIN, TOD - TOP OF DOCK, TOE - TOE OF SLOPE, TOS - TOP OF STAIR, TOW - FG @ TOP OF WALL, TYP - TOP OF SLAB, TYP - TYPICAL, UNLESS OTHERWISE NOTED, U/G - UNDERGROUND, VC - VERTICAL CURVE, WM - WATER METER, WV - WATER VALVE, W - WEST, WWF - WELDED WIRE FABRIC, WITH - WITH

CONSTRUCTION NOTES

- 1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE COUNTY OF SAN MATEO STANDARD PLANS & SPECIFICATIONS AND THE LATEST CALTRANS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY NOR THE DESIGN PROFESSIONAL ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
6. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT U.S.A. 800-227-2600 FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE, AND PROTECT ALL UNDERGROUND FACILITIES.
7. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
9. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
10. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
14. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
15. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
16. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
17. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
18. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
19. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
20. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
21. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLES PRIOR TO COMMENCING CONSTRUCTION.

SOILS REPORT

PROJECT SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION FOR THE SITE PREPARED BY SIGMA PRIME GEOSCIENCES, INC. TITLED "GEOTECHNICAL STUDY BIG WAVE PROJECT" DATED JULY 19, 2018. JOB NO. 12-154.

EROSION CONTROL NOTES

- 1. IT IS THE QUALIFIED SWPPP PRACTITIONER'S (OSP) RESPONSIBILITY TO FOLLOW THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP), COMPLY WITH THE STATE'S GENERAL PERMIT AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF CONSTRUCTION IN CONFORMANCE WITH CITY OF SAN FRANCISCO, SAN FRANCISCO COUNTY, AND THE STATE WATER RESOURCES CONTROL BOARD (SWRCB).
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW MATS, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS). CONTACT LOCAL AGENCY FOR INFORMATION ON BEST MANAGEMENT PRACTICES.
6. SAMPLING AND MONITORING TO BE COMPLETED WHERE ALL STORM WATER RUN OFF LEAVES THE SITE AND AS REQUIRED IN PROJECT SWPPP.
7. FINAL SAMPLING LOCATIONS BY QUALIFIED SWPPP PRACTITIONER.

HAZARDOUS MATERIALS NOTE

ASBESTOS CONTAINING PIPE AND PIPE INSULATION IS KNOWN TO EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL ASBESTOS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ASBESTOS CONTAINING MATERIALS.

EARTHWORK NOTE

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE ALL MATERIAL AND LABOR REQUIRED WITHIN THE BID PRICE, FOR EARTHWORK CONSTRUCTION, TO CARRY OUT THE CUT/FILL AND/OR IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES SHOWN ON THE PLANS. CONTRACTOR IS TO DELIVER TO OWNER THE PROJECT IN A COMPLETE AND OPERATIONAL MANNER. EARTHWORK QUANTITIES SHOWN ON THE PLANS OR REPRESENTED BY THE ENGINEER ARE APPROXIMATE AND ARE FOR GRADING PERMIT APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY INVESTIGATION OR STUDIES THAT ARE REQUIRED BY THE CONTRACTOR TO SATISFY THIS REQUIREMENT. NO ADDITIONAL COMPENSATION SHALL BE PAID FOR SAID CUT/FILL AND/OR IMPORT/EXPORT.

SANITARY SEWER ANALYSIS

PRE-DEVELOPMENT CONDITION
THE EXISTING SITE IS ACTIVE FARM LAND AND DOES NOT GENERATE ANY SANITARY SEWER DISCHARGE.

PROPOSED PROJECT INFORMATION

Table with columns: LAND USE TYPE, QUANTITY, DAILY LOADING RATE (GPD), SEWER DISCHARGE (GPD). Rows include WELLNESS CENTER RESIDENTIAL, WELLNESS CENTER EMPLOYEES, WELLNESS CENTER RECREATION FACILITY, WELLNESS CENTER POOL EVAPORATION, WELLNESS CENTER CATERING, CLEANING, LAUNDRY, FIRE TANK REFILL, OFFICE PARK BUSINESS (TOILET FLUSHING AND HAND WASHING), OFFICE PARK BUSINESS AVERAGE OPERATIONAL WATER USE, OFFICE PARK BUSINESS COMMON KITCHENS, BOAT STORAGE RESTROOM, SHOWERS FOR BICYCLE TRANSPORTATION. Total Proposed Sewer Discharge (GPD): 15,500.

DESIGN FLOWS table: AVERAGE FLOW RATE (GPD): 15,500; AVERAGE FLOW RATE (GPM): 10.76; AVERAGE FLOW RATE (CFS): 0.024; PEAKING FACTOR: 6; PEAK FLOW RATE (GPM): 64.56; PEAK FLOW RATE (CFS): 0.144.

SS MAIN SIZING table: MATERIAL: PVC; MANNINGS ROUGHNESS: 0.011; PIPE SIZE (INCH): 8; PIPE SLOPE: 0.33%; 100% FULL SEWER CAPACITY (CFS)²: 3.6.

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SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF
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R.C.E. NO. 70870, EXPIRES 6-30-19

Table with columns: No., REVISION, DATE, BY. Row 01: MWSD RESUBMITTAL, 08/09/19, MAK.

BIG WAVE
PRINCETON-BY-THE-SEA
CALIFORNIA

SHEET
NOTES, LEGEND, AND ABBREVIATIONS
C-0.2
OF 32 SHEETS

COUNTY OF SAN MATEO

CONDITIONS OF APPROVAL (COA) NOTES:

1. PER CONDITION 4 b.
THE CONTRACTOR SHALL IMPLEMENT A DUST CONTROL PROGRAM WITH THE FOLLOWING MEASURES:

b. MITIGATION MEASURE AQ-2: CONSTRUCTION EMISSIONS.

THE PROPERTY OWNER(S) SHALL REQUIRE ALL GRADING AND CONSTRUCTION CONTRACTOR(S) TO IMPLEMENT A DUST CONTROL PROGRAM. THE PROGRAM SHALL BE APPLIED TO ALL CONSTRUCTION ACTIVITIES INVOLVING GRADING, EXCAVATION, AND USE OF UNPAVED AREAS FOR STAGING, EXTENSIVE HAULING OF MATERIALS, OR BUILDING DEMOLITION. THE DUST CONTROL PROGRAM SHALL INCLUDE THE FOLLOWING MEASURES:
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
 - COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
 - PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.
 - SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.
 - SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
 - HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE).
 - ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).
 - LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MILES PER HOUR (MPH).
 - INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
 - REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
 - INSTALL WHEEL WASHERS OR WASH OFF THE TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT LEAVING THE SITE.
 - LIMIT THE AREA SUBJECT TO EXCAVATION, GRADING, AND OTHER CONSTRUCTION ACTIVITY AT ANY ONE TIME.
 - IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS). CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
 - POST A PUBLICLY VISIBLE SIGN WITH THE NAME AND TELEPHONE NUMBER OF THE CONSTRUCTION CONTRACTOR AND SAN MATEO COUNTY STAFF PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS DESIGNATED CONSTRUCTION CONTRACTOR STAFF MEMBER SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PUBLICLY VISIBLE SIGN SHALL ALSO INCLUDE THE CONTACT PHONE NUMBER FOR THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ("BAQMD") TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.
2. PER CONDITION 4 j.
ALL DEVELOPMENT SHALL TEMPORARILY CEASE IN AREAS WHERE SUBSURFACE ARCHEOLOGICAL RESOURCES ARE ENCOUNTERED DURING THE COURSE OF GRADING AND/OR EXCAVATION. UNTIL A COUNTY APPROVED QUALIFIED ARCHEOLOGIST HAS PROPERLY ASSESSED THE DISPOSITION OR THE RESOURCES FOUND.
3. PER CONDITION 4 k.
A COUNTY APPROVED PALEONTOLOGIST SHALL MONITOR GROUND DISTURBING ACTIVITIES IN NATIVE SOIL. IN THE EVENT THAT PALEONTOLOGICAL RESOURCES ARE DISCOVERED DURING GRADING AND/OR EXCAVATION, THE MONITOR SHALL BE EMPOWERED TO TEMPORARILY HALT OR DIVERT CONSTRUCTION IN THE IMMEDIATE VICINITY OF THE DISCOVERY WHILE THE PALEONTOLOGICAL RESOURCES ARE EVALUATED FOR SIGNIFICANCE.
4. PER CONDITION 4 g.
THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THE FINAL GRADING, DRAINAGE PLANS AND SPECIFICATIONS. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A FINAL STATEMENT INDICATING WHETHER THE WORK WAS PERMITTED IN ACCORDANCE WITH THE PLAN, SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
5. PER CONDITION 4 a.b.
a.b. MITIGATION MEASURE NOISE-1: CONSTRUCTION NOISE.
THE CONSTRUCTION CONTRACTOR SHALL IMPLEMENT MEASURES TO REDUCE THE NOISE LEVELS GENERATED BY CONSTRUCTION EQUIPMENT OPERATING AT THE PROJECT SITE DURING PROJECT GRADING AND CONSTRUCTION PHASES.
6. PER CONDITION 4 a.c.
a.c. MITIGATION MEASURE PS-1: POLICE SERVICES.
THE PROPERTY OWNER(S) SHALL PROVIDE ON-SITE MANNED SECURITY WITH CLEAR LINES AND RELIABLE MEANS OF COMMUNICATION TO LAW ENFORCEMENT, FIRE AND EMERGENCY MEDICAL RESPONSE, FOR THE LIFE OF EACH PROJECT.
7. PER CONDITION 4 a.d.
a.d. MITIGATION MEASURE PS-2a: FIRE PROTECTION SERVICES.
WHEN THERE ARE PARTIAL CLOSURES, ROADBLOCKS, OR ENCROACHMENTS TO STREETS SURROUNDING THE PROJECT SITE DURING THE GRADING AND CONSTRUCTION PERIODS, FLAGMEN SHALL BE UTILIZED TO FACILITATE THE TRAFFIC FLOW.
8. PER CONDITION 4 a.f.
ALL STAGING DURING CONSTRUCTION SHALL OCCUR ON-SITE.
9. PER CONDITION 4 a.f.
a.f. MITIGATION MEASURE TRANS-8: CONSTRUCTION.
ALL GRADING AND CONSTRUCTION TRAFFIC SHALL BE SCHEDULED DURING NON-COMMUTE HOURS (WEEKDAYS 7:00 A.M. TO 9:00 A.M. AND 3:00 P.M. TO 8:00 P.M.) AND SHALL AVOID USING CYPRESS AVENUE. VEHICLES CARRYING EXTRA WIDE AND/OR LONG LOADS (INCLUDING SCRAPERS, EXCAVATORS, CAT CRAWLERS AND EXTENDED LIFT TRUCKS) SHALL ACCESS THE SITE BETWEEN 9:00 P.M. AND MIDNIGHT AND BETWEEN 11:00 A.M. AND 2:00 P.M. ONLY, USING THE FOLLOWING ROUTE TO AND FROM THE PROJECT SITES: CAPISTRANO ROAD-PROSPECT WAY-BROADWAY-CALIFORNIA AVENUE-CORNELL AVENUE-AIRPORT STREET.

10. PER CONDITION 4 a.f.
ALL HAULING SHALL BE CONDUCTED IN THE OFF-PEAK HOUR SO THAT SLOW TRUCKS WILL NOT PROLONG THE TRAFFIC QUEUE ALONG HIGHWAYS 1 AND 92 DURING PEAK HOUR.
11. PER CONDITION 4 a.h.
THE CONTRACTOR SHALL PROVIDE TEMPORARILY WASTE SEPARATION BINS ON-SITE DURING CONSTRUCTION.
12. PER CONDITION 11
NO GRADING SHALL BE ALLOWED DURING THE WINTER SEASON (OCTOBER 1 TO APRIL 30) TO AVOID POTENTIAL SOIL EROSION, UNLESS APPROVED, IN WRITING, BY THE COMMUNITY DEVELOPMENT DIRECTOR.
13. PER CONDITION 13
THE CONTRACTOR SHALL MINIMIZE THE TRANSPORT AND DISCHARGE OF POLLUTANTS IN ACCORDANCE WITH THE SMOPPP BY IMPLEMENTING THE FOLLOWING MEASURES:
 - A. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30. STABILIZING SHALL INCLUDE BOTH PROACTIVE MEASURES, SUCH AS THE PLACEMENT OF FIBER ROLLS OR COIR NETTING, AND PASSIVE MEASURES, SUCH AS MINIMIZING VEGETATION REMOVAL AND REVEGETATING DISTURBED AREAS WITH VEGETATION THAT IS COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.
 - B. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
 - C. CONTROLLING AND PREVENTING THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
 - D. USING SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING THE SITE AND OBTAINING ALL NECESSARY PERMITS.
 - E. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
 - F. DELINEATING WITH FIELD MARKERS CLEARING LIMITS, SETBACKS, AND DRAINAGE COURSES. PRIOR TO ISSUANCE OF A GRADING PERMIT "HARD CARD" FOR EITHER PROPERTY, THE PROPERTY OWNER(S) SHALL INSTALL ACCURATE AND VISIBLE MARKERS (AT A MINIMUM HEIGHT OF 4 FEET), TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PARKS, DELINEATING ALL SIDES OF THE SHARED PROPERTY LINE BETWEEN THE SUBJECT PARCELS AND COUNTY PROPERTY.
 - G. PROTECTING ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
 - H. PERFORMING CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER.
 - I. LIMITING CONSTRUCTION ACCESS ROUTES AND STABILIZING DESIGNATED ACCESS POINTS.
 - J. AVOIDING TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEANING OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
 - K. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
 - L. ADDITIONAL BEST MANAGEMENT PRACTICES IN ADDITION TO THOSE SHOWN ON THE PLANS MAY BE REQUIRED BY THE BUILDING INSPECTOR TO MAINTAIN EFFECTIVE STORMWATER MANAGEMENT DURING CONSTRUCTION ACTIVITIES. ANY WATER LEAVING THE SITE SHALL BE CLEAR AND RUNNING SLOWLY AT ALL TIMES.
 - M. FAILURE TO INSTALL OR MAINTAIN THESE MEASURES WILL RESULT IN STOPPAGE OF CONSTRUCTION UNTIL THE CORRECTIONS HAVE BEEN MADE AND FEES PAID FOR STAFF ENFORCEMENT TIME.
14. PER CONDITION 16
THE PROVISION OF THE SAN MATEO COUNTY GRADING REGULATIONS SHALL GOVERN ALL GRADING ON AND ADJACENT TO THE PROJECT SITES. PER SAN MATEO COUNTY ORDINANCE CODE SECTION 8805.5, ALL EQUIPMENT USED IN THE GRADING OPERATIONS SHALL MEET SPARK ARRESTER AND FIRE FIGHTING TOOL REQUIREMENTS, AS SPECIFIED IN THE CALIFORNIA PUBLIC RESOURCES CODE.
15. PER CONDITION 17-a
a. ALL GRADED SURFACES AND MATERIALS, WHETHER FILLED, EXCAVATED, TRANSPORTED OR STOCKPILED, SHALL BE WETTED, PROTECTED OR CONTAINED IN SUCH A MANNER AS TO PREVENT ANY SIGNIFICANT NUISANCE FROM DUST, OR SPILLAGE UPON ADJOINING WATER BODY, PROPERTY, OR STREETS. EQUIPMENT AND MATERIALS ON THE SITE SHALL BE USED IN SUCH A MANNER AS TO AVOID EXCESSIVE DUST. A DUST CONTROL PLAN MAY BE REQUIRED AT ANYTIME DURING THE COURSE OF THE PROJECT.
16. PER CONDITION 17-b
b. A DUST PALLIATIVE SHALL BE APPLIED TO THE SITE WHEN REQUIRED BY THE COUNTY. THE TYPE AND RATE OF APPLICATION SHALL BE RECOMMENDED BY THE SOILS ENGINEER AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND BUILDING DEPARTMENT'S GEOTECHNICAL SECTION, AND THE REGIONAL WATER QUALITY CONTROL BOARD.
17. PER CONDITION 19
IN THE EVENT THAT ANY HUMAN REMAINS ARE ENCOUNTERED DURING SITE DISTURBANCE, ALL GROUND-DISTURBING WORK SHALL CEASE IMMEDIATELY AND THE COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY.
18. PER CONDITION 36
ALL CONSTRUCTION TRAFFIC IS PROHIBITED ALONG CYPRESS AVENUE.
19. PER CONDITION 37
CONSTRUCTION AND GRADING ACTIVITIES DURING THE HOURS BETWEEN 7:00 am AND 6:00 pm ON WEEKDAYS AND 9:00 A.M. AND 5:00 P.M. ON SATURDAYS, AND PROHIBITING CONSTRUCTION ON SUNDAYS, THANKSGIVING AND CHRISTMAS.
20. PER CONDITION 70
WORK WITHIN THE RIGHT-OF-WAY SHALL NOT COMMENCE UNTIL COUNTY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT HAVE BEEN MET AND AN ENCROACHMENT PERMIT HAS BEEN ISSUED. PLANS FOR SUCH WORK SHALL BE REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF THE PERMIT.



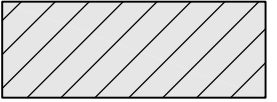
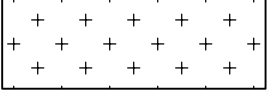

MONTARA WATER AND SANITARY DISTRICT NOTES:

1. ALL WATER UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MONTARA SANITARY DISTRICT STANDARD SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO STARTING ANY WATER WORK.
3. FOR ANY WORK IN A PUBLIC STREET, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE AGENCY HAVING JURISDICTION.
4. THE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND DEPTHS WITH APPROPRIATE AGENCIES OR BY POTHOLING. THE CONTRACTOR SHALL CALL USA UNDERGROUND SERVICE ALERT AT LEAST 72 HOURS PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL POTHOLE ALL UNDERGROUND UTILITIES PRIOR TO ANY TRENCHING OPERATION.
6. THE CONTRACTOR SHALL NOTIFY THE DISTRICT IMMEDIATELY OF ANY CONFLICT BETWEEN WATER UTILITIES AND OTHER UNDERGROUND FACILITIES.
7. THE CONTRACTOR SHALL SHORE ALL EXCAVATIONS IN ACCORDANCE WITH APPLICABLE SAFETY ORDERS.
8. WATER MAINS SHALL BE PVC PIPE AND SHALL CONFORM TO AWWA STANDARD C900, CLASS 200 (OR 14) PER MONTARA WATER AND SANITARY DISTRICT STANDARD SPECIFICATION 14-01-B.
10. RESTRAINING JOINTS SHALL BE MECHANICAL JOINT TYPE EQUIPPED WITH MEGALUG PER MONTARA WATER AND SANITARY DISTRICT STANDARD SPECIFICATION 14-02-A.
11. FITTINGS FOR USE WITH PVC PIPE SHALL BE DUCTILE IRON AND CEMENT MORTAR LINED PER MONTARA WATER AND SANITARY DISTRICT STANDARD SPECIFICATION 14-04-A.
10. CORROSION PROTECTION WRAP SHALL BE USED AT ALL BURIED JOINTS EMPLOYING BOLTS. WRAP SHALL BE 5 MIL MINIMUM POLYETHYLENE SHEETING SEALED WITH DUCT TAPE OR EQUIVALENT SYSTEM PER MONTARA WATER AND SANITARY DISTRICT STANDARD SPECIFICATION 14-06.
11. GATE VALVES SHALL BE RESILIENT WEDGE CONFIRMING TO AWWA C905 WITH A WORKING PRESSURE OF 200 PSI. ALL FERROUS PARTS, EXCEPT FINISH OR BEARING SURFACES, SHALL BE GIVEN TWO COATS OF ASPHALT VARNISH.
12. MINIMUM PIPE COVER WITHIN IMPROVED STREET RIGHT-OF-WAY SHALL BE 3.0 FT AND 3.5 FT IN UNIMPROVED RIGHT-OF-WAY.
13. MINIMUM DISTANCE BETWEEN SANITARY SEWER AND WATER MAINS SHALL BE 10-FT HORIZONTALLY OR IN COMPLIANCE WITH DPH TITLE 22, CHAPTER 16, SECTION 6457.2.

GRANADA COMMUNITY SERVICES DISTRICT

1. ALL SEWER UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GRANADA SANITARY DISTRICT STANDARD PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN AND PROVIDE THE DISTRICT WITH A COPY OF ANY ENCROACHMENT PERMITS REQUIRED BY SAN MATEO COUNTY PRIOR TO CONSTRUCTION.
3. ANY DAMAGE WITHIN AN EASEMENT CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE THE CONSTRUCTOR'S RESPONSIBILITY.
4. THE CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST THREE WORKDAYS IN ADVANCE BEFORE A NEW SEWER LINE IS TO BE CONNECTED TO AN EXISTING SEWER.
5. EXISTING SEWERAGE FACILITIES SHALL BE MAINTAINED IN SERVICE AT ALL TIMES.
6. ALL TRENCHES, MANHOLE PITS, ETC. SHALL BE COVERED AT THE END OF THE DAY AND MADE SAFE BY THE USE OF PLATES, BARRICADES, ETC.
7. THE CONTRACTOR SHALL LEAVE THE SITE IN A NEAT AND CLEAN CONDITION AFTER COMPLETING PIPING EARTHWORK AT THE END OF THE DAY.
8. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL, SAFETY AND HEALTH STANDARDS, RULES, REGULATIONS AND ORDERS ESTABLISHED BY FEDERAL AND STATE AGENCIES.
9. ALL PVC PIPE AND FITTINGS SHALL, AT A MINIMUM, CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034 AS THEY APPLY TO TYPE PSM SDR-26 PVC AND SHALL BE INSTALLED USING ELASTOMETRIC GASKET JOINT IN A BELL AND SPIGOT ASSEMBLY SYSTEM. RUBBER SEALING GASKETS SHALL MEET THE REQUIREMENTS OF ASTM D-1869.
10. ALL PVC PIPE ENTERING OF LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER SEALING GASKET, AS SUPPLIED BY THE PIPE MANUFACTURER, FIRMLY SEATED PERPENDICULAR TO THE PIPE AXIS, AROUND THE PIPE EXTERIOR AND CAST INTO THE STRUCTURE BASE OR NEAR THE STRUCTURE WALL CENTER AS A WATER STOP. SAID WATER STOP MAY ALSO CONSIST OF A MANHOLE COUPLING WITH RUBBER SEALING RINGS CAST INTO STRUCTURE BASE.
11. THE STANDARD DEPTH FOR SEWER MAINS SHALL BE 4-FEET.
12. ALL MATERIALS PROPOSED TO BE USED SHALL BE SUBMITTED BY CONTRACTOR TO GCSD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
13. GCSD SHALL BE NOTIFIED BY CONTRACTOR AT LEAST 3 WORKDAYS PRIOR TO CONSTRUCTION TO ARRANGE FOR INSPECTION AND/OR TESTING.

