



**Montara Water  
and Sanitary District**  
*Serving the Community of Montara and Moss Beach*

P.O. Box 370131  
8888 Cabrillo Hwy  
Montara, CA 94037-0131  
t: 650.728.3545 • f: 650.728.8556

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*To sensitively manage the natural resources entrusted to our care, to provide the people of Montara - Moss Beach with reliable, high – quality water, wastewater, and trash disposal at an equitable price, and to ensure the fiscal and environmental vitality of the district for future generations. Be open to providing other services desired by our community.*

# AGENDA

**District Board of Directors**

**July 21, 2022 at 7:30 p.m.**

**THIS MEETING WILL BE HELD REMOTELY UNDER PARAGRAPH (1) OF SUBDIVISION (e) OF GOVERNMENT CODE SECTION 54953 DUE TO THE CURRENT PROCLAIMED STATE OF EMERGENCY. THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION.**

Directors, staff and the public may participate remotely via the application ZOOM:

ZOOM MEETING INFORMATION:

WEBSITE: <https://us02web.zoom.us/j/86174710856?pwd=ODJPOUJkUHczbFlzanYwZWRTbkJ4Zz09>

MEETING ID: 861 7471 0856

Password: 435609

CALL IN PHONE NUMBER: +1 669 900 9128

INSTRUCTIONS for remote access are available at <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>. You also may view video during the meeting via live stream or after the meeting at <https://videoplayer.telvue.com/player/wuZKb9gwEY7sMACIIsr7VSJglB35kNZA/stream/159?fullscreen=true&showtabssearch=false&autostart=false> . If you experience technical difficulties or have technical questions prior to or during the meeting, please contact MWSD’s IT support at (650) 728-7843.  
Note: Public participation is not permitted during closed session discussion items.

### **Public Comment**

In accordance with the Government Code, members of the public may address the Board on specific agenda items when the matter is announced by the Board President. Any other item of interest that is within the subject matter jurisdiction of the District may be addressed during the Oral Comments portion of the meeting. A “raise hand” button is available for every Zoom user wishing to speak and should be used to alert the President of the intent to comment.

Upon request, this Agenda and written agenda materials will be made available in appropriate alternative formats to persons with a disability. Request for a disability-related modification or accommodation in order to participate in the public meeting should be emailed to [info@mwsd.net](mailto:info@mwsd.net) or submitted by phone at 650-728-3545 at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, and local orders, the format of this meeting may be altered, or the meeting may be canceled. You may check on the status of the meeting by visiting the District’s website at: <http://mwsd.montara.org> .

## **CALL TO ORDER**

## **ROLL CALL**

## **PRESIDENT’S STATEMENT**

## **ORAL COMMENTS** (Items other than those on the agenda)

## **PUBLIC HEARING (none)**

## **CONSENT AGENDA (none)**

## **OLD BUSINESS (none)**

## **NEW BUSINESS**

1. [Review Concerning New Service Connection at Big Wave, Lot 4, Montara, APN 047-311-110](#)

## **REPORTS**

1. Sewer Authority Mid-Coastside Meetings (Slater-Carter).
2. MidCoast Community Council Meeting (Slater-Carter).
3. CSDA Report (Lohman).
4. LAFCo Report (Lohman).

5. Attorney's Report (Fitzgerald).
6. Directors' Reports.
7. General Manager's Report (Heldmaier).

## **FUTURE AGENDAS**

### **CONVENE IN CLOSED SESSION**

#### **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** (Government Code §54956.9(d)(1))

- Case Name: *City of Half Moon Bay v. Granada Community Services District, et al.* (Santa Clara County Superior Court No. 17CV316927)
- Case Name: *Olympian Gulf Properties, Inc. v. Keet Nerhan, dba KN Properties, et. al.* (San Mateo County Superior Court No. 22-CIV-0148)

#### **CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**

(Government Code §54956.9(d)(4)) Initiation of Litigation (2 potential cases)

#### **CONFERENCE WITH REAL PROPERTY NEGOTIATORS** (Government Code §54956.8)

Property: 771 Rivera Rd., Montara, CA

Agency Negotiators: District General Manager; District General Counsel Negotiating parties: Coast Wholesale Florists, a corporation/Miller-Havice Ranch Under Negotiation: Price and Terms of Payment.

### **REPORT OF ACTION TAKEN IN CLOSED SESSION, IF ANY**

#### **ADJOURNMENT**

The District has a curfew of 10:30 p.m. for all meetings. The meeting may be extended for one hour by vote of the Board.