LEGEND

-  PROPERTY LINE
-  SAWCUT LINE AND CONFORM LINE
-  DEMO & REMOVE EXISTING AC PAVEMENT INCLUDING BASE MATERIAL AND REPLACE WITH AC DEEP LIFT 1
C-5.0
-  CLEAR AND GRUB EXISTING ROADWAY SHOULDER AND REPLACE SURFACE IN-KIND
-  ASPHALT PAVEMENT 2
C-5.0

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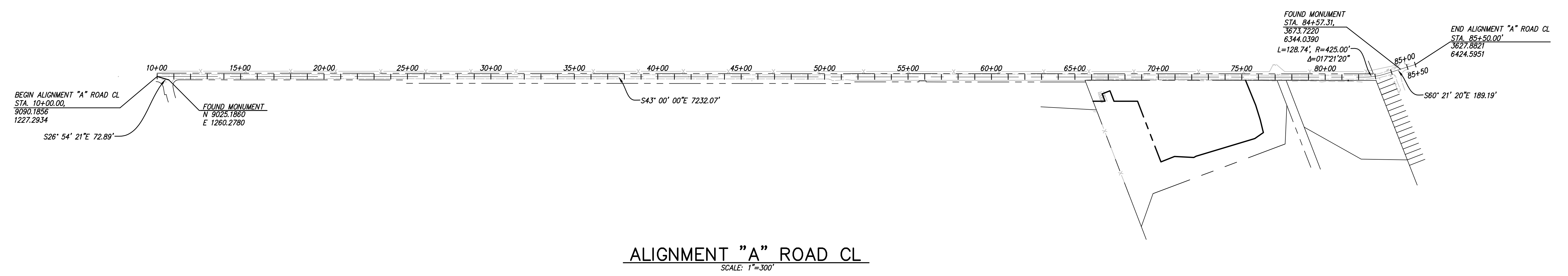
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	DRAWN BY: RAB/SEC	
	APPROVED BY: MAK	
	DRAWING NO.: 616040	
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF		

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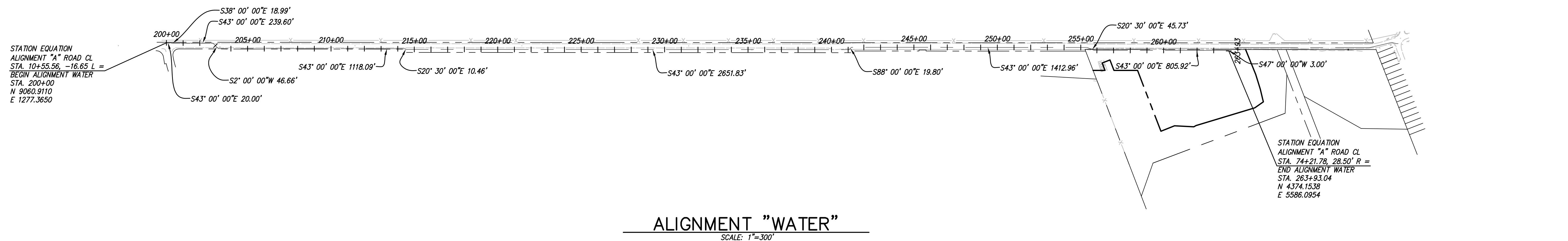
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CONSTRUCTION NOTES AND LEGEND

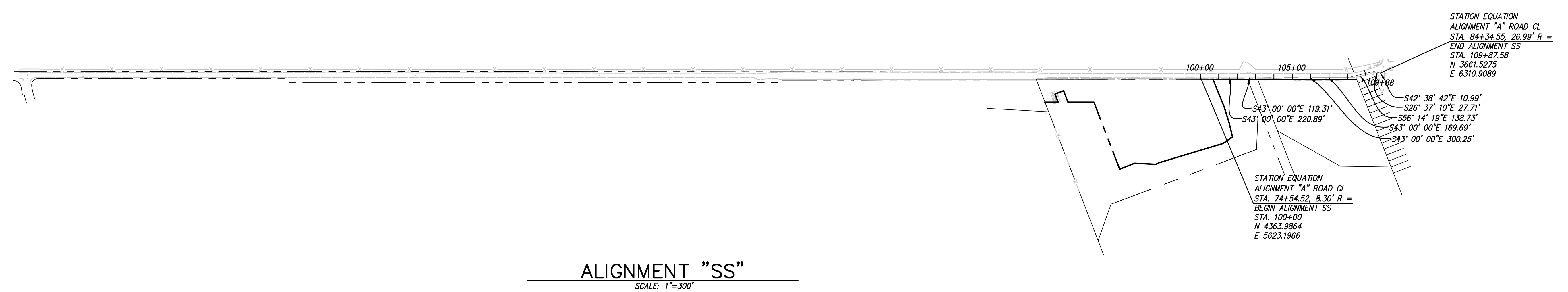
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ALIGNMENT "A" ROAD CL
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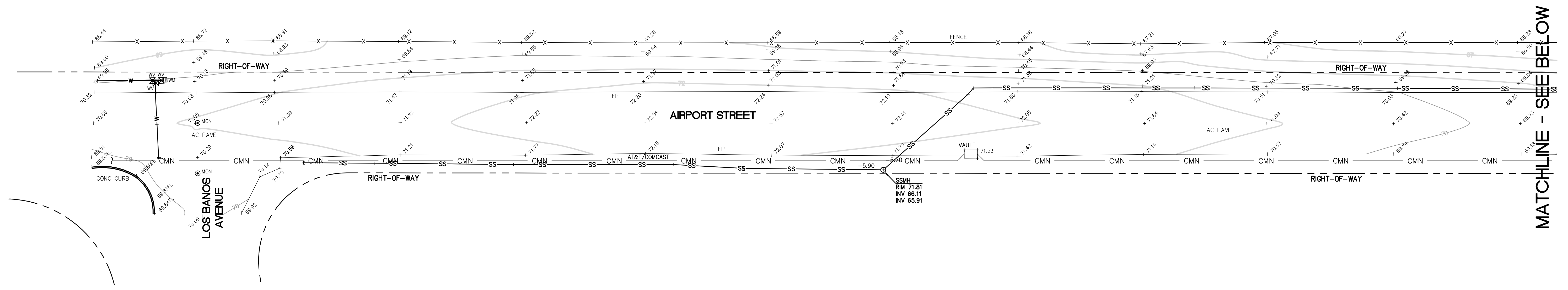
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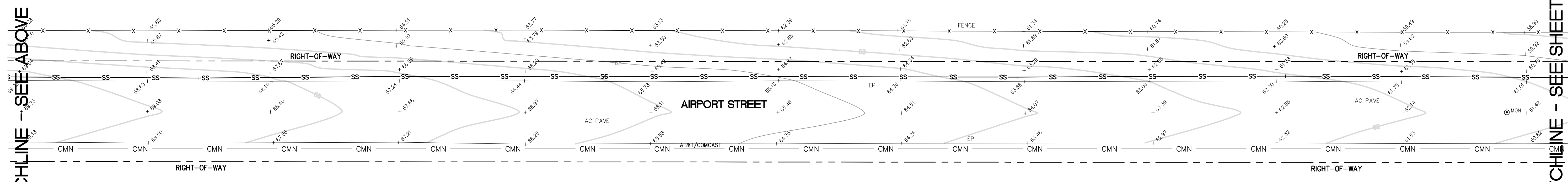
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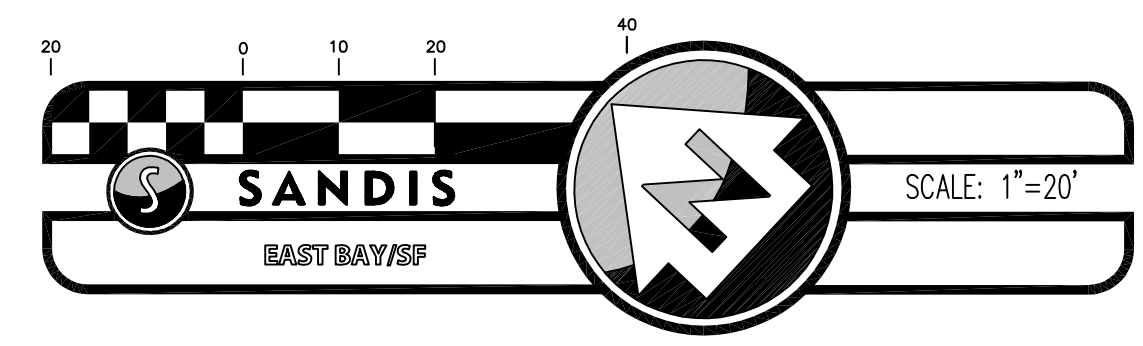


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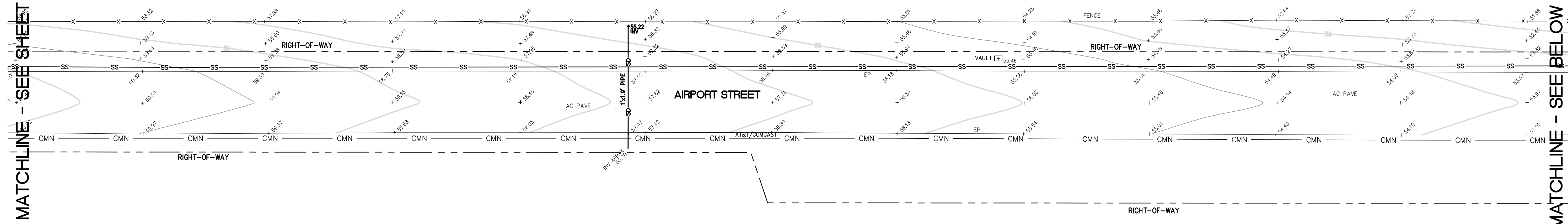
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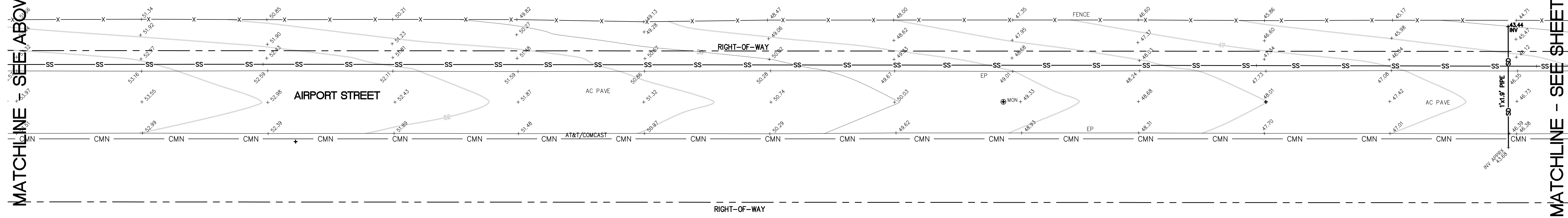


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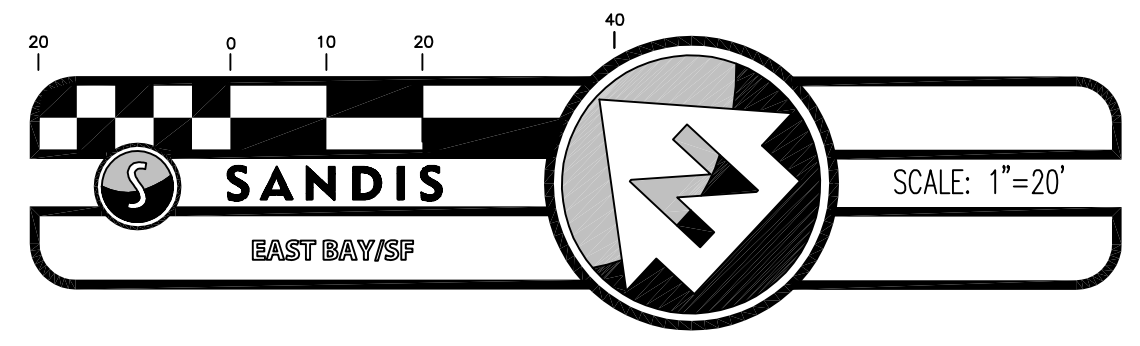
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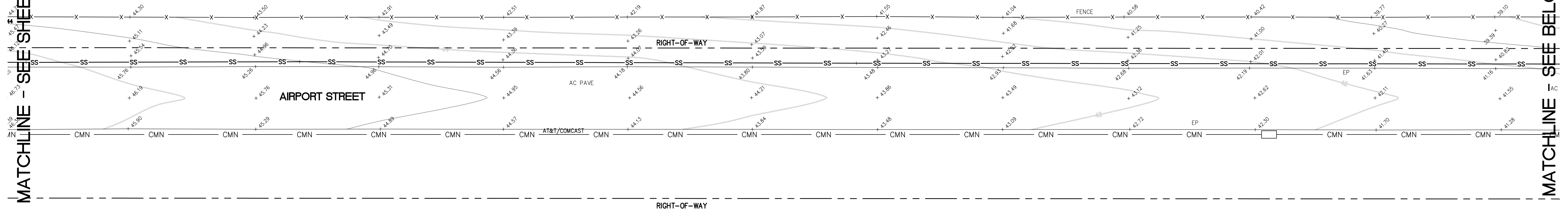
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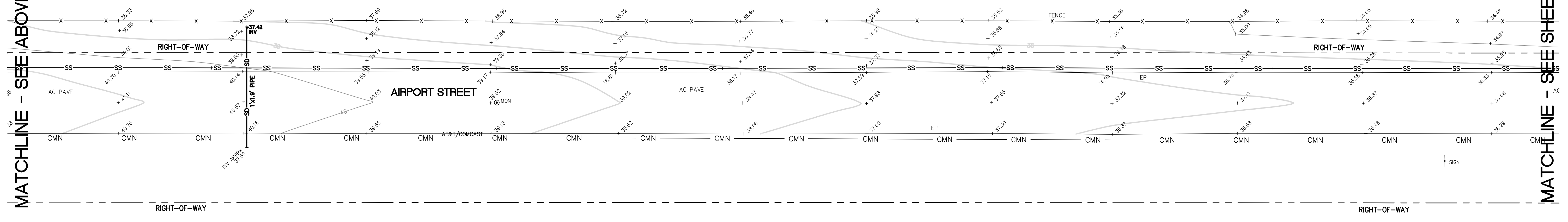


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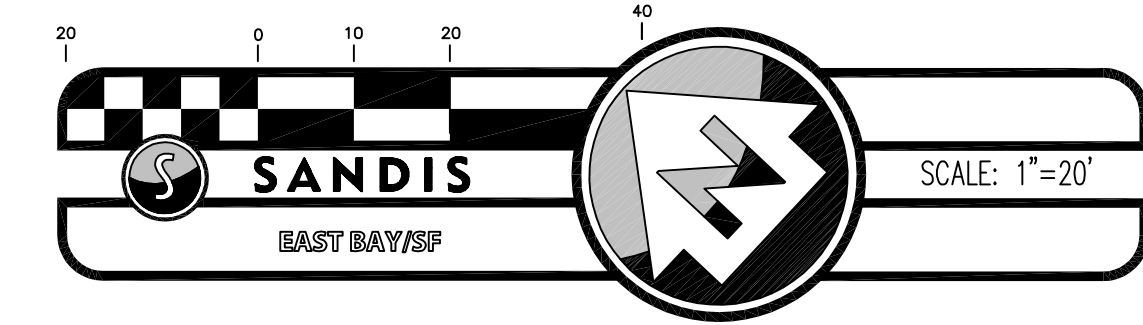
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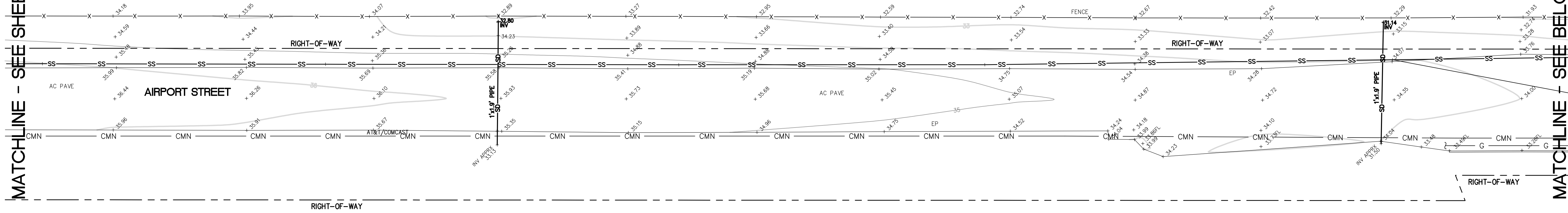
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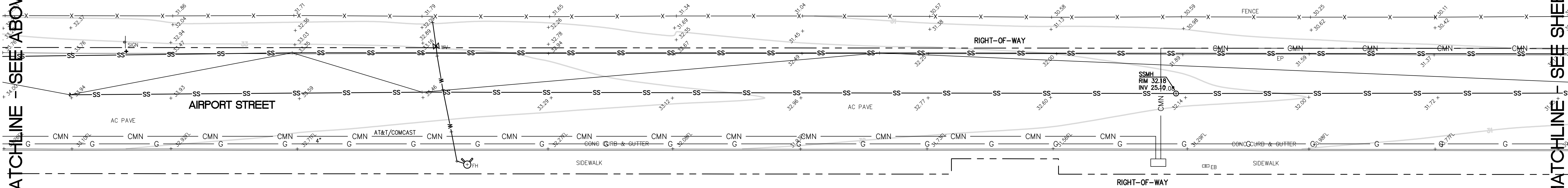


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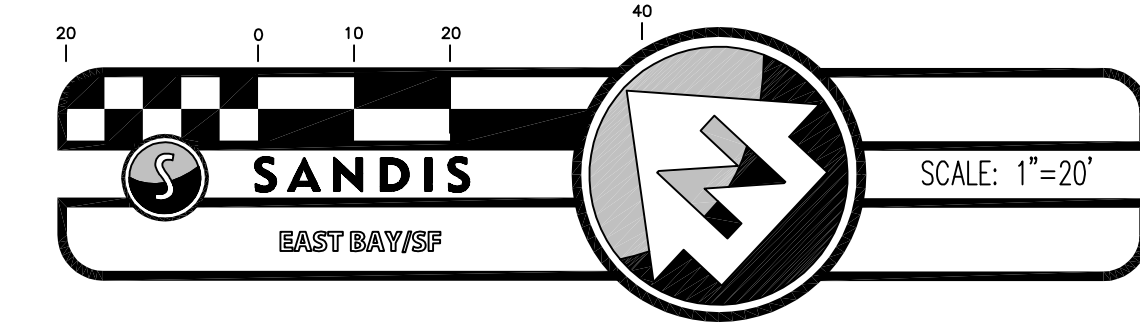
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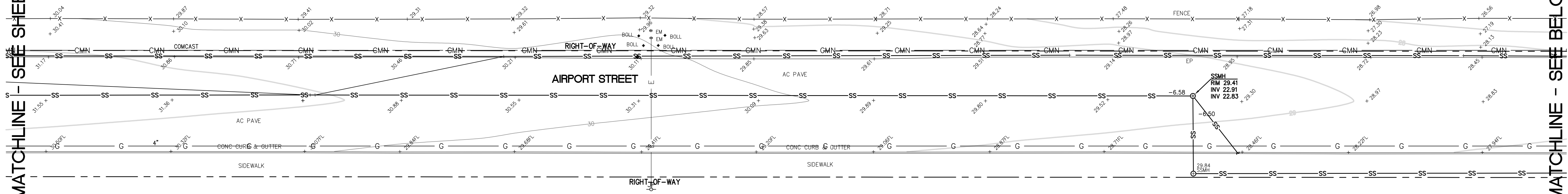
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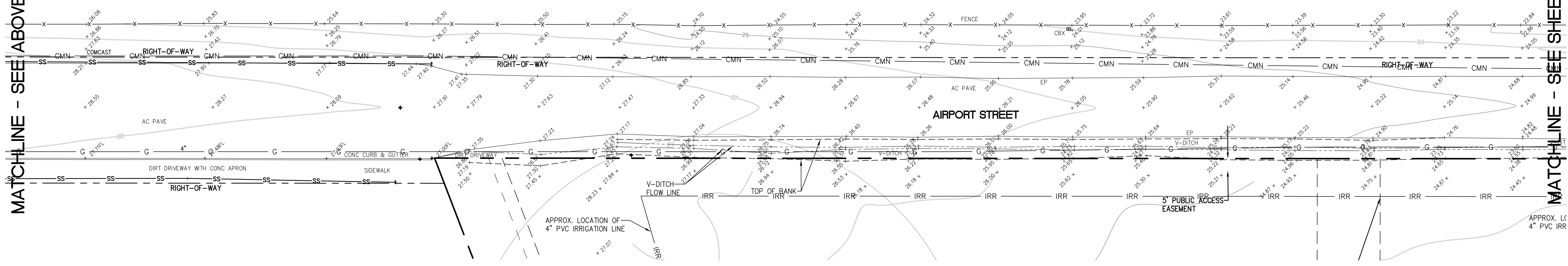
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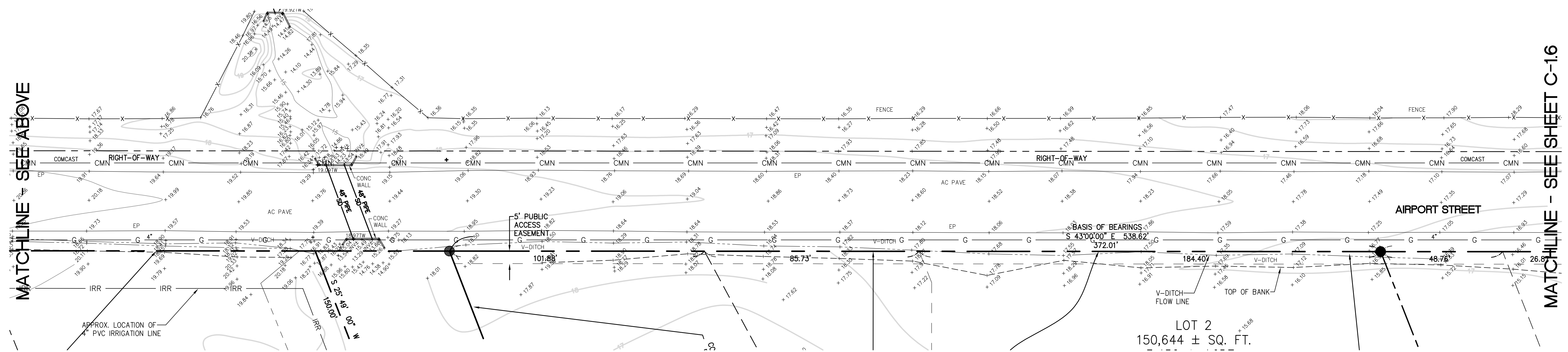
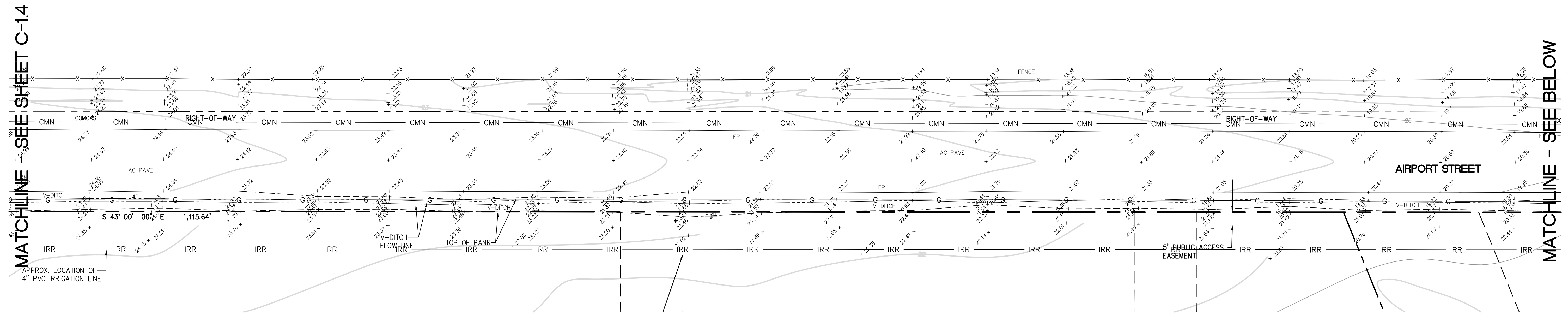
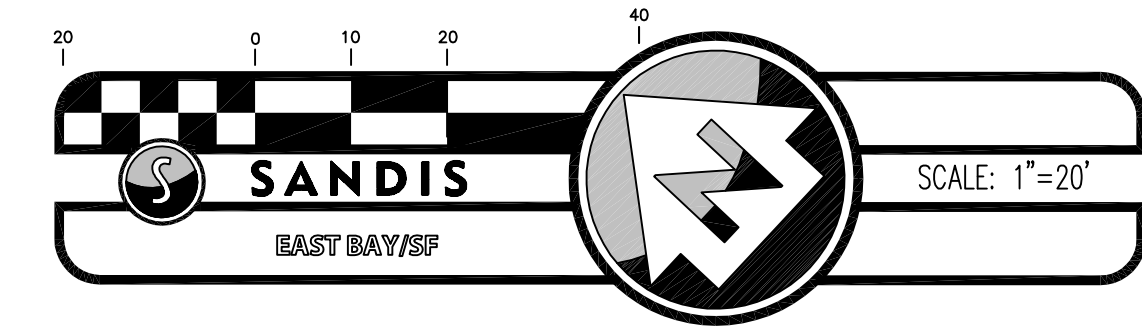
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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 12/13/18
SCALE: 1"=20'
DRAWN BY: RAB/SEC
APPROVED BY: MAK
DRAWING NO.: 616040

DATE: _____
MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-19

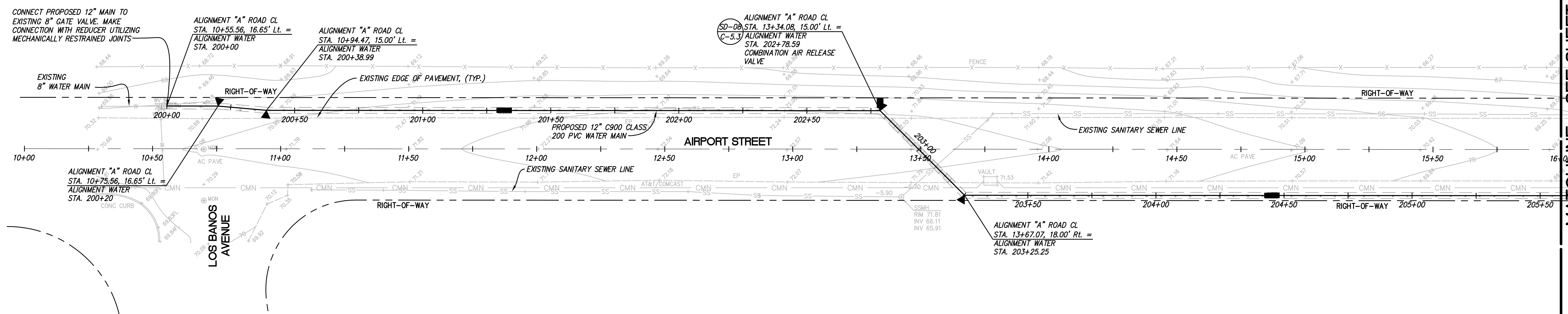
No.	REVISION	DATE	BY
01	MWSD RESUBMITTAL	08/09/19	MAK

BIG WAVE
PRINCETON-BY-THE-SEA CALIFORNIA

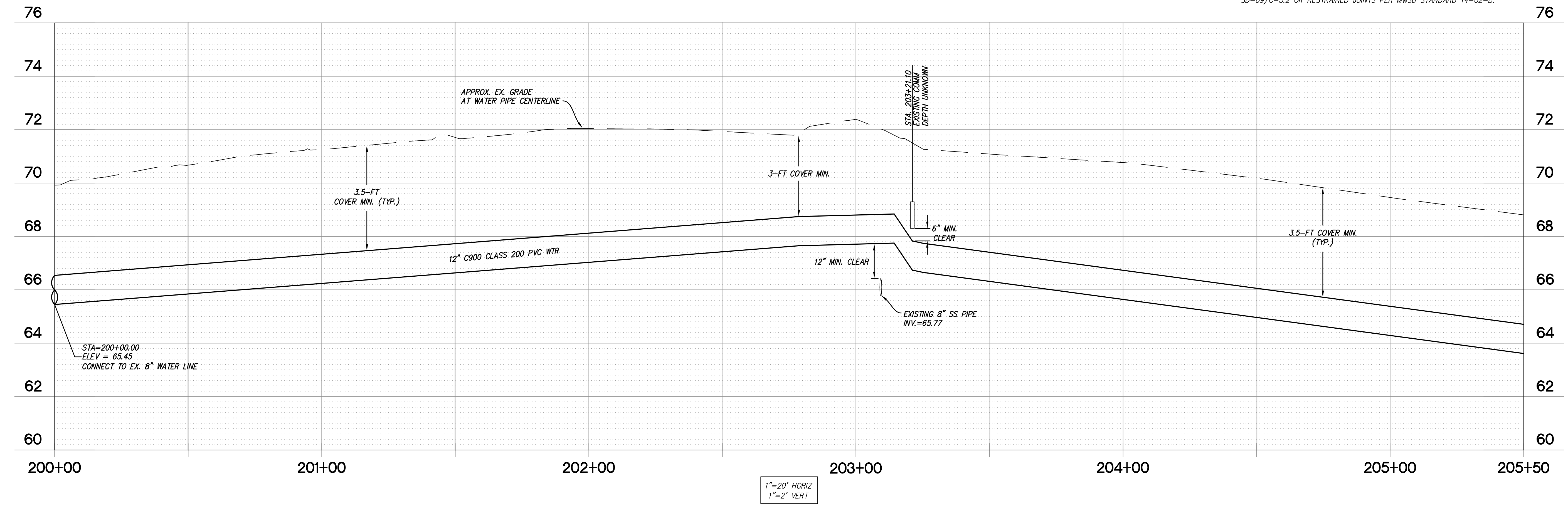
TOPOGRAPHIC SURVEY
(FOR REFERENCE ONLY)

SHEET
C-1.5
OF 32 SHEETS

MATCHLINE SEE SHEET C-2.1

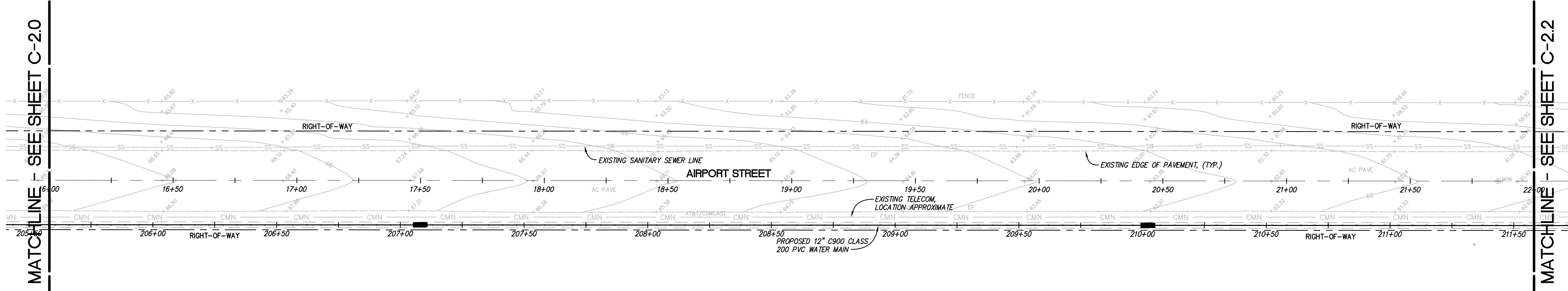
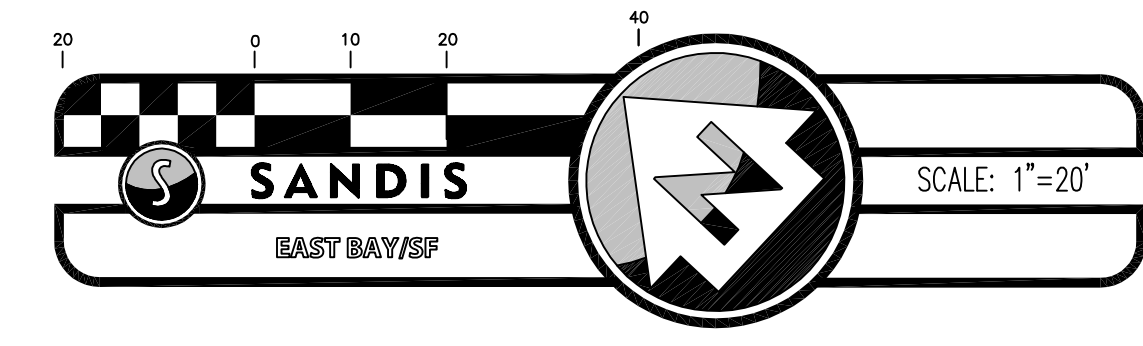


- NOTES:**
- SEE SHEET C-0.3 FOR CONSTRUCTION NOTES AND LEGENDS.
 - RESTORE EXISTING SURFACE ABOVE UTILITY TRENCHING IN KIND.
 - CONTRACTOR TO POTHOLE AND VERIFY ALL EXISTING UTILITY CROSSINGS PRIOR TO THE START OF WORK.
 - CONTRACTOR TO INSTALL THRUST BLOCKS PER MWSD STANDARD DETAIL SD-09/C-5.2 OR RESTRAINED JOINTS PER MWSD STANDARD 14-02-B.

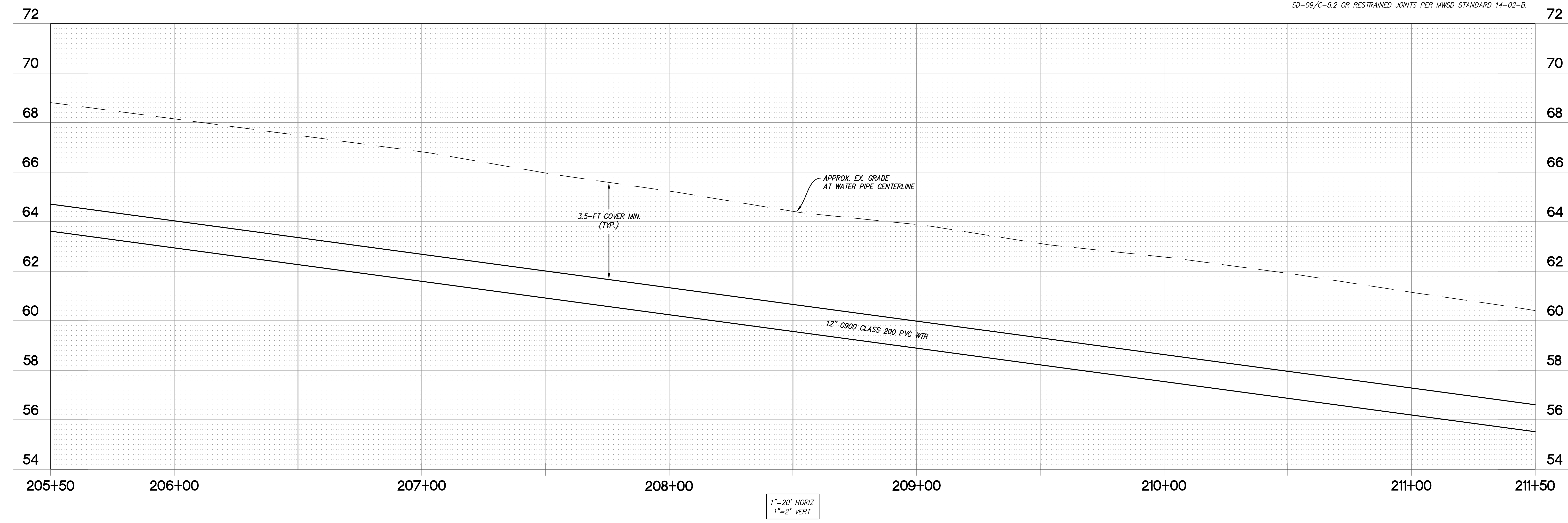


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<p>SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS</p> <p>636 Ninth Street Oakland, CA 94607 P. 510.873.8866 www.sandis.net</p> <p>SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF</p>	DATE: 12/13/18 SCALE: 1"=20" DRAWN BY: RAB/SEC APPROVED BY: MAK DRAWING NO.: 616040	DATE: _____ MICHAEL A. KUYKENDALL R.C.E. NO. 70870, EXPIRES 6-30-19	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>MWSD RESUBMITTAL</td> <td>08/09/19</td> <td>MAK</td> </tr> </tbody> </table>	No.	REVISION	DATE	BY	01	MWSD RESUBMITTAL	08/09/19	MAK	<p>BIG WAVE</p> <p>PRINCETON-BY-THE-SEA CALIFORNIA</p>	<p>UTILITY PLAN AND PROFILE</p> <p>STA: 200+00 TO STA: 205+50</p>	SHEET <p>C-2.0</p> OF 32 SHEETS
	No.	REVISION	DATE	BY										
01	MWSD RESUBMITTAL	08/09/19	MAK											
File: X:\P\616040\PLAN SETS\3) SHEET SET\OFFSITE\C-2.0.dwg Date: Aug 09, 2019 - 11:41 AM														



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MATCHLINE - SEE SHEET C-2.0

MATCHLINE - SEE SHEET C-2.2

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 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

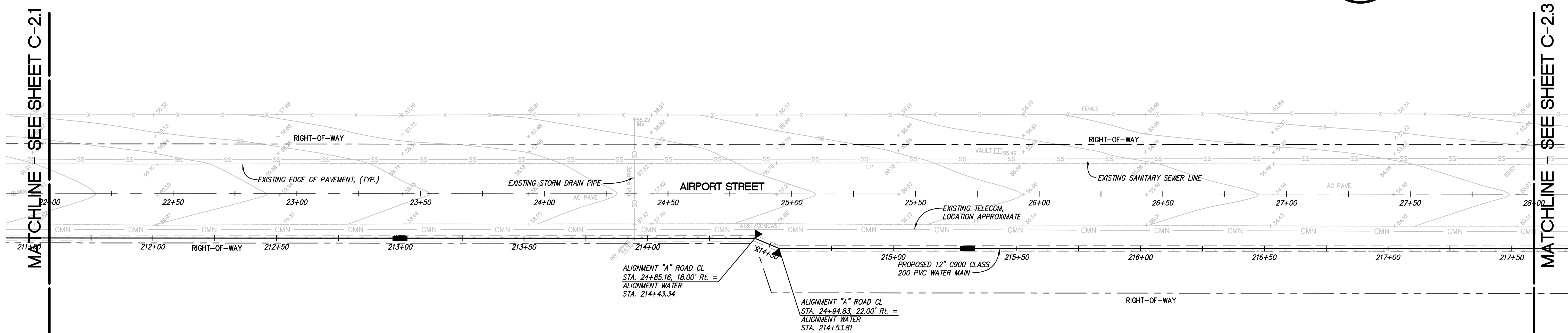
DATE: 12/13/18	DATE: _____
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DRAWN BY: RAB/SEC	
APPROVED BY: MAK	
DRAWING NO: 616040	MICHAEL A. KUYKENDALL R.C.E. NO. 70870, EXPIRES 6-30-19

No.	REVISION	DATE	BY
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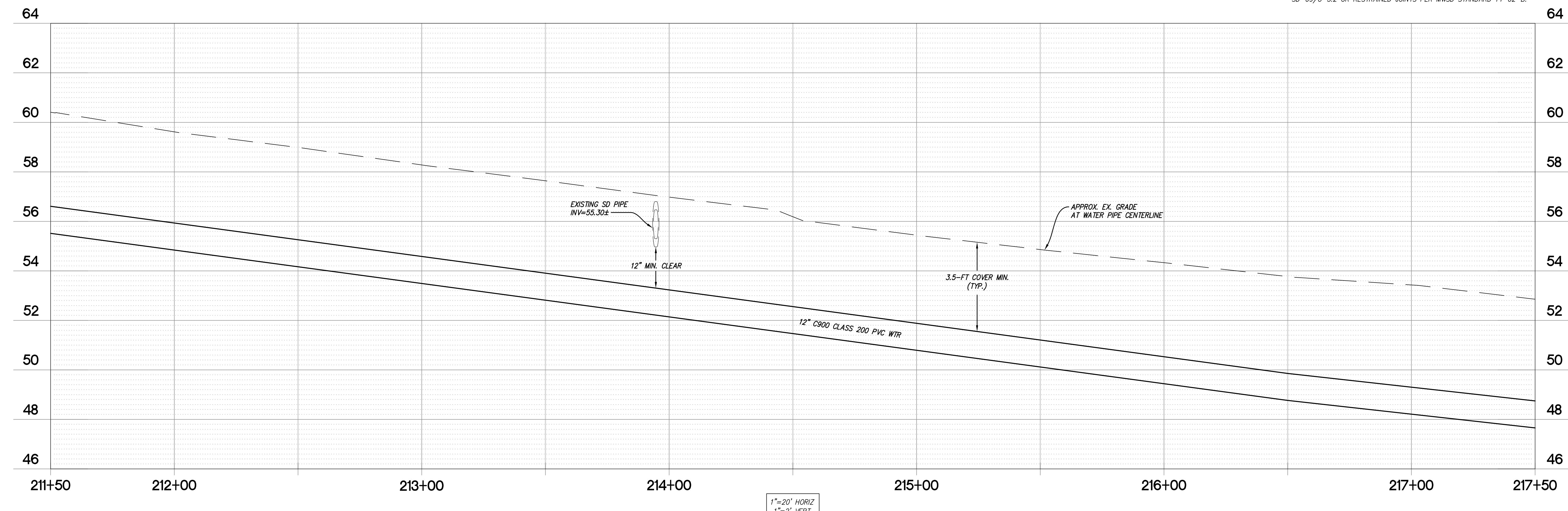
BIG WAVE
 PRINCETON-BY-THE-SEA CALIFORNIA

UTILITY PLAN AND PROFILE
 STA: 205+50 TO STA: 211+50

SHEET
C-2.1
 OF 32 SHEETS



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 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