# MONTARA WATER AND SANITARY DISTRICT AGENDA

For Meeting Of: **July 21, 2022**

TO: BOARD OF DIRECTORS

FROM: Clemens Heldmaier, General Manager 

**SUBJECT: Review Concerning New Service Connection at  
Big Wave, Lot 4, Montara,  
APN 047-311-110**

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Applicant Jeff Peck and Owner Big Wave Group filed New Service Application with Montara Water and Sanitary District (MWSD or District) for domestic water and private fire protection (PFP) for a new development located at Big Wave, Lot 4 (APN 047-311-110). The development of Lot 4 includes a 15,075 ft<sup>2</sup> building containing eleven (11) individual commercial units, and will be serviced by a proposed 8-inch water main. The proposed water main extension was designed by the Applicant's engineer in accordance to District's codes and standard specifications. The main extension design drawings have been previously approved by the District Water Engineer. Site plans and floor plan excerpts are shown in **Exhibit A**.

In accordance with the District's Code, the proposed project requires (11) individual water service connections, one for each of the proposed (11) commercial units. Applicant states that only one (1) of the eleven (11) commercial units will be fully developed and utilized at this time, and the use of the remaining ten (10) units is currently unknown until those units are leased to individual lessees. The District Water Engineer sized each water service connection at 5/8-inch based on the water fixtures listed in the New Service Application and the submitted site plans. Prior to construction of the building, a total Water Capacity Charge of \$259,182.00 is due for the domestic water service connection to Lot 4, made up of \$23,562.00 per each commercial unit's 5/8-inch connection.

**RECOMMENDATION:**

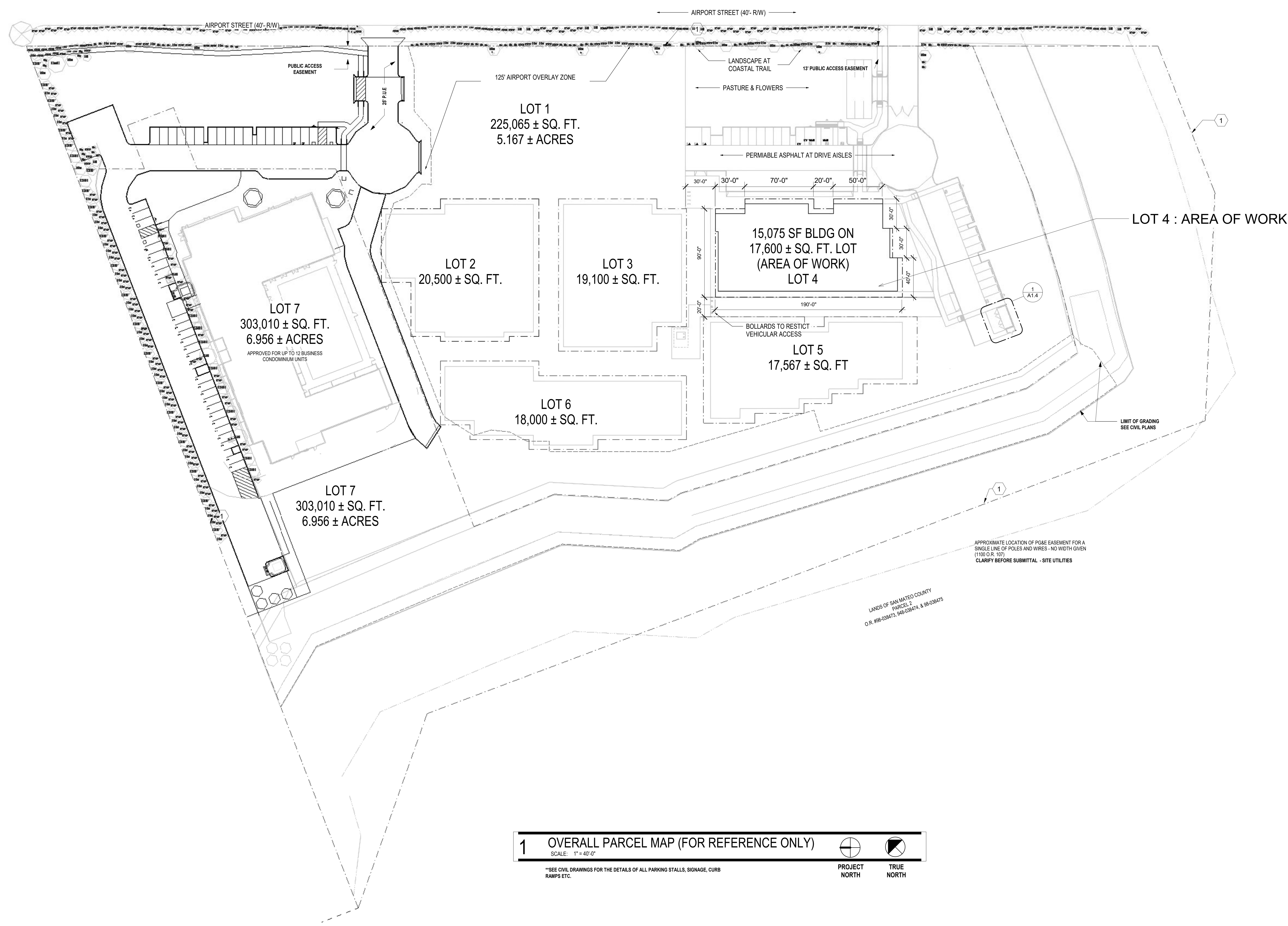
This item is for the Board information only, no action is required at this time.



**CAVES**

AIRPORT STREET  
PRINCETON BY THE SEA, CA

A WELLNESS CENTER OPERATED BUSINESS



**1 OVERALL PARCEL MAP (FOR REFERENCE ONLY)**  
SCALE: 1" = 40'-0"

\*SEE CIVIL DRAWINGS FOR THE DETAILS OF ALL PARKING STALLS, SIGNAGE, CURB RAMP ETC.

PROJECT NORTH    TRUE NORTH

No.	Description	Date

First Issue Date: 10/19/21  
Issue Phase: AGENCY SUBMITTAL  
Sheet Issue: 10/19/21  
Project Number: 55-160823-A  
Permit Application #:     
APN #: 047-311-110

Scale:     
Title: **SITE PLAN**

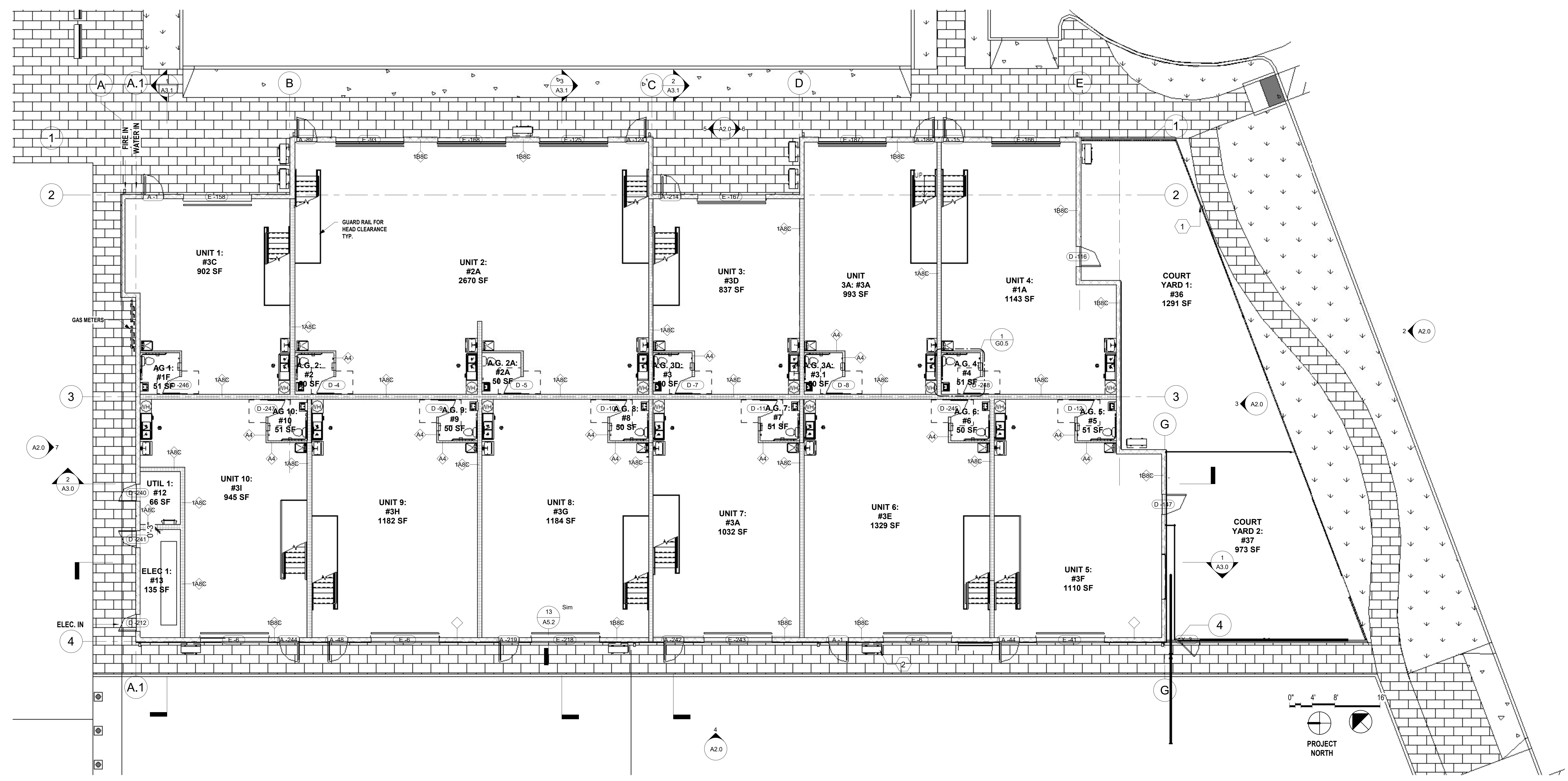
Drawing #:     
**G0.4**





**CAVES**  
 AIRPORT STREET  
 PRINCETON BY THE SEA, CA

A WELLNESS CENTER OPERATED BUSINESS



**1 GROUND LEVEL**  
 SCALE: 1/8" = 1'-0"

PARTITION TAG & LEGEND			
SERIES	TAG	PLAN VIEW	WALL TAG
A	1ABC	1 HR - 2x8 WD SHEAR WALL W/ 5/8" TYPE 'X' GWB. EA. SIDE	1ABC
A	A4	2x4" W 5/8" GWB. EA. SIDE	1A4A
B	1B8C	2x8" W/ 5/8" GWB. 6mil VB. 1/2" PLY., 2LYR BLDG PAPER W/ STUCCO	1B8C

\*SEE SHEET A90.00 FOR PARTITION DETAILS AND NOTES

**FLOOR PLAN GENERAL NOTES**

- REFER TO SHEET G0.05 FOR GENERAL PROJECT NOTES
- REFER TO THIS SHEET FOR ADDITIONAL LIFE SAFETY GENERAL NOTES
- DIMENSIONING GUIDE: ALL DIMENSIONS ARE TAKEN TO/FROM GRID LINE, FACE OF CONCRETE AND MASONRY, AND FACE OF METAL/WOOD STUD PARTITION, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS BETWEEN SURFACES WILL BE NOTED WHERE APPLICABLE FROM MATERIAL FINISHES. ALL DIMENSIONS REFERENCED HEREIN ARE IMPERIAL STANDARDS. FOR THE PURPOSE OF THIS PROJECT, ALL DIMENSIONS HEREIN SHALL BE TREATED EQUALLY, WITHOUT ANY HIERARCHY, AND/OR ORDER OF PRECEDENCE, UNLESS OTHERWISE NOTED
- REFERENCE ELEVATION: ALL ELEVATIONS NOTED ON THIS PLAN CORRESPOND TO REFERENCE ELEVATION 0'-0" FOR THIS FLOOR LEVEL. DEVIATIONS AND VARIANCES IN THIS ELEVATION MAY EXIST, AS INDICATED. UPPER FLOOR ELEVATIONS TO BE NOTED ACCORDINGLY. NOTE: THIS ASSISTS AND ESTABLISHES NOTED VERTICAL CONTROL AT ALL FLOOR PLANS, REGARDLESS TO FLOOR LEVEL