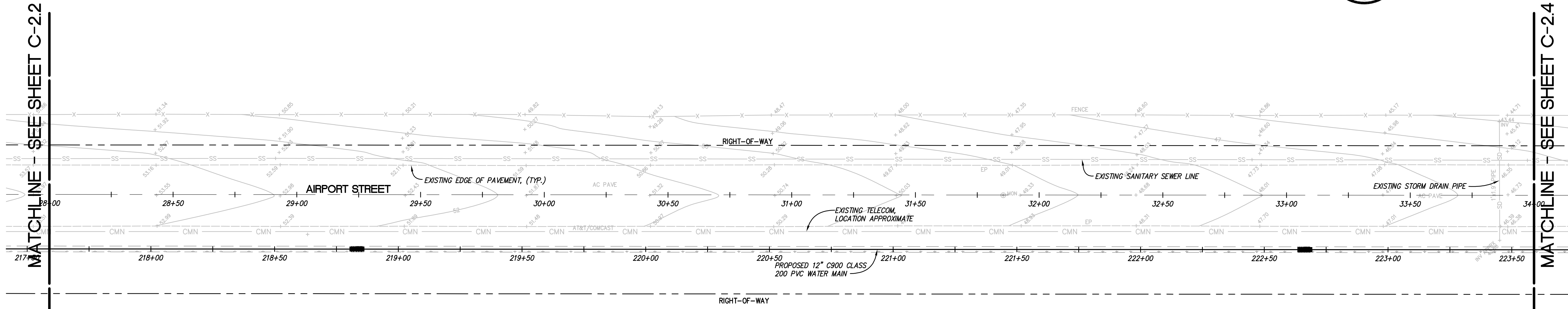
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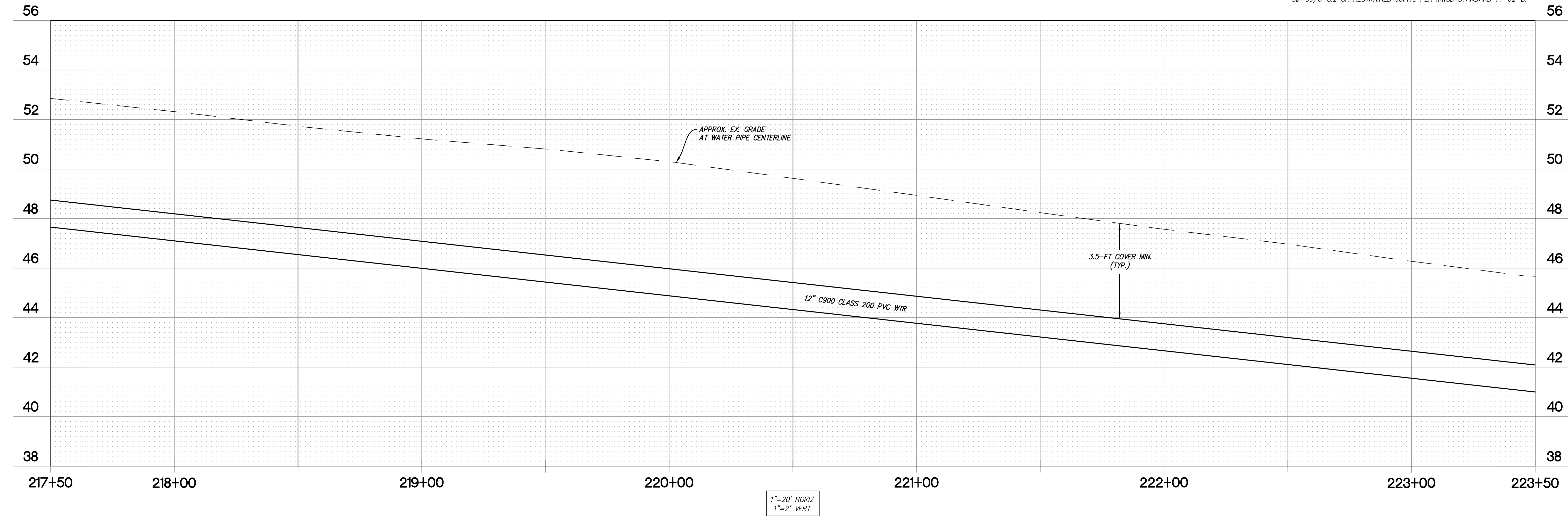
BIG WAVE
 PRINCETON-BY-THE-SEA CALIFORNIA

UTILITY PLAN AND PROFILE
 STA: 211+50 TO STA: 217+50

SHEET **C-2.2**
 OF 32 SHEETS

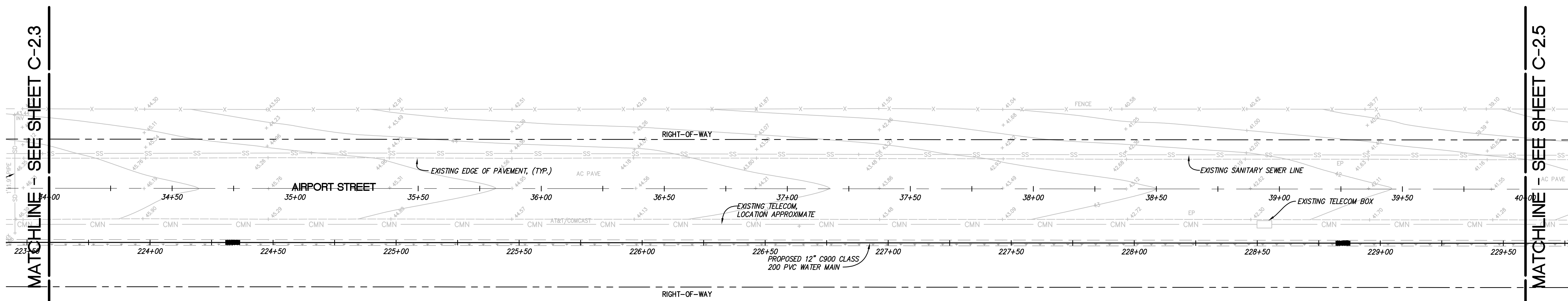


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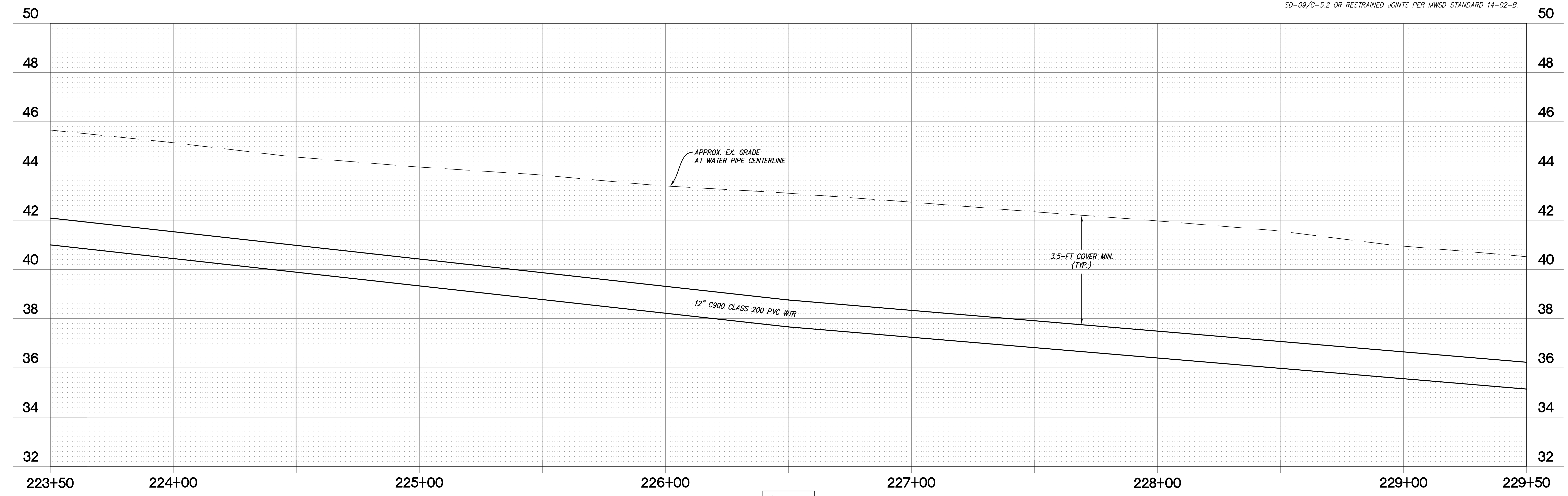


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No.	REVISION	DATE	BY
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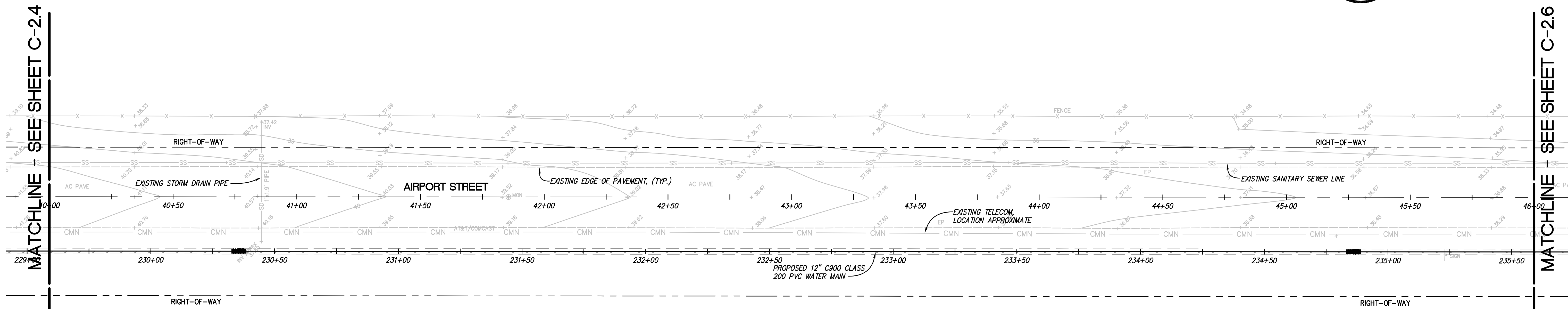
1"=20' HORIZ
 1"=2' VERT

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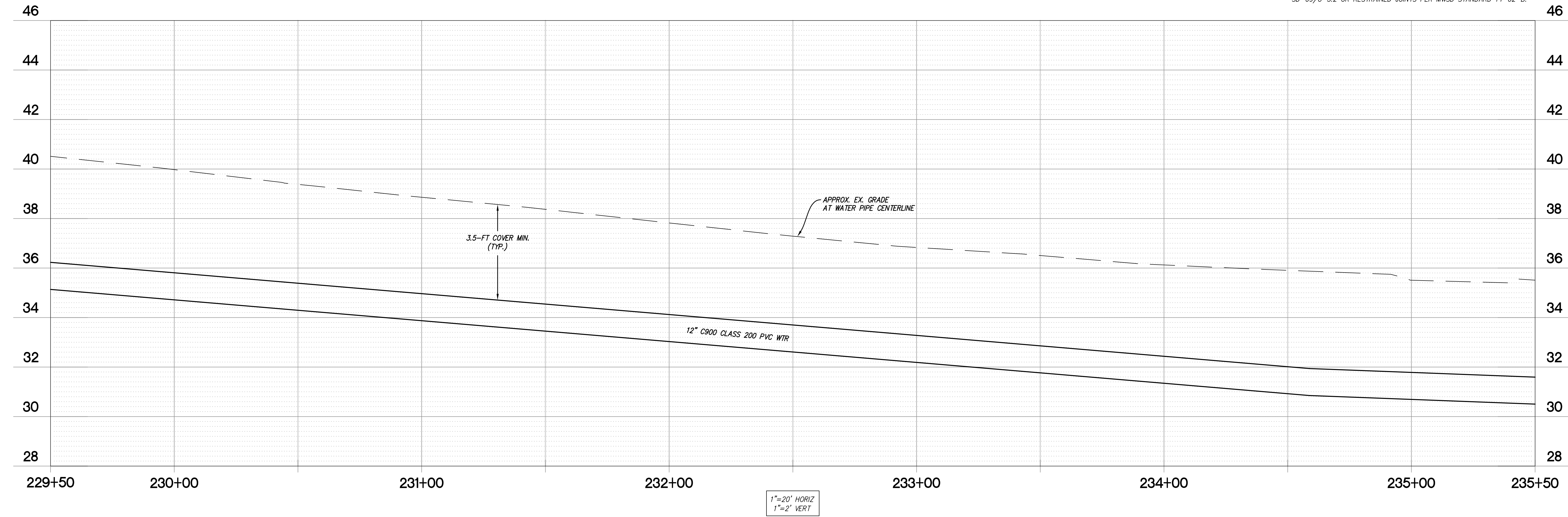
MATCHLINE - SEE SHEET C-2.3

MATCHLINE - SEE SHEET C-2.5

SANDIS <small>CIVIL ENGINEERS SURVEYORS PLANNERS</small> <small>636 Ninth Street Oakland, CA 94607 P. 510.873.8866 www.sandis.net</small> SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF	DATE: 12/13/18 SCALE: 1"=20' DRAWN BY: RAB/SEC APPROVED BY: MAK DRAWING NO: 616040	DATE: _____ MICHAEL A. KUYKENDALL <small>R.C.E. NO. 70870, EXPIRES 6-30-19</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>MWSD RESUBMITTAL</td> <td>08/09/19</td> <td>MAK</td> </tr> </tbody> </table>	No.	REVISION	DATE	BY	01	MWSD RESUBMITTAL	08/09/19	MAK	<h2 style="margin: 0;">BIG WAVE</h2> <p style="margin: 0;">PRINCETON-BY-THE-SEA CALIFORNIA</p>	<h2 style="margin: 0;">UTILITY PLAN AND PROFILE</h2> <p style="margin: 0;">STA: 223+50 TO STA: 229+50</p>	SHEET <h1 style="margin: 0;">C-2.4</h1> OF 32 SHEETS
	No.	REVISION	DATE	BY										
01	MWSD RESUBMITTAL	08/09/19	MAK											
File: X:\P\616040\PLAN SETS\3) SHEET SET\OFFSITE\C-2.4.dwg Date: Aug 09, 2019 - 11:15 AM														



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MATCHLINE - SEE SHEET C-2.4

MATCHLINE - SEE SHEET C-2.6

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No.	REVISION	DATE	BY
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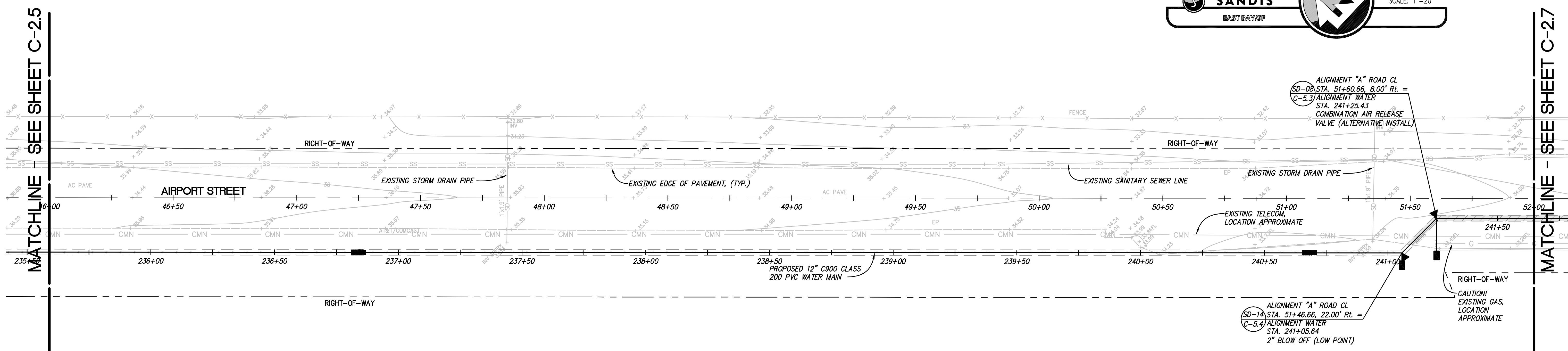
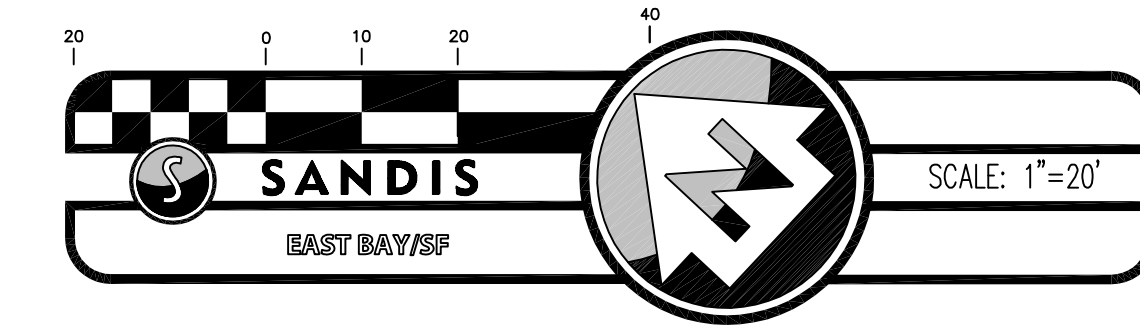
BIG WAVE

PRINCETON-BY-THE-SEA CALIFORNIA

UTILITY PLAN AND PROFILE
 STA: 229+50 TO STA: 235+50

SHEET
C-2.5
 OF 32 SHEETS

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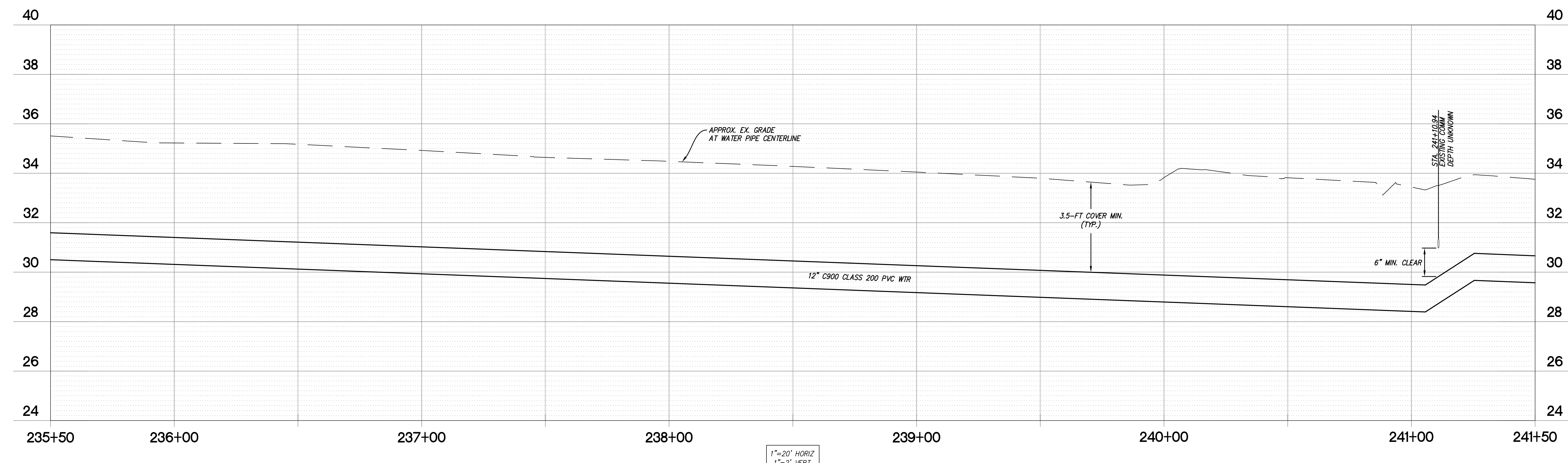


ALIGNMENT "A" ROAD CL
SD-08 STA. 51+60.66, 8.00' Rt. =
C-5.3 ALIGNMENT WATER
STA. 241+25.43
COMBINATION AIR RELEASE
VALVE (ALTERNATIVE INSTALL)

ALIGNMENT "A" ROAD CL
SD-1A STA. 51+46.66, 22.00' Rt. =
C-5.4 ALIGNMENT WATER
STA. 241+05.64
2" BLOW OFF (LOW POINT)

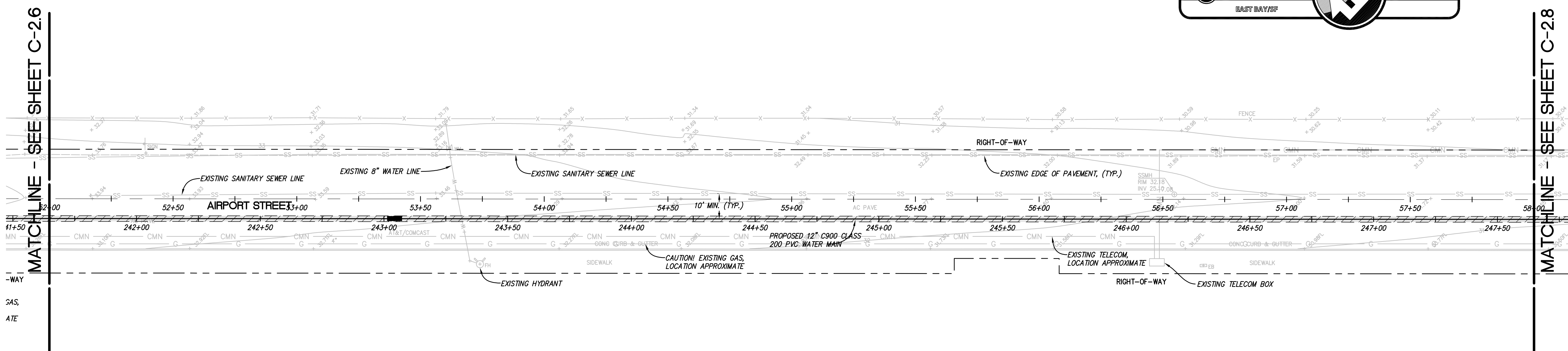
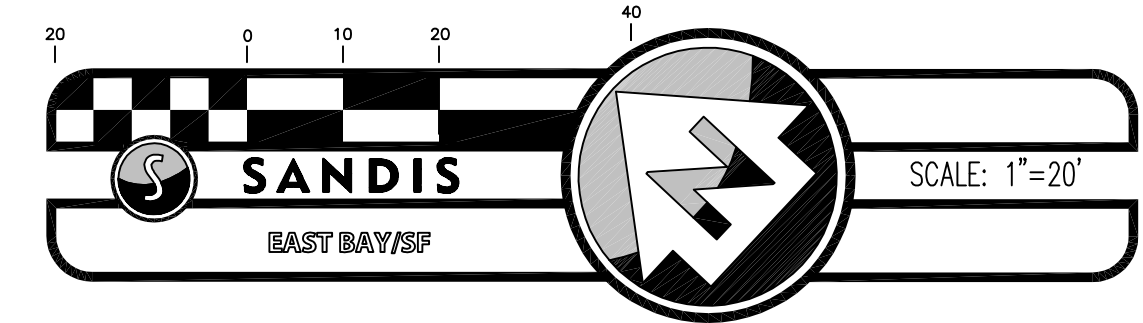
CAUTION!
EXISTING GAS,
LOCATION
APPROXIMATE