- DEMOLITION NOTES: REFERENCE CORRESPONDING DEMOLITION SHEETS FOR CROSS-REFERENCING TO THE SAME FLOOR PLAN.
- ALL EXTERIOR WALL ASSEMBLIES ARE SHOWN ON SHEETS A502
- ALL INTERIOR PARTITIONS SHOWN IN PLAN ARE AS DESIGNATED ON THE PARTITION/WALL TYPE SHEETS A501 - A504 AND ARE FULL-HEIGHT, UNLESS OTHERWISE NOTED.
- DOOR OPENINGS: ALL DOOR OPENINGS ARE DESIGNATED WITH REFERENCE NUMBERS CORRESPONDING TO A SEPARATE DOOR SCHEDULE. THIS MAY INCLUDE MISCELLANEOUS OPENINGS SUCH AS OVERHEAD SECTIONAL OR COILING, SLIDING, AND OPERABLE PANELED ASSEMBLIES. REFER TO SHEET A601 FOR THE DOOR OPENING SCHEDULE.
- WINDOW OPENINGS: ALL WINDOW OPENINGS ARE DESIGNATED WITH REFERENCE NUMBERS CORRESPONDING TO SEPARATE WINDOW OPENINGS. THIS MAY INCLUDE MISCELLANEOUS OPENINGS SUCH AS STOREFRONT ASSEMBLIES. REFER TO SHEET A602-A603
- ROOM FINISHES: ALL ROOMS ARE DESIGNATED WITH REFERENCE ROOM NAMES/NUMBERS CORRESPONDING TO A SEPARATE ROOM FINISH SCHEDULE. REFER TO SHEET SERIES (SHEET NO.) FOR THE ROOM FINISH SCHEDULE. NOTE: ADDITIONAL REFERENCES TO FLOOR FINISH/LAYOUT PLANS COULD BE INCLUDED.
- REFLECTED CEILING PLAN: REFER TO SHEET A120 FOR THE CORRESPONDING RCP FOR THIS AREA.
- MOUNTING HEIGHTS: REFER TO SHEET G004 FOR TYPICAL MOUNTING HEIGHTS FOR FIXTURES, ACCESSORY ITEMS, AND MISCELLANEOUS DEVICES.
- FLOOR SLOPE: IN RESTROOM/TOILET AREAS, KITCHENS, AND OTHER AREAS TO RECEIVE FLOOR DRAINS, SLOPE THE FLOOR TO THE DRAIN, UNLESS OTHERWISE INDICATED.
- PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE CALIFORNIA PLUMBING CODE.
- AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 5.410, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