- NOTES:**
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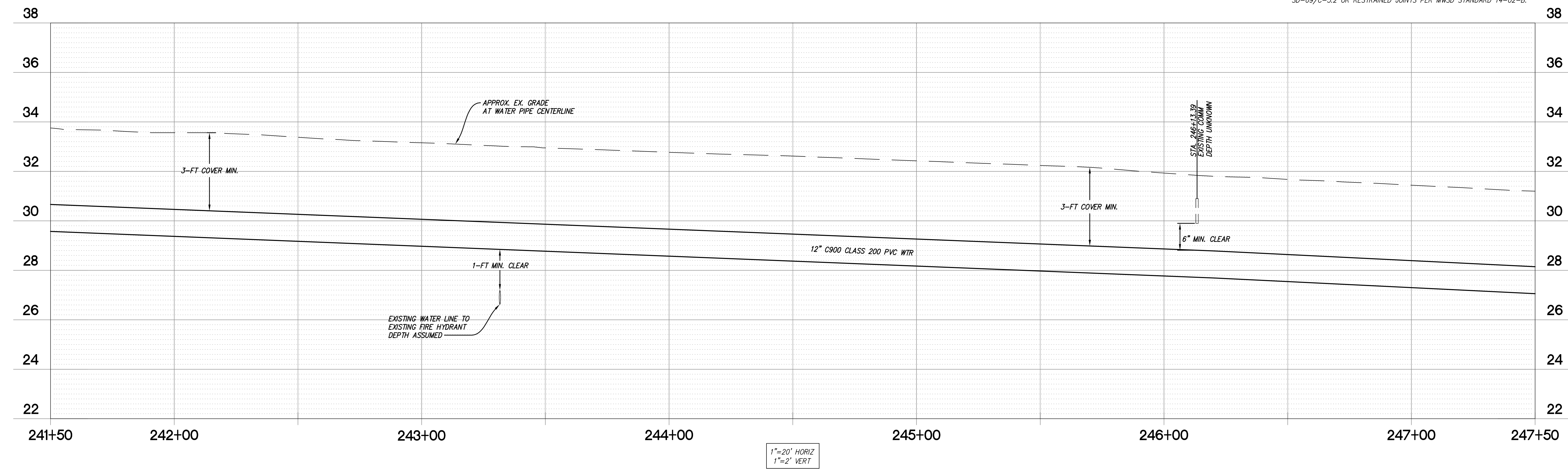


1"=20' HORIZ
1"=2' VERT

<p style="font-size: 8px; margin: 0;">636 Ninth Street Oakland, CA 94607 P. 510.873.8866 www.sandis.net</p> <p style="font-size: 8px; margin: 0;">SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF</p>	DATE: 12/13/18 SCALE: 1"=20' DRAWN BY: RAB/SEC APPROVED BY: MAK DRAWING NO.: 616040	DATE: _____ MICHAEL A. KUYKENDALL R.C.E. NO. 70870, EXPIRES 6-30-19	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 40%;">REVISION</th> <th style="width: 15%;">DATE</th> <th style="width: 15%;">BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>MWSD RESUBMITTAL</td> <td>08/09/19</td> <td>MAK</td> </tr> </tbody> </table>	No.	REVISION	DATE	BY	01	MWSD RESUBMITTAL	08/09/19	MAK	<p style="font-size: 12px; margin: 0;">BIG WAVE</p> <p style="font-size: 8px; margin: 0;">PRINCETON-BY-THE-SEA CALIFORNIA</p>	<p style="font-size: 12px; margin: 0;">UTILITY PLAN AND PROFILE</p> <p style="font-size: 10px; margin: 0;">STA: 235+50 TO STA: 241+50</p>	<p style="font-size: 8px; margin: 0;">SHEET</p> <p style="font-size: 18px; margin: 0;">C-2.6</p> <p style="font-size: 8px; margin: 0;">OF 32 SHEETS</p>
	No.	REVISION	DATE	BY										
01	MWSD RESUBMITTAL	08/09/19	MAK											
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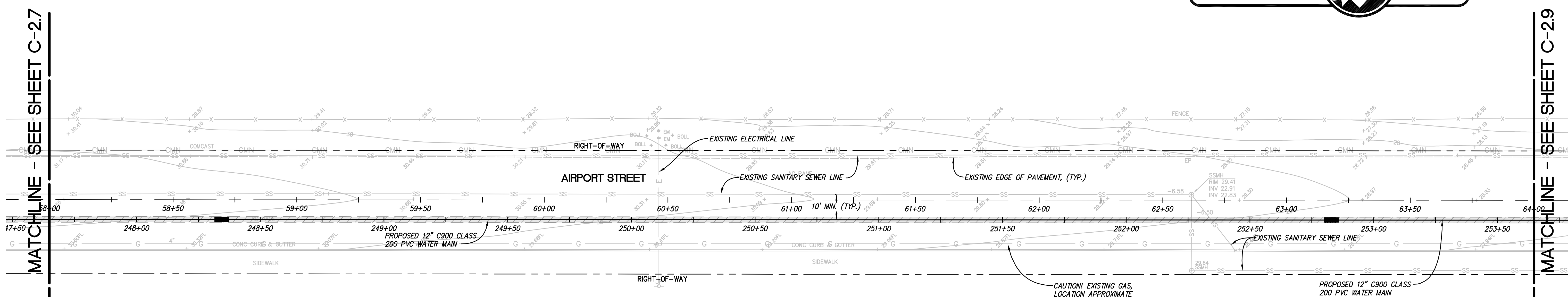
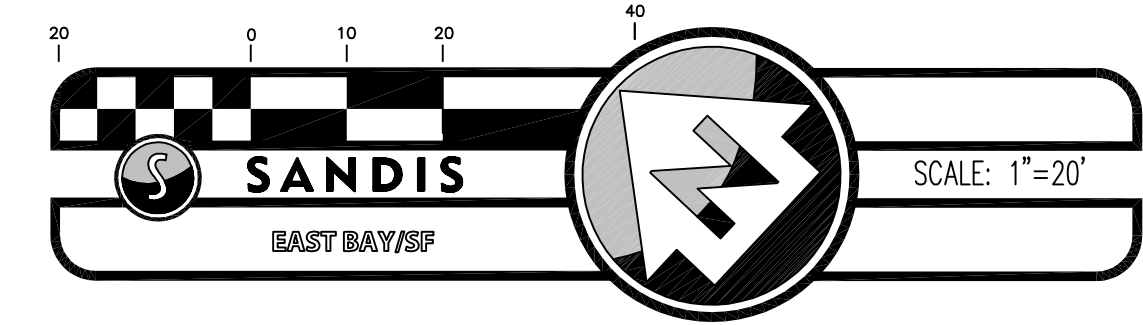
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No.	REVISION	DATE	BY
01	MWSD RESUBMITTAL	08/09/19	MAK

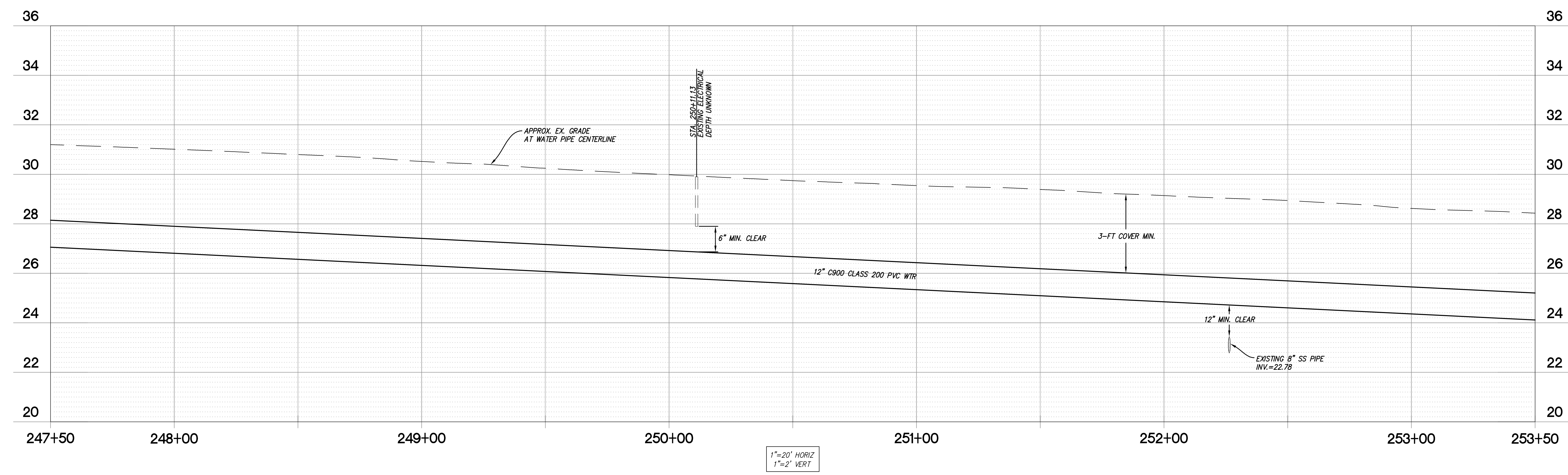
BIG WAVE
 PRINCETON-BY-THE-SEA CALIFORNIA

UTILITY PLAN AND PROFILE
 STA: 241+50 TO STA: 247+50

SHEET
C-2.7
 OF 32 SHEETS



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MATCHLINE - SEE SHEET C-2.7

MATCHLINE - SEE SHEET C-2.9

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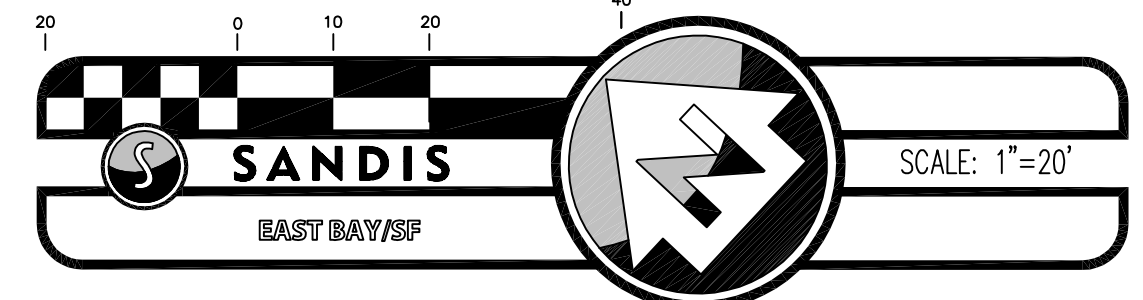
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BIG WAVE
PRINCETON-BY-THE-SEA CALIFORNIA

UTILITY PLAN AND PROFILE
STA: 247+50 TO STA: 253+50

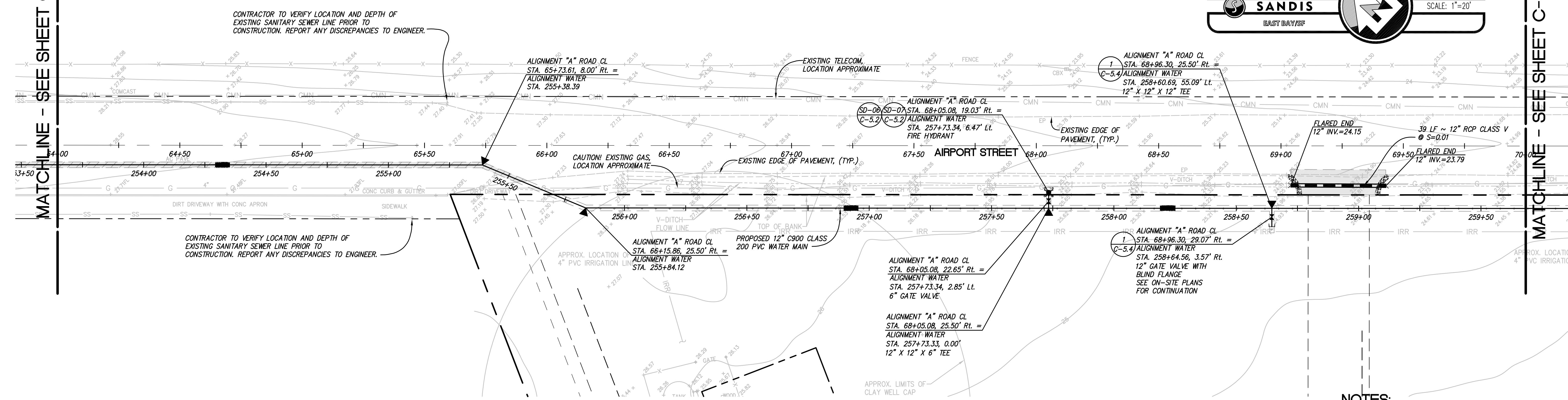
SHEET
C-2.8
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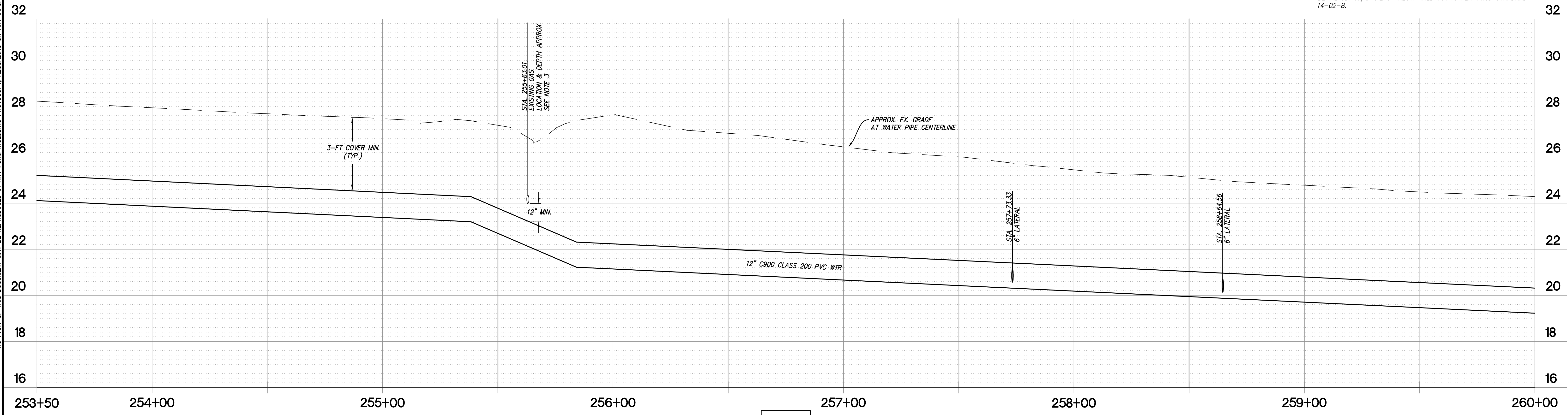


MATCHLINE - SEE SHEET C-2.8

MATCHLINE - SEE SHEET C-2.10



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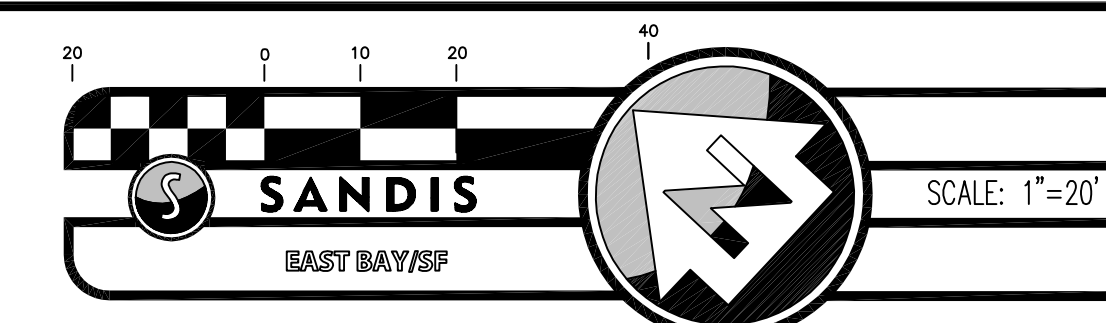
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DRAWING NO.: 616040	MICHAEL A. KUYKENDALL R.C.E. NO. 70870, EXPIRES 6-30-19

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BIG WAVE
PRINCETON-BY-THE-SEA CALIFORNIA

UTILITY PLAN AND PROFILE
STA: 253+50 TO STA: 259+00

SHEET **C-2.9**
OF 32 SHEETS

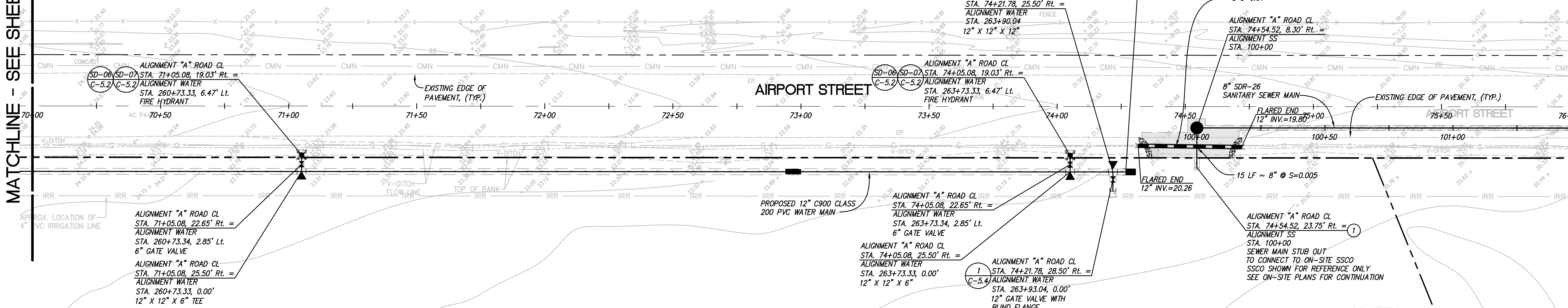


HALF MOON BAY AIRPORT

AIRPORT STREET

MATCHLINE - SEE SHEET C-2.9

MATCHLINE - SEE SHEET C-2.11

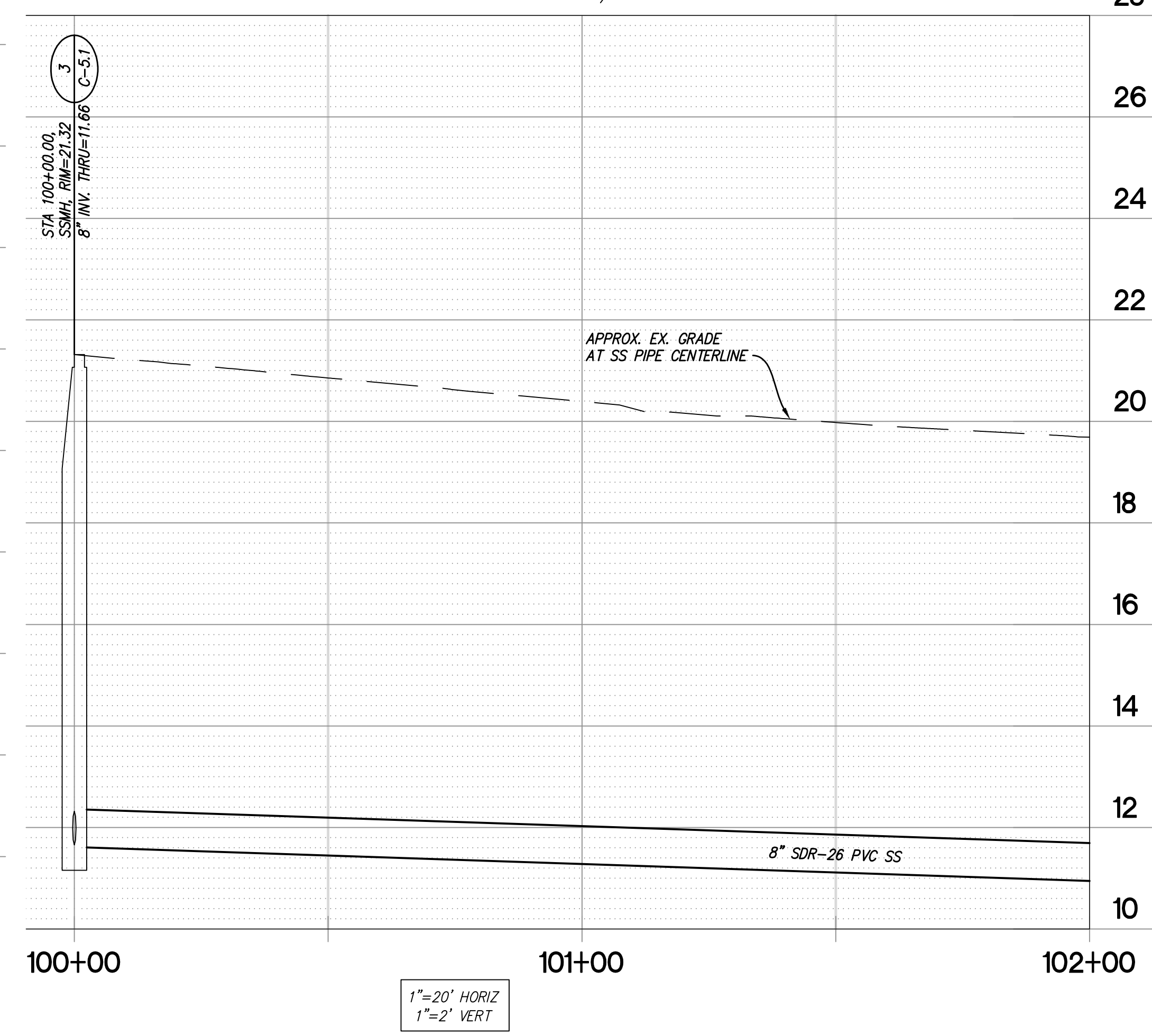
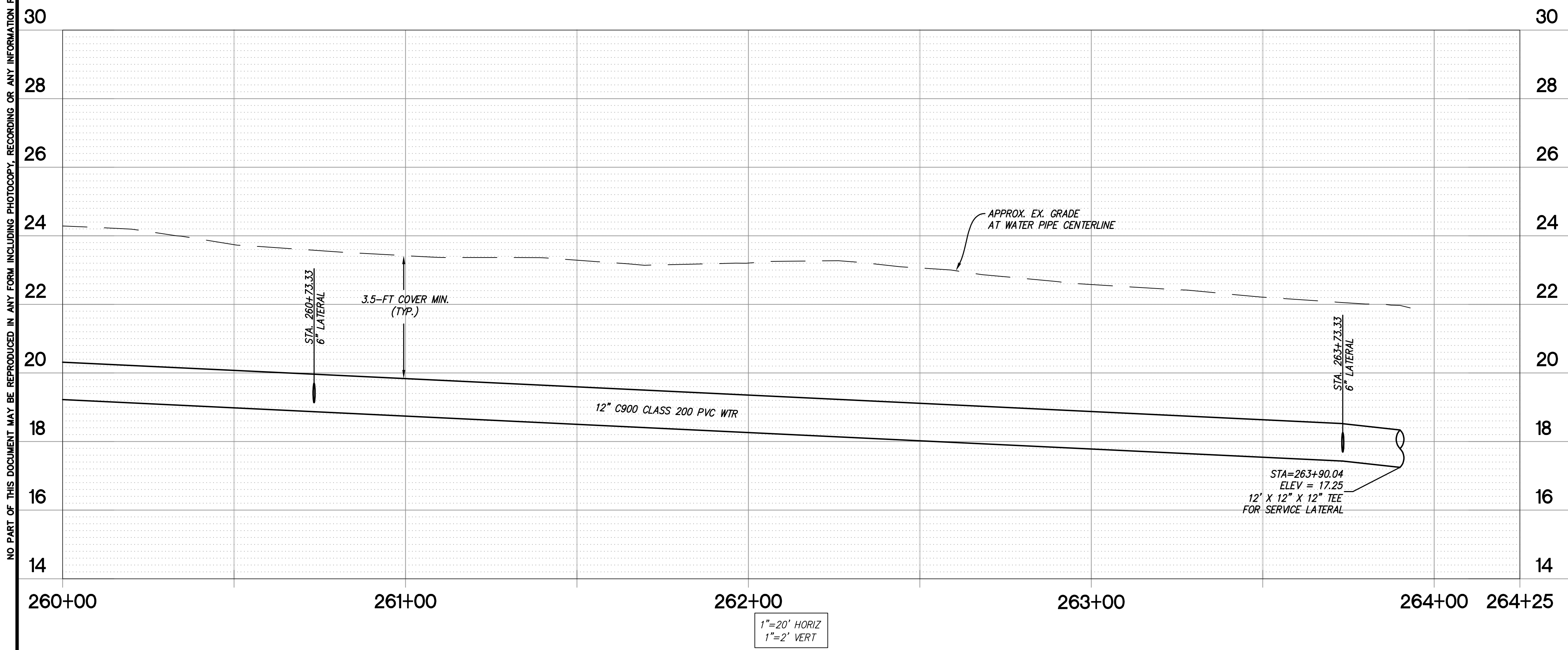


SHEET NOTES:

- ① STUB OUT FOR FUTURE SEWER MAIN EXTENSION TO SERVE BIG WAVE ON-SITE DEVELOPMENT. EXTEND 5-FT AND CAP.