**LIFE SAFETY PLAN GENERAL NOTES**

- REFERENCE CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, STANDARDS, REGULATIONS, AND OTHER SUPPLEMENTAL AMENDMENTS RELATED TO THE JURISDICTIONS OF THE PROJECT, IN THEIR LATEST AND MOST RECENT ADOPTED EDITIONS, AND EFFECTIVE DATES.

Keynote	Description
1	ALUMINUM PICKET FENCE (7'-0" MAX) UNDER SEPARATE PERMIT
2	MECHANICAL VENTILATION, SEE MEP

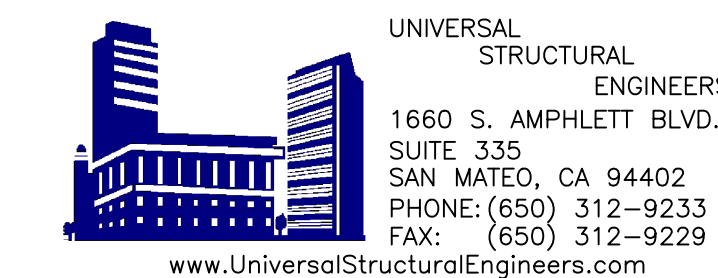
No.	Description	Date

First Issue Date: 10/19/21  
 Issue Phase: AGENCY SUBMITTAL  
 Sheet Issue: 10/19/21  
 Project Number: 55-160823-A  
 Permit Application #: 047-311-110  
 APN #: 047-311-110

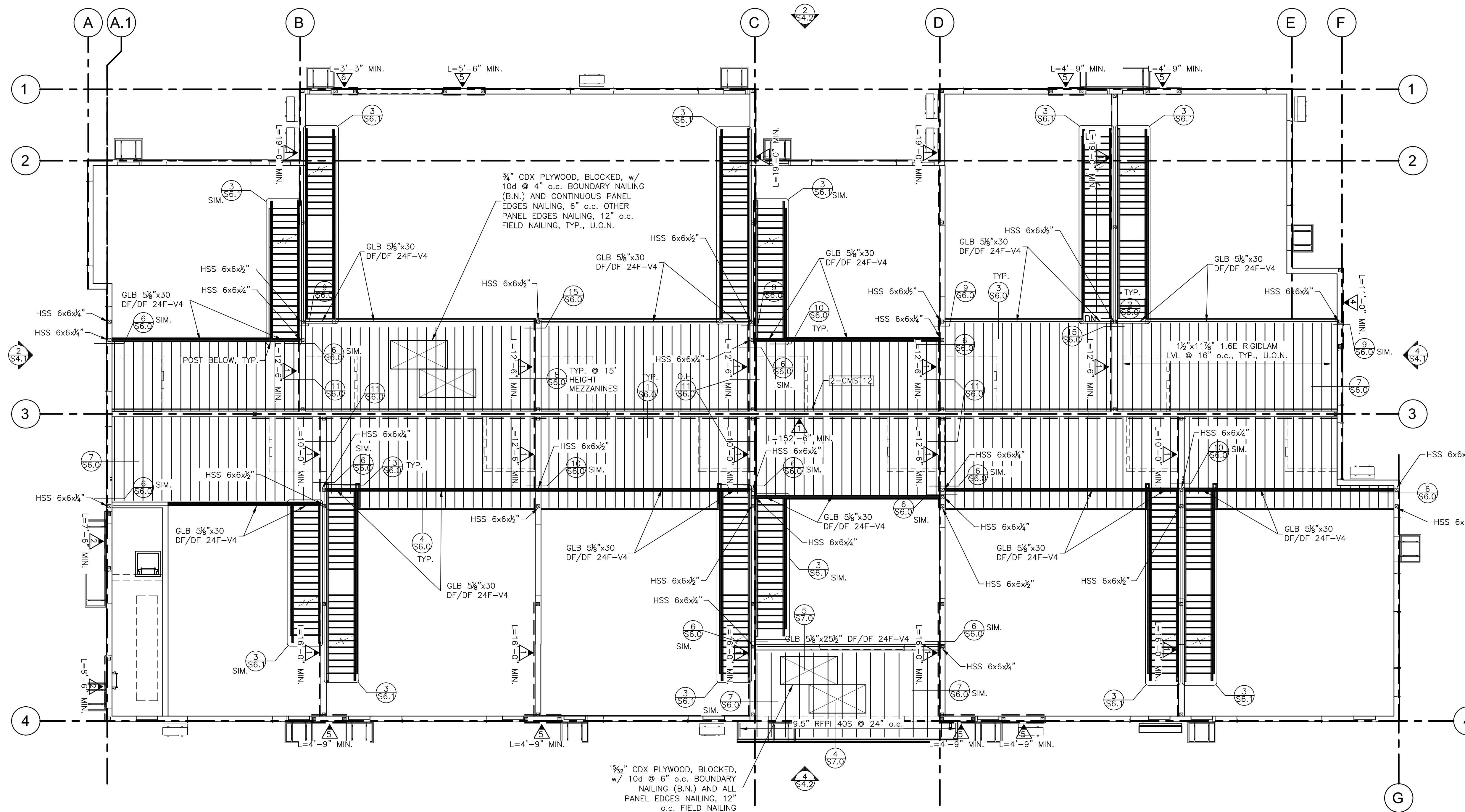
Scale:  
 Title: **GROUND LEVEL**

Drawing #:

**A1.1**



THE CAVES  
AIRPORT STREET  
PRINCETON BY THE SEA, CA



MEZZANINE AND LOWER ROOF PLAN  
SCALE: 1/8"=1'-0"

- NOTES:  
1. SEE GENERAL NOTES ON SHEET S0.1 AND S0.2.  
2. SEE S1.0 FOR WALLS FRAMING INFORMATION.  
3. SEE S7.0 FOR ADDITIONAL ROOF FRAMING NOTES.

No.	Description	Date

First Issue Date: \_\_\_\_\_  
Issue Phase: \_\_\_\_\_  
Sheet Issue: \_\_\_\_\_  
Project Number: 201711.06  
Permit Application #: BLD2018-02138