NOTES:

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- 4. CONTRACTOR TO INSTALL THRUST BLOCKS PER MWSD STANDARD DETAIL SD-09/C-5.2 OR RESTRAINED JOINTS PER MWSD STANDARD 14-02-B.



SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
 636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net
 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 12/13/18	DATE: _____
SCALE: 1"=20'	
DRAWN BY: RAB/SEC	
APPROVED BY: MAK	
DRAWING NO.: 616040	MICHAEL A. KUYKENDALL R.C.E. NO. 70870, EXPIRES 6-30-19

No.	REVISION	DATE	BY
01	MWSD RESUBMITTAL	08/09/19	MAK

BIG WAVE
 PRINCETON-BY-THE-SEA CALIFORNIA

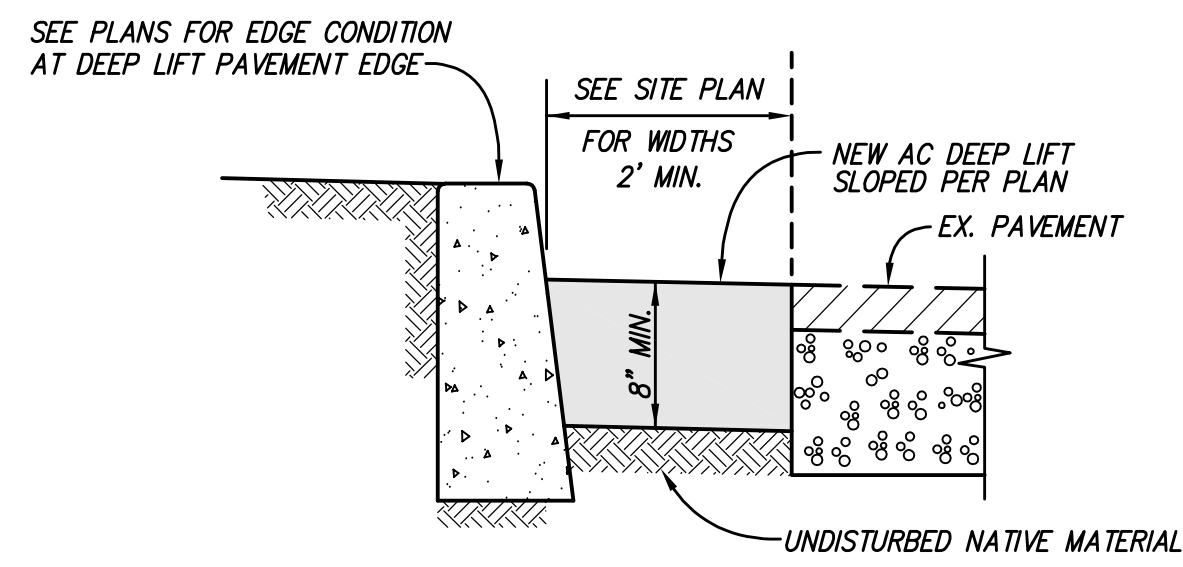
UTILITY PLAN AND PROFILE
 STA: 100+00 TO STA: 102+00

SHEET **C-2.10**
 OF 32 SHEETS

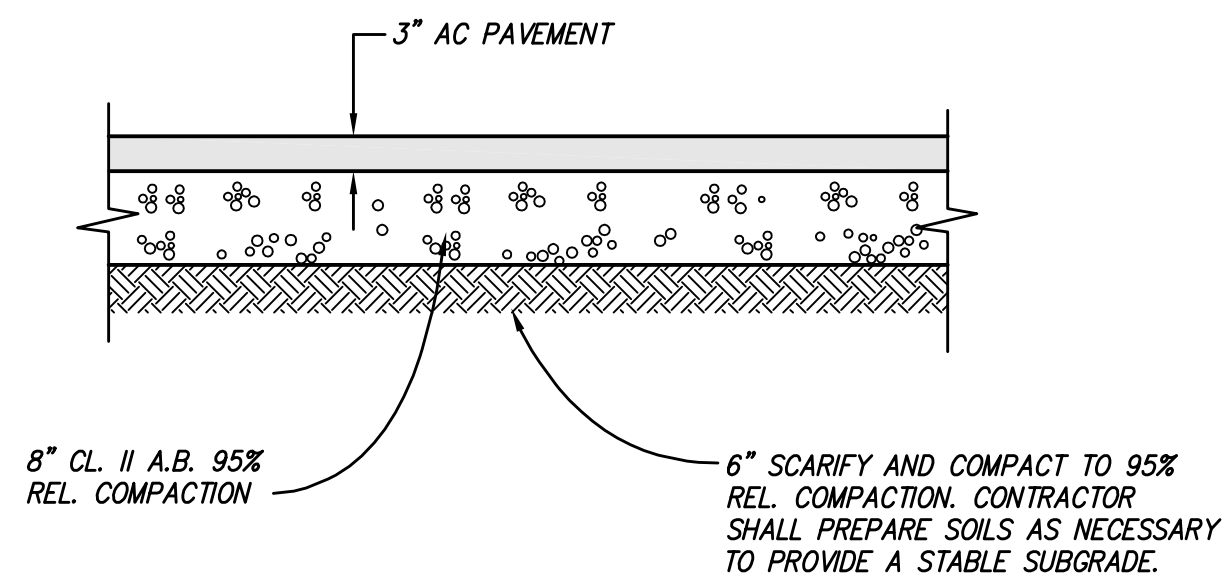
File: X:\P\616040\PLAN SETS\3 SHEET SET\OFFSITE\C-2.10.dwg Date: Aug 09, 2019 - 11:40 AM

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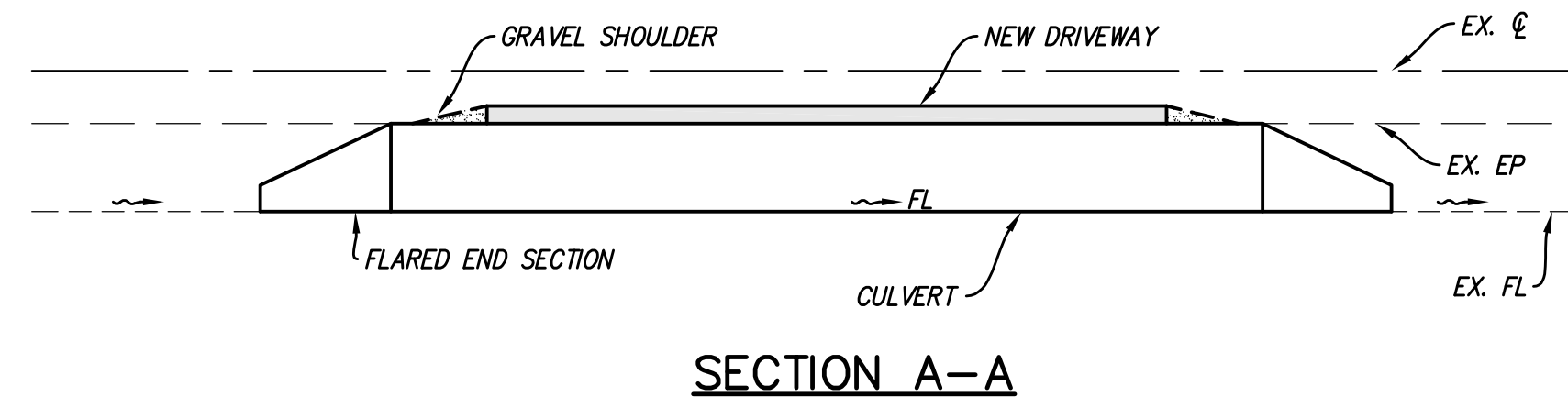
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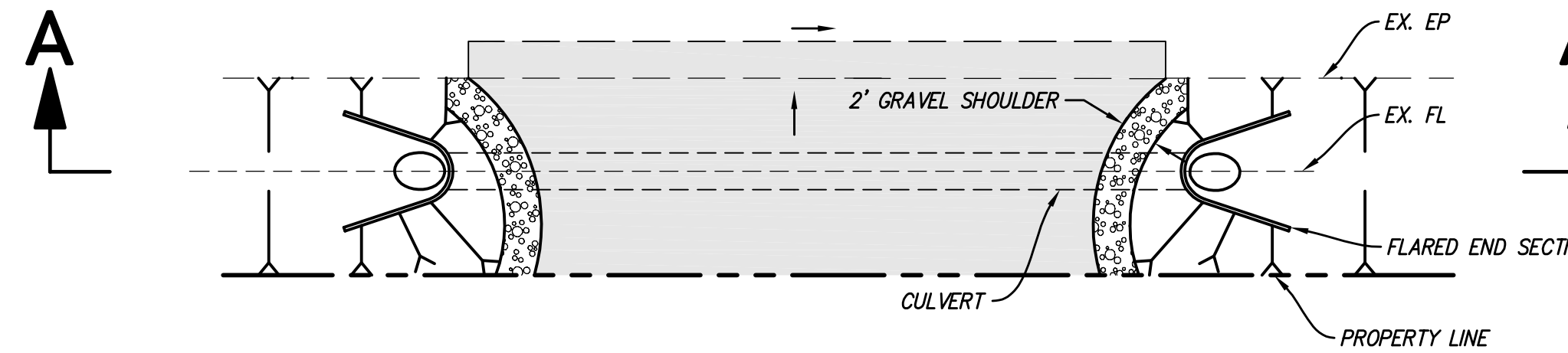
AC DEEP LIFT
N.T.S. (1)



ASPHALT PAVEMENT SECTION
N.T.S. (2)

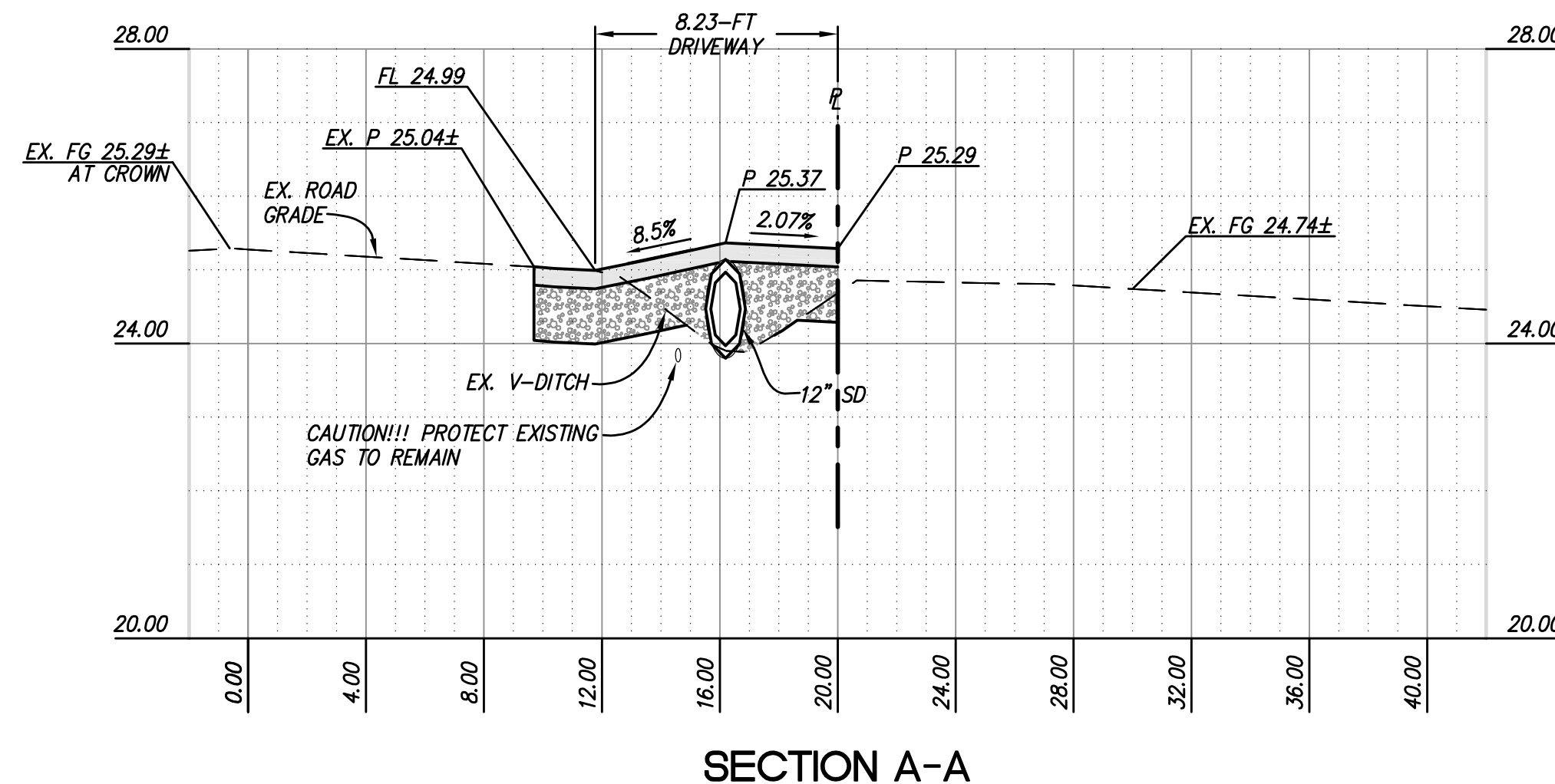


SECTION A-A



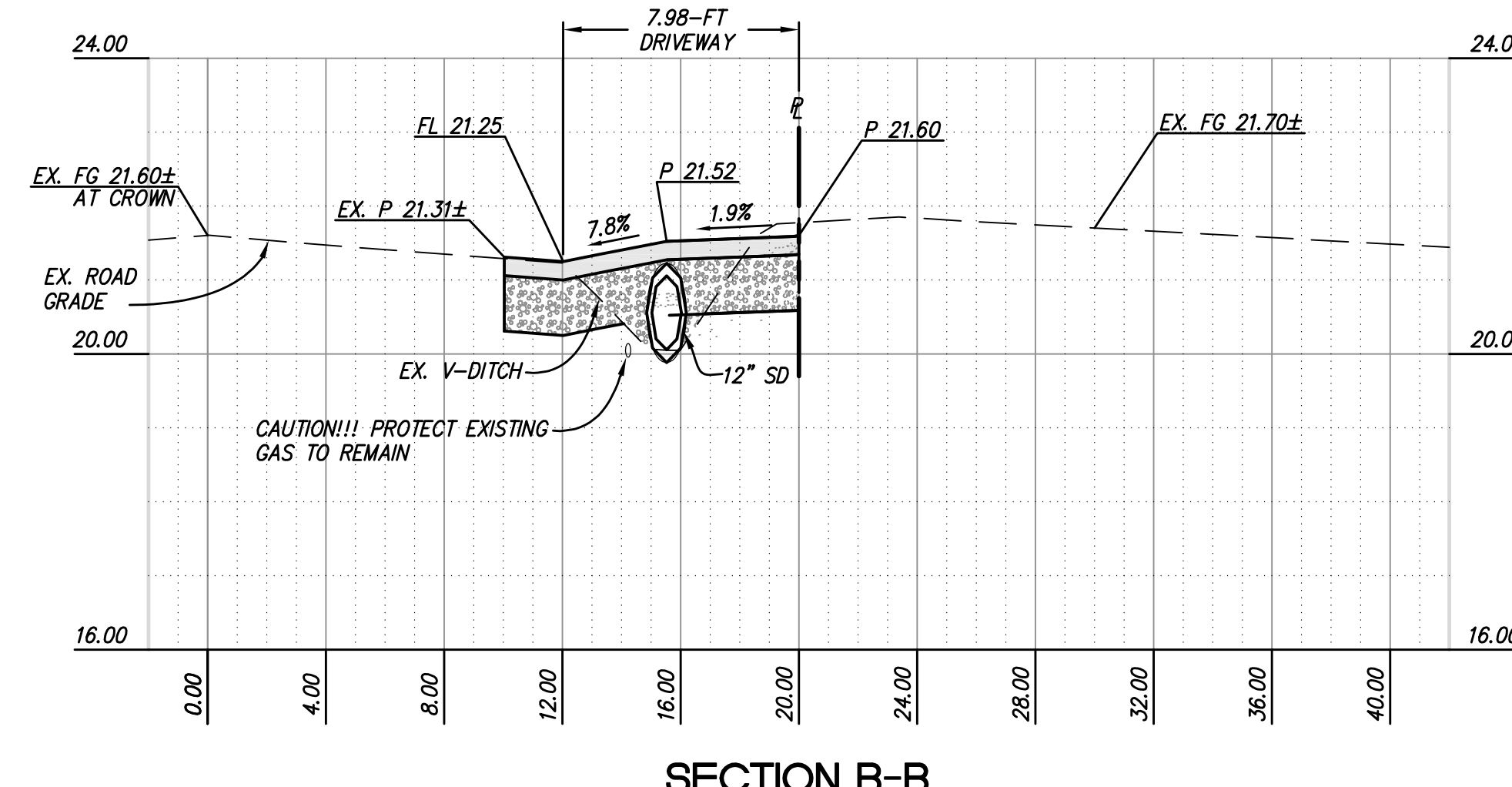
PLAN VIEW

DRIVEWAY DETAIL
N.T.S. (3)



SECTION A-A

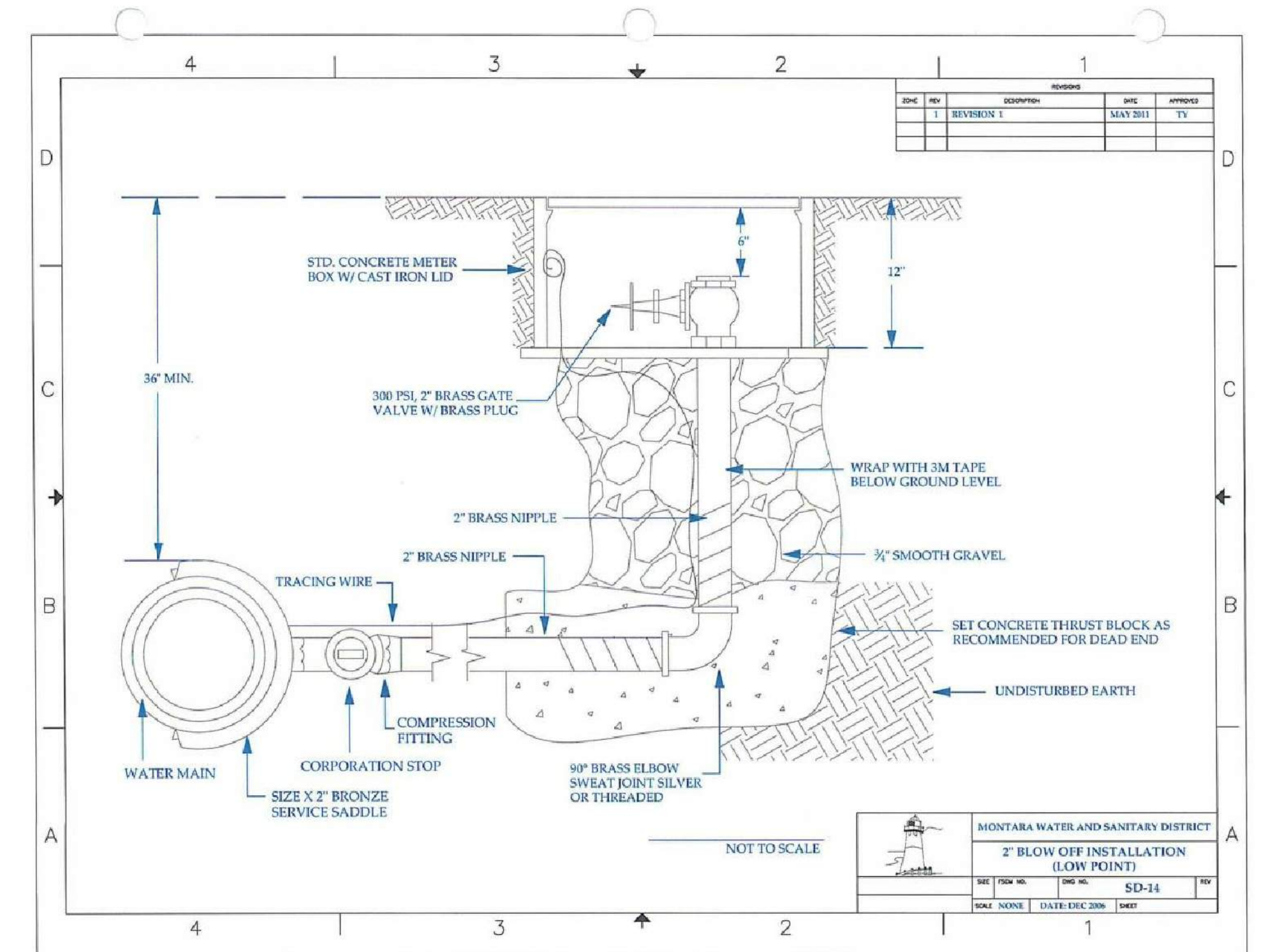
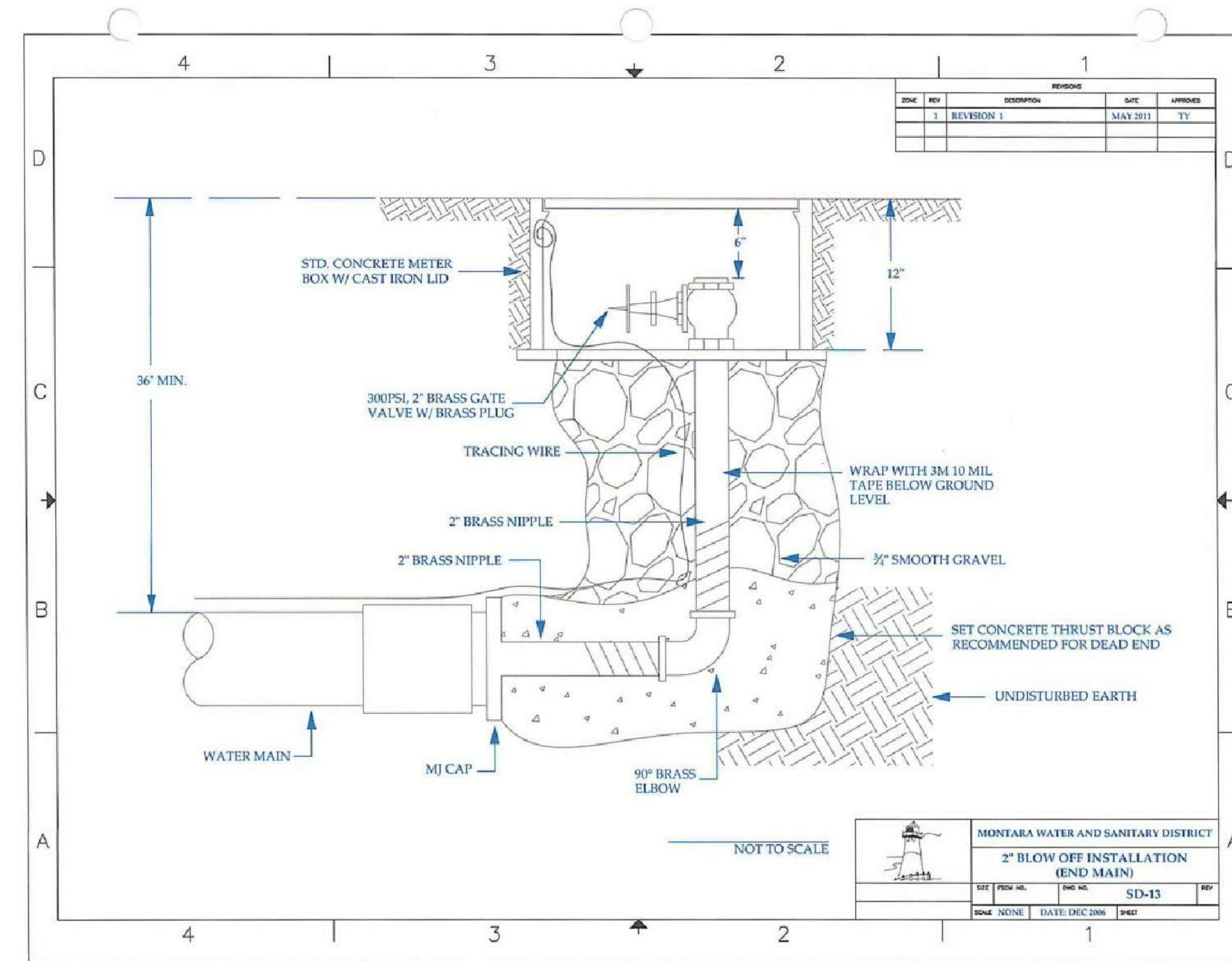
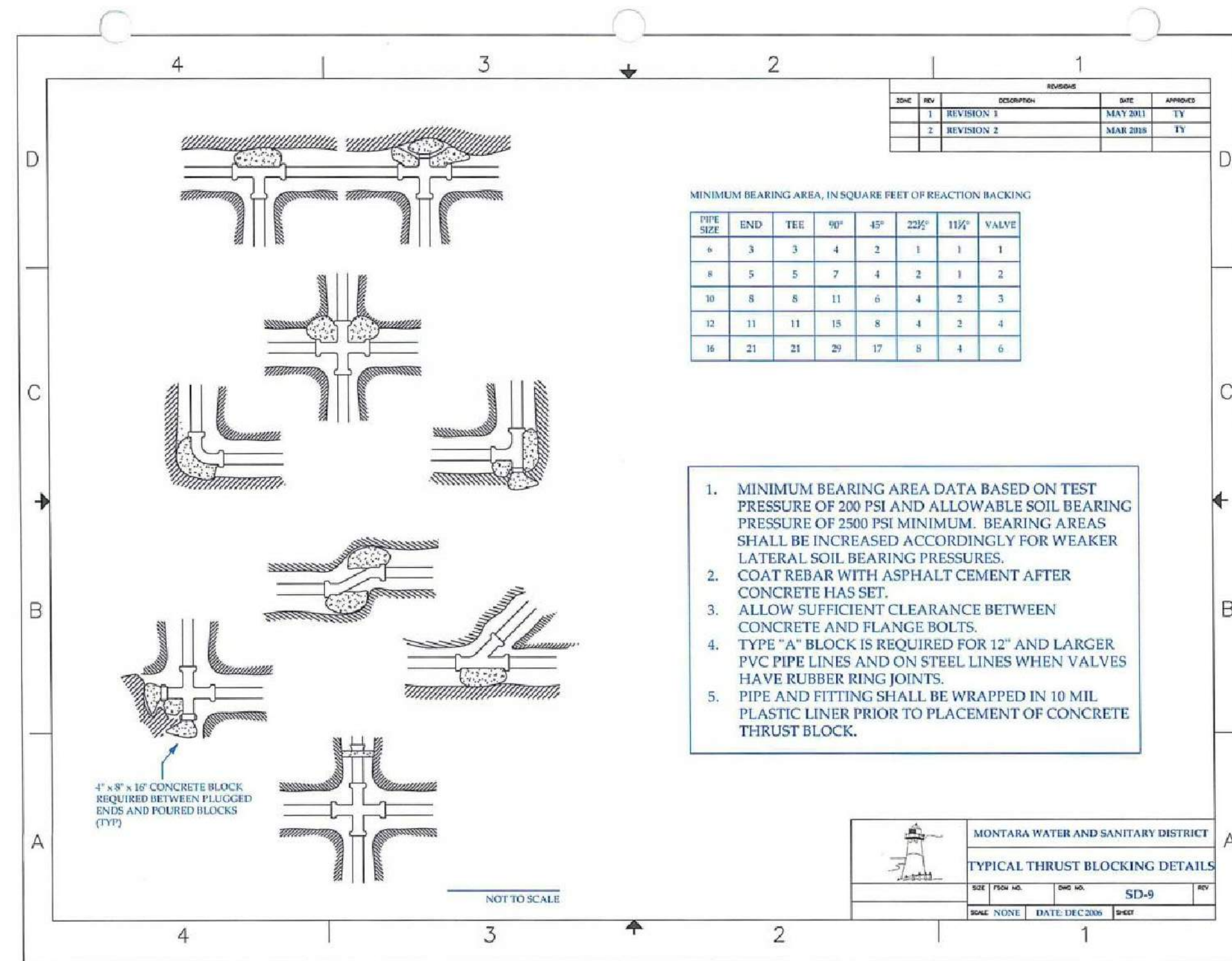
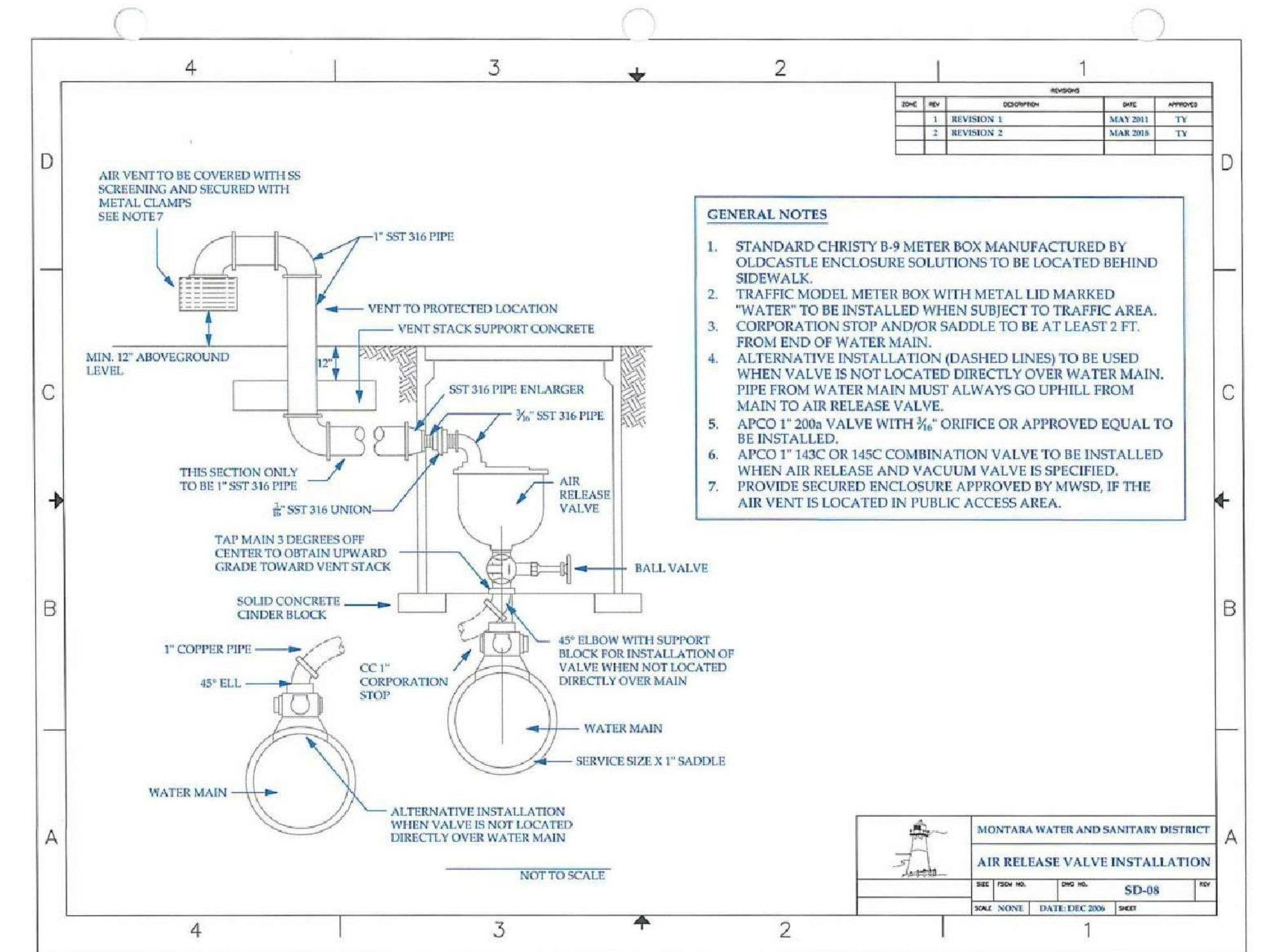
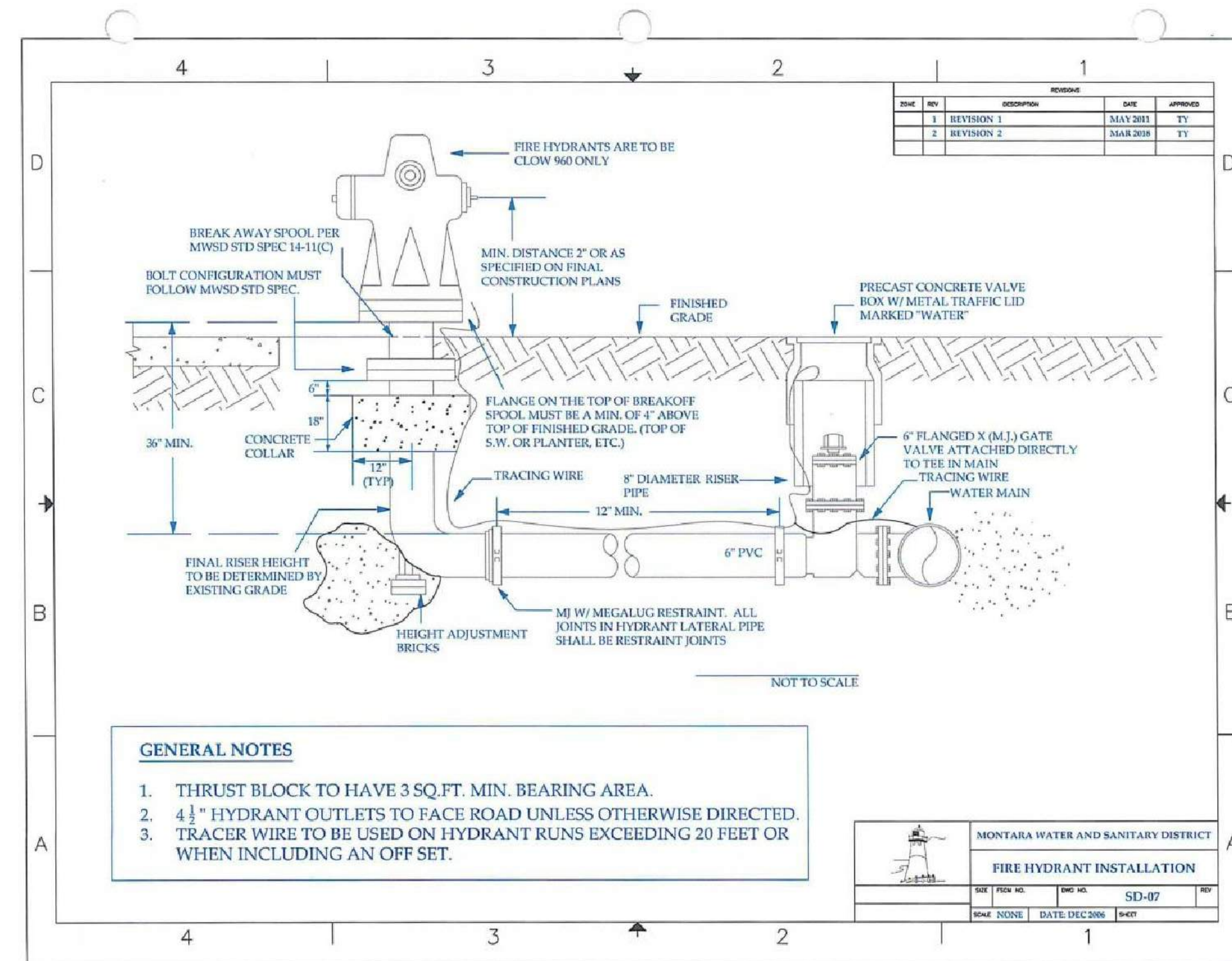
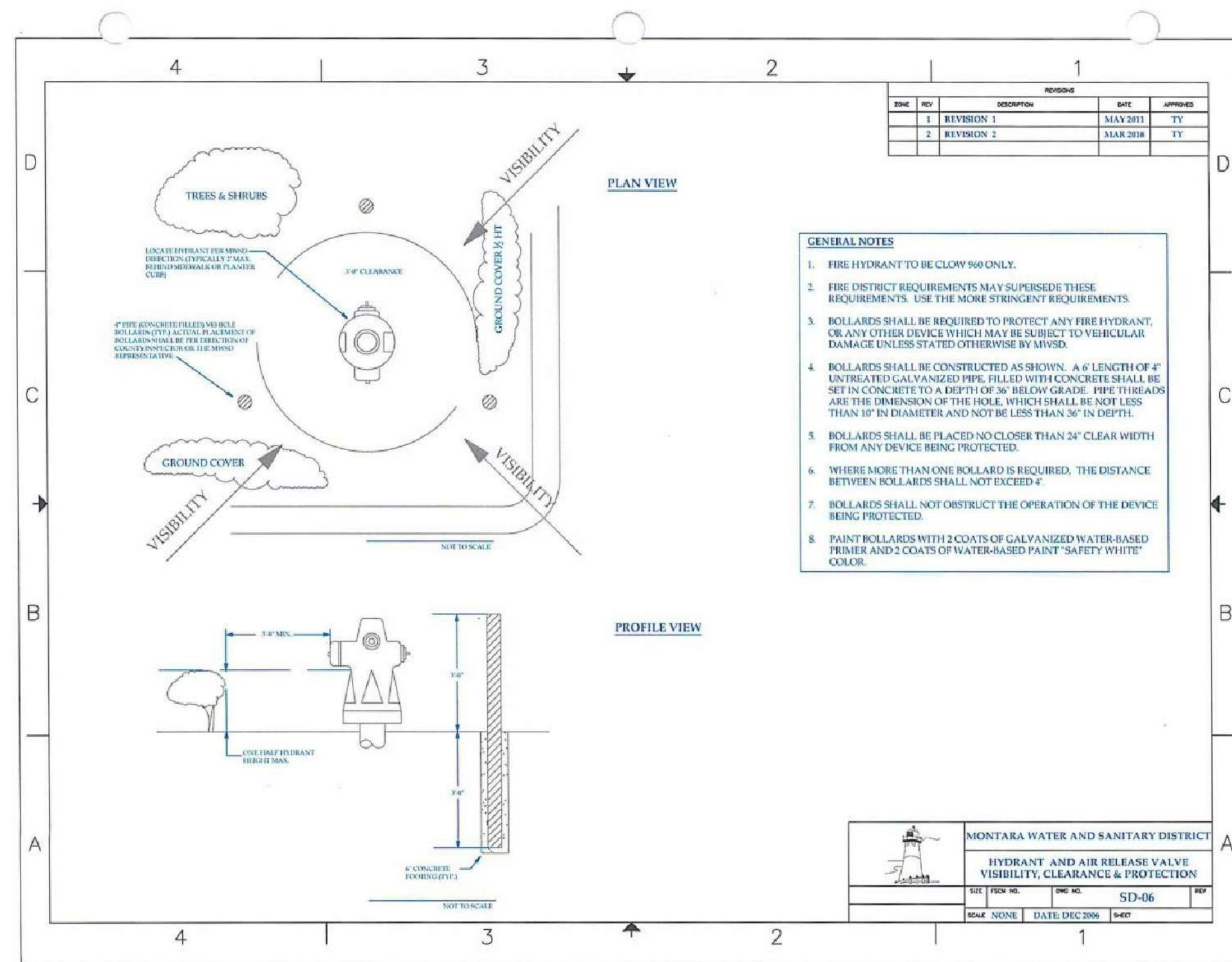
HORIZ: 1"=5'
VERT: 1"=2'



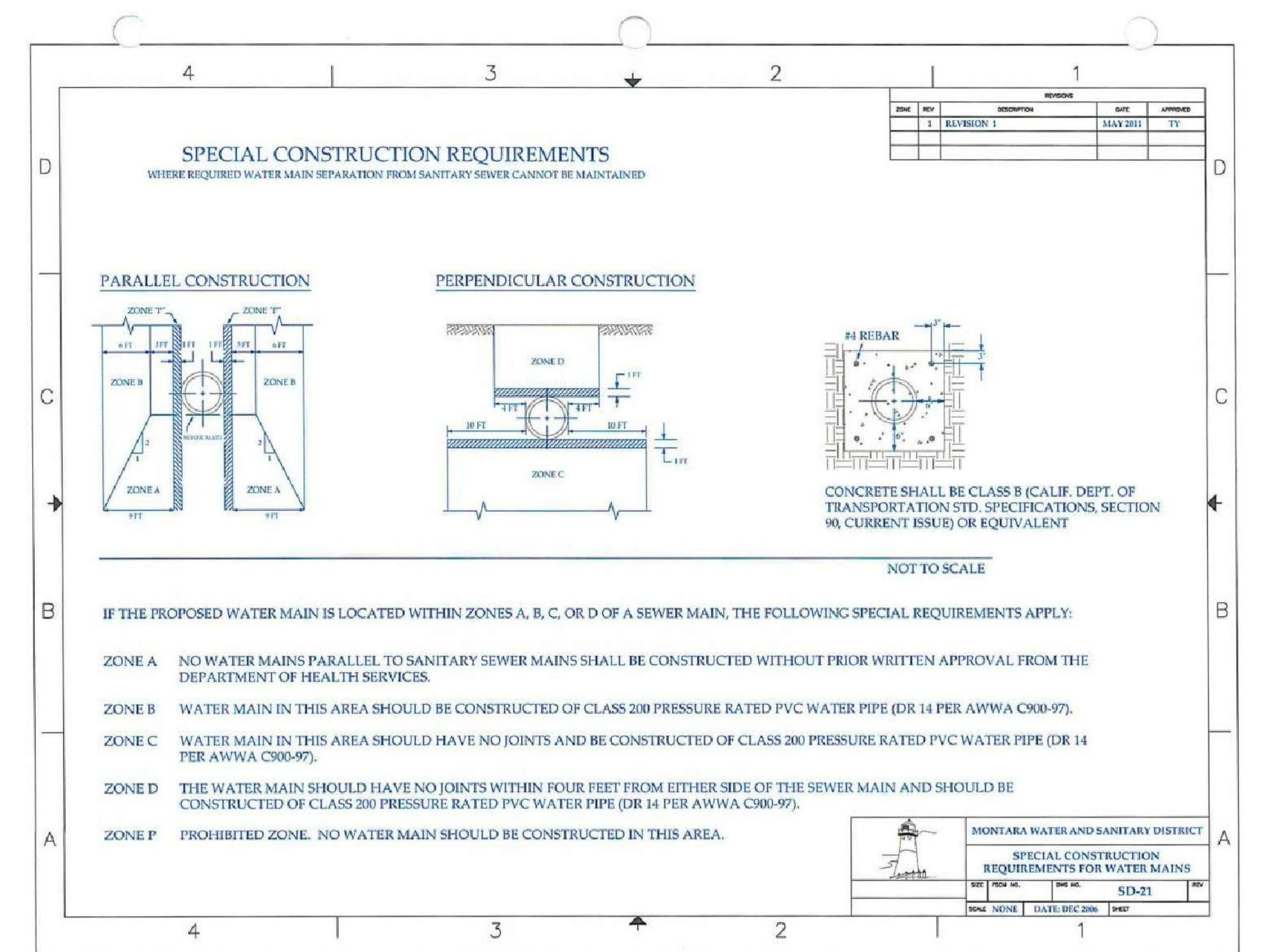
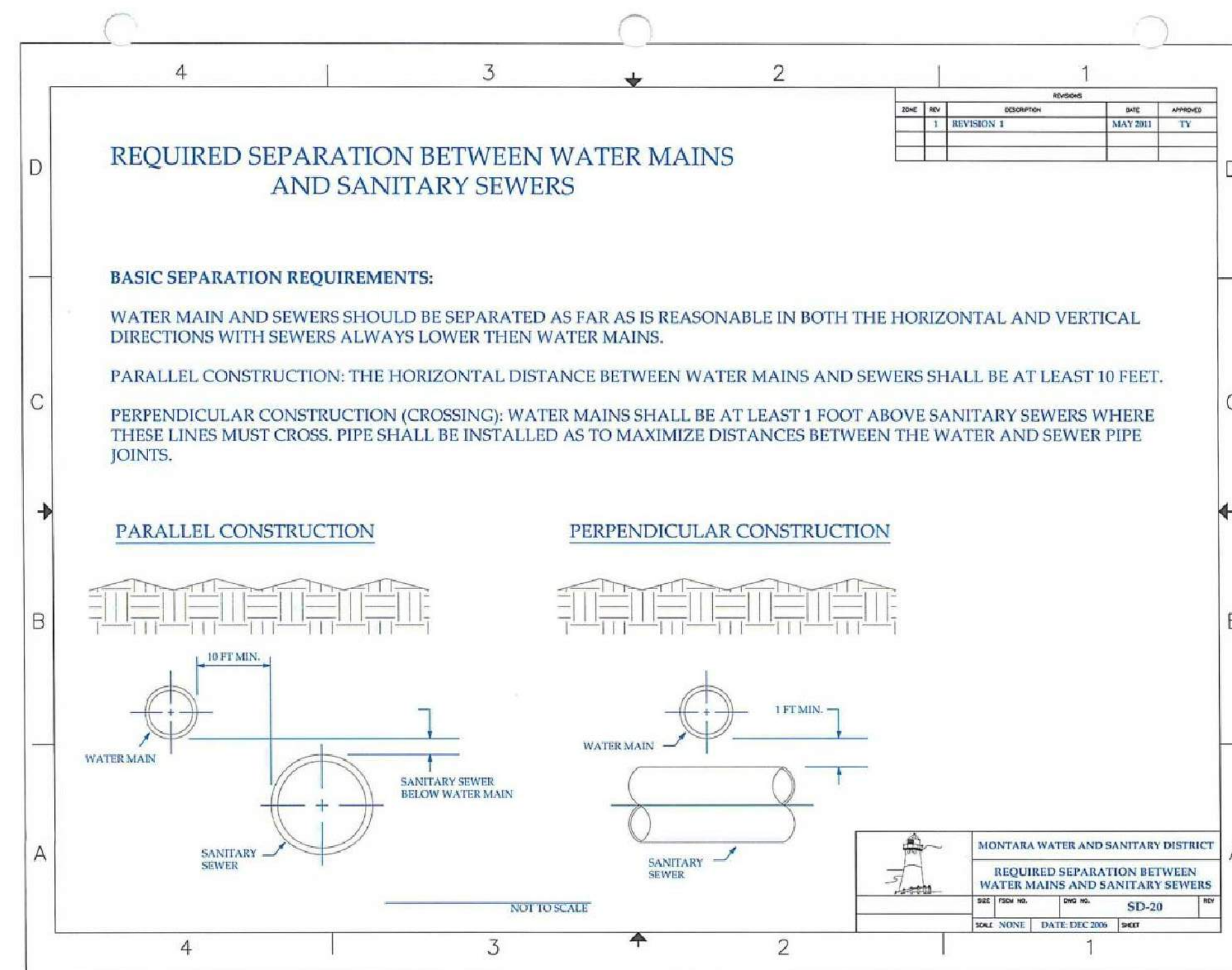
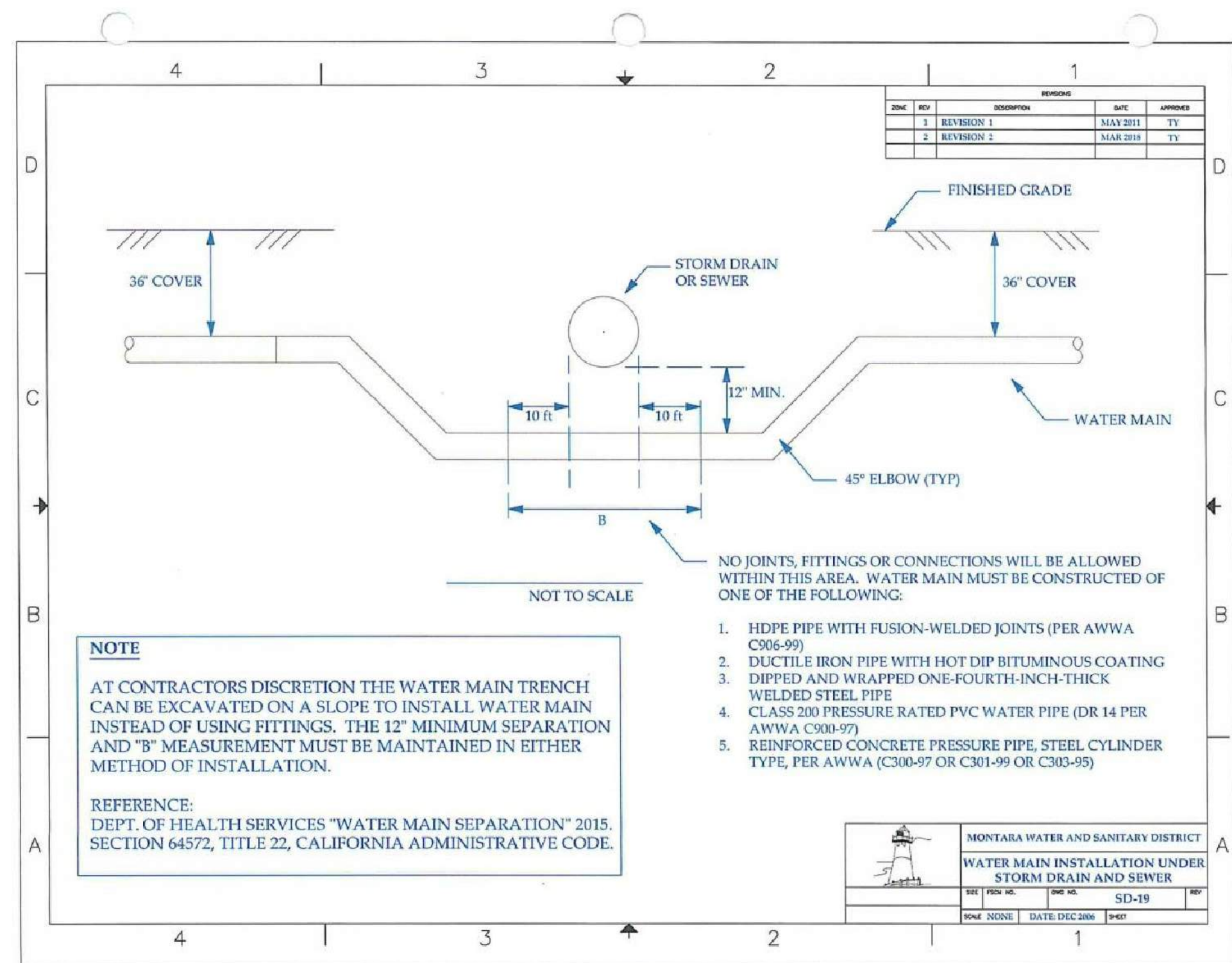
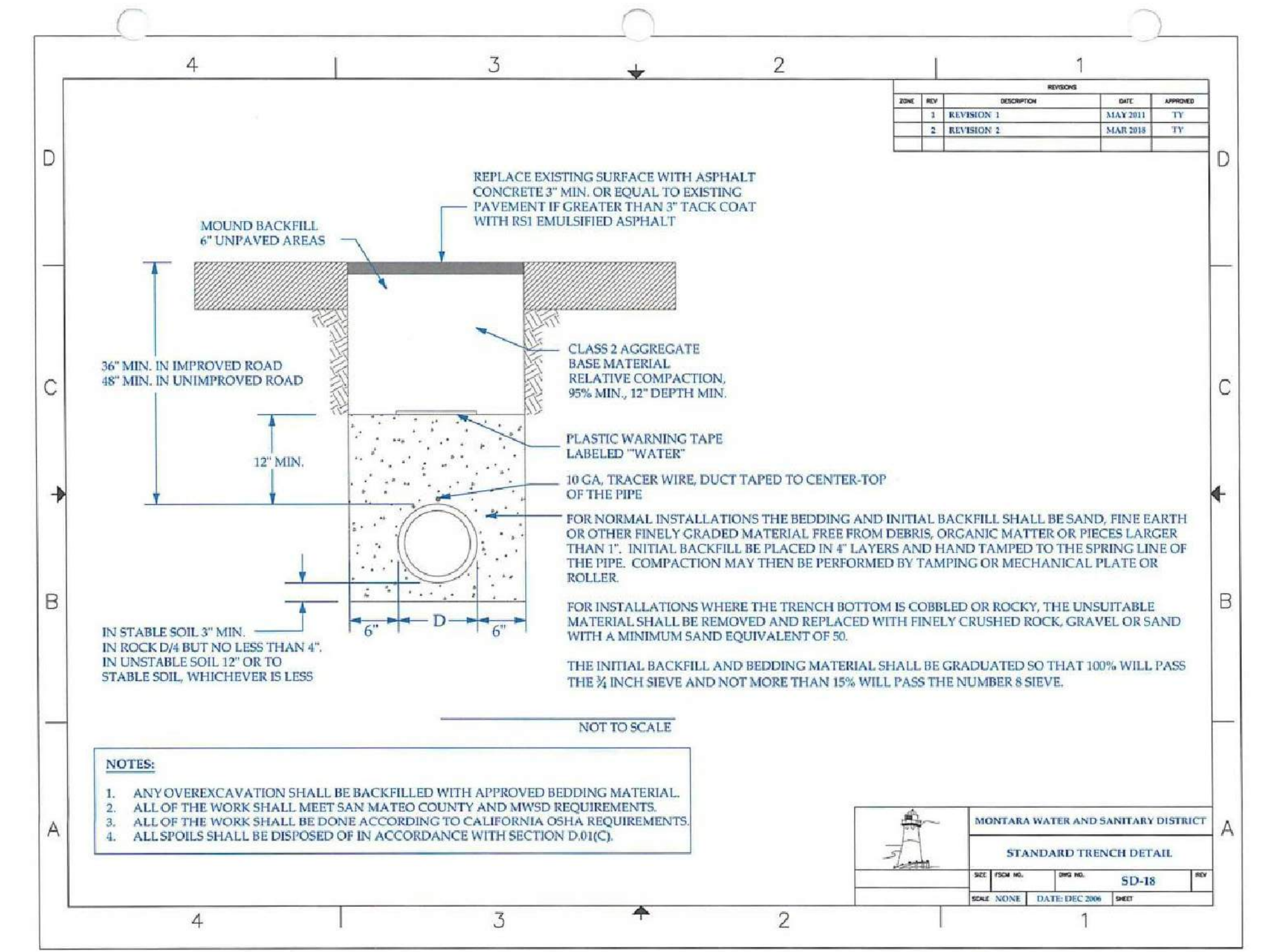
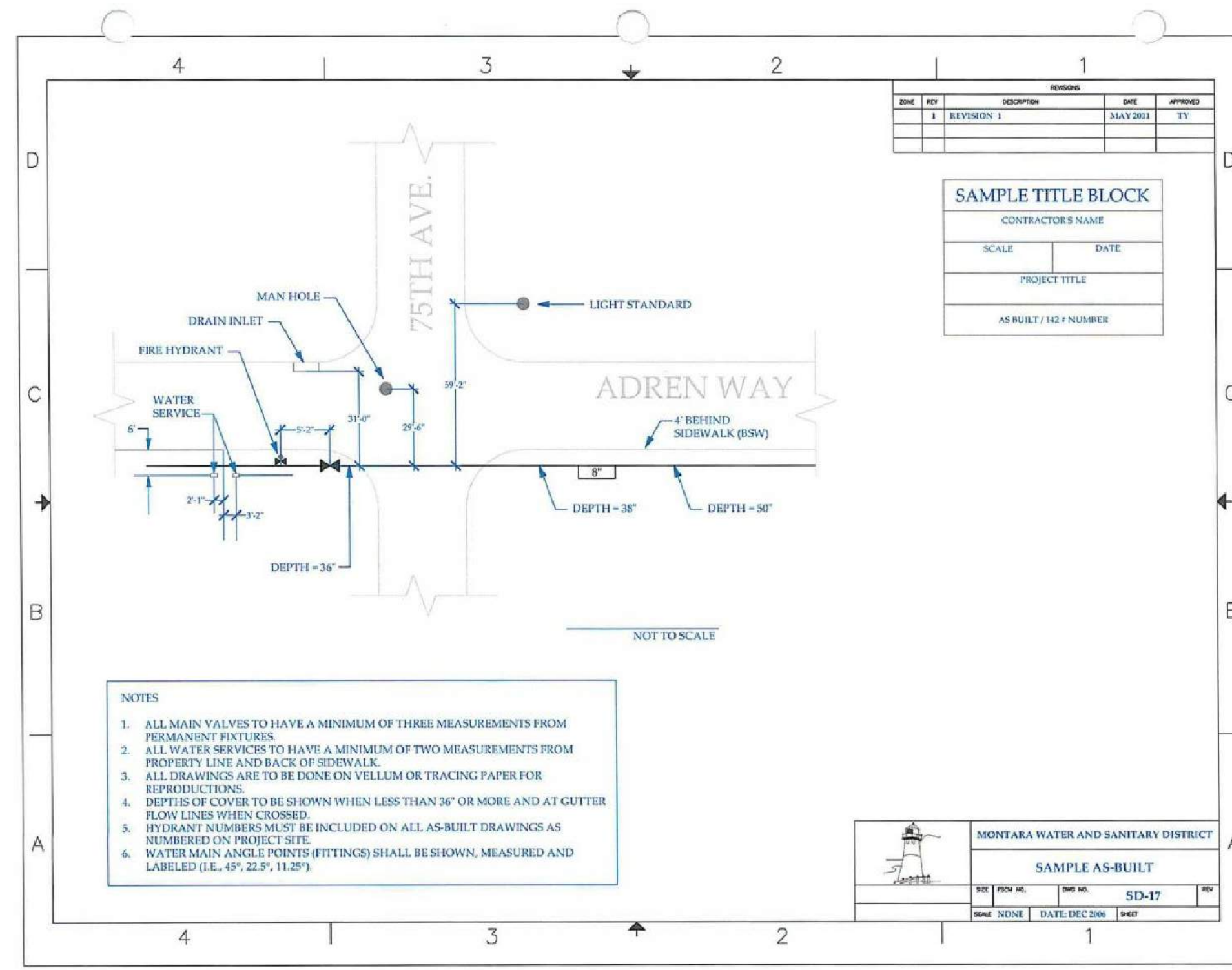
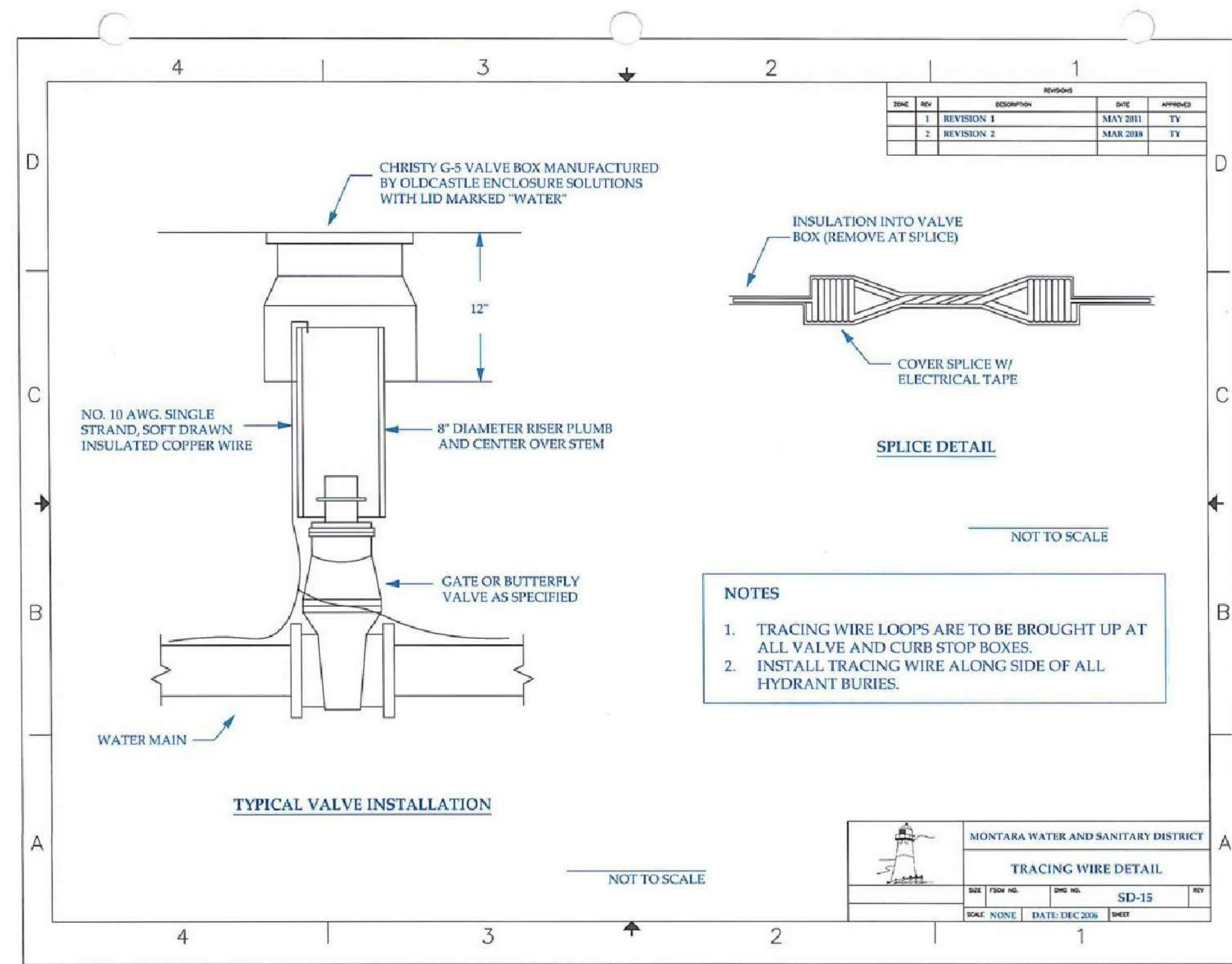
SECTION B-B

HORIZ: 1"=5'
VERT: 1"=2'

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	4	3	2	1
D				
C				
B				
A				

NOTES:

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MONTARA WATER AND SANITARY DISTRICT STANDARDS AND SPECIFICATIONS.
2. MINIMUM DISTANCE BETWEEN SANITARY SEWER AND WATER MAINS SHALL BE TEN FEET (10') HORIZONTALLY OR IN COMPLIANCE WITH DPH TITLE 22, CHAPTER 16, SECTION 64572.
3. WATER MAIN PIPE SHALL BE C-900 CLASS 200 PLASTIC PIPE OR AS APPROVED BY MWSD WATER ENGINEER.
4. ALL 3/4", 1", 1 1/4", AND 2" SERVICE LINES TO BE TYPE "K" COPPER PIPE UNLESS SURROUNDING GROUND CONDITIONS DICTATE CHANGE (SUBJECT TO APPROVAL BY MWSD WATER ENGINEER).
5. ALL VALVES SHALL BE RESILIENT WEDGE EPOXY COATED WITH STAINLESS STEEL BOLTS.
6. ALL FITTINGS SHALL BE CEMENT LINED AND BITUMINOUS COATED OUTSIDE AND PAINTED WITH POLYGUARD C.A. #14 MASTIC.
7. ALL FLANGE FITTINGS TO BE BOLTED TOGETHER WITH 316 STAINLESS STEEL NUTS AND BOLTS.
8. ALL INSTALLATIONS OF MAINS AND SERVICES SHALL HAVE BLUE COATED #10 GA. STANDARD WIRE FOR LOCATING.
9. ALL TAPPING SLEEVES TO BE ALL STAINLESS STEEL CIRCUMFERENTIAL SEAL TYPE WITH STAINLESS STEEL FLANGE, BOLTS, AND NUTS.
10. USE EBAA MECHANICAL JOINT MEGA-LUGS ON ALL MECHANICAL JOINT FITTINGS.
11. USE EBAA SERIES 1600 RESTRAINTS TO RESTRAIN PIPE IN COMBINATION WITH CONCRETE THRUST BLOCKS. MWSD TO ADVISE CONTRACTOR OF REQ'D. LENGTHS OF PIPE TO BE RESTRAINED.

MONTARA WATER AND SANITARY DISTRICT			
FACILITY STANDARDS			
REV. NO.	DATE	BY	APPROVED
1	12/13/18	MAK	MAK
2	08/09/19	MAK	MAK