Scale: AS NOTED

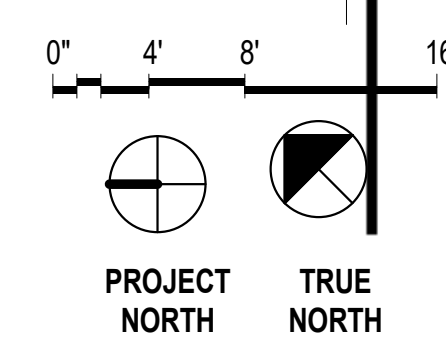
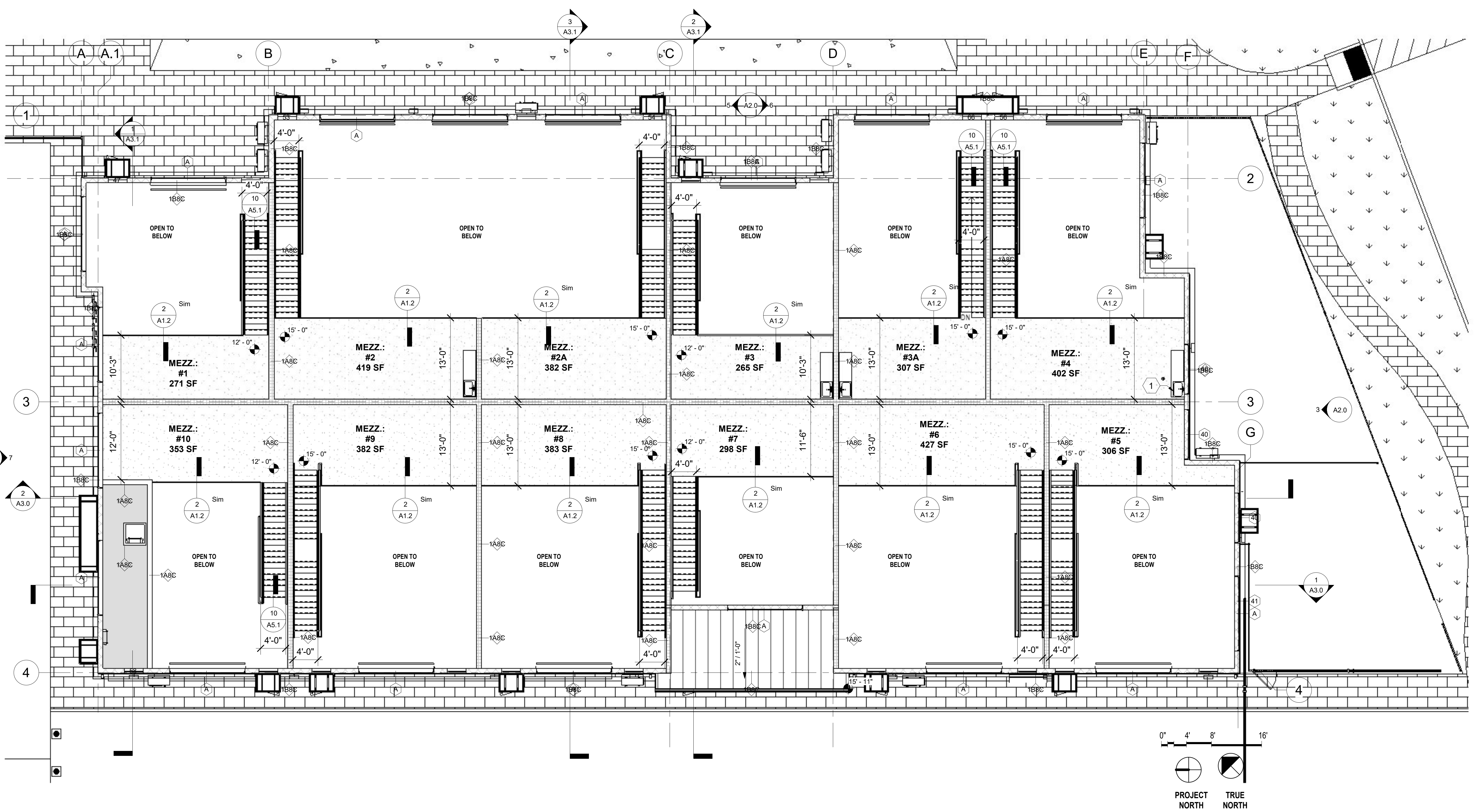
Title:  
MEZZANINE AND LOWER ROOF PLAN

Drawing #:

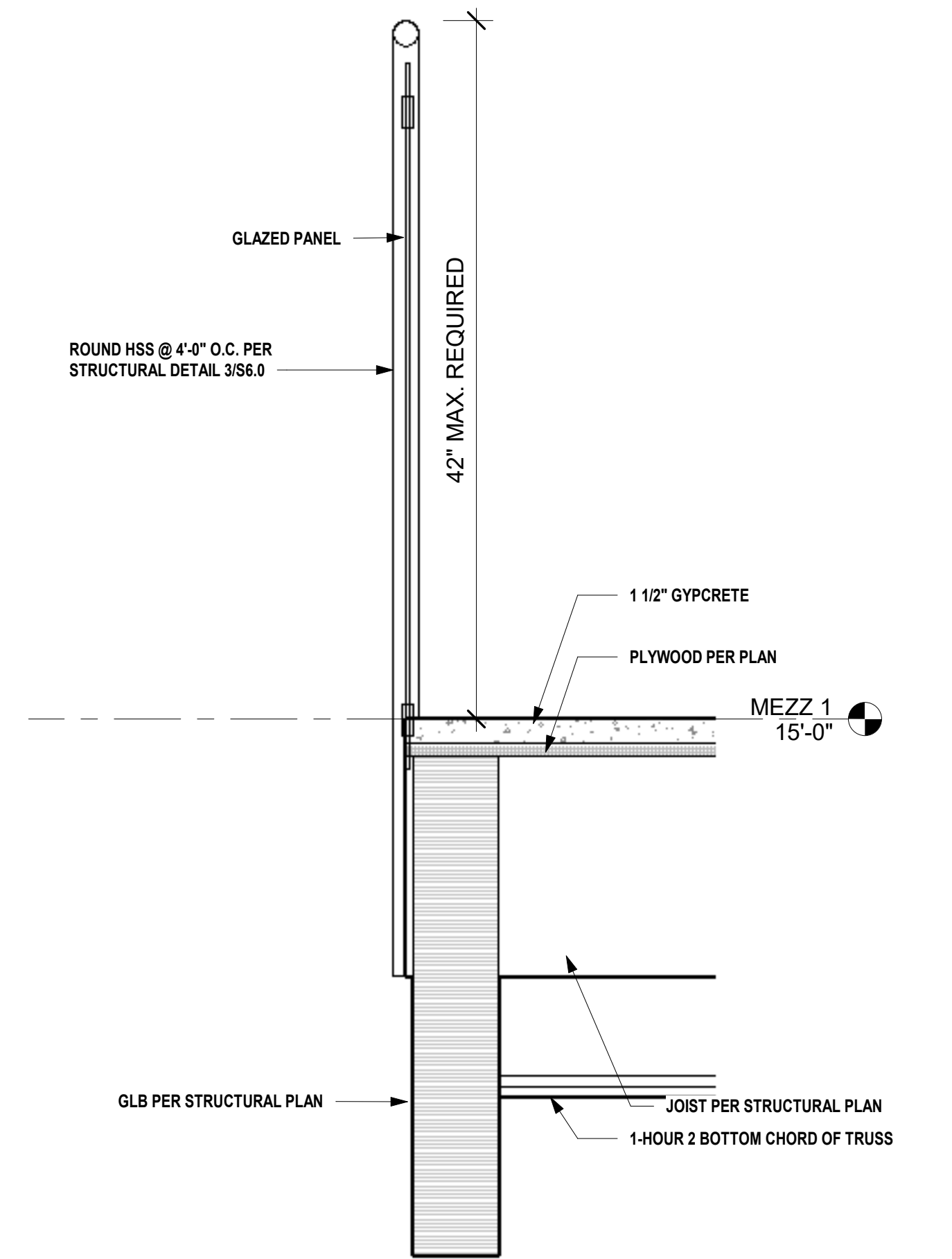




**CAVES**  
AIRPORT STREET  
PRINCETON BY THE SEA, CA  
A WELLNESS CENTER OPERATED BUSINESS



**1 MEZZANINE LEVEL THIS PERMIT**  
SCALE: 1/8" = 1'-0"



**2 RAILING DETAIL**  
SCALE: 1 1/2" = 1'-0"

PARTITION TAG & LEGEND			
SERIES	TAG	PLAN VIEW	WALL TAG
A	1ABC	1 HR - 2x8 WD SHEAR WALL W/ 5/8" TYPE 'X' GWB. EA. SIDE	1ABC
A	A4	2x4" W 5/8" GWB. EA. SIDE	1A4A
B	1B8C	2x8" W/ 5/8" GWB. 6mil VB, 1/2" PLY., 2LYR BLDG PAPER W/ STUCCO	1B8C

\*SEE SHEET A90.00 FOR PARTITION DETAILS AND NOTES

No.	Description	Date

First Issue Date: 10/19/21  
Issue Phase: AGENCY SUBMITTAL  
Sheet Issue: 10/19/21  
Project Number: 55-160823-A  
Permit Application #:   
APN #: 047-311-110

Scale:   
Title: **MEZZANINE**

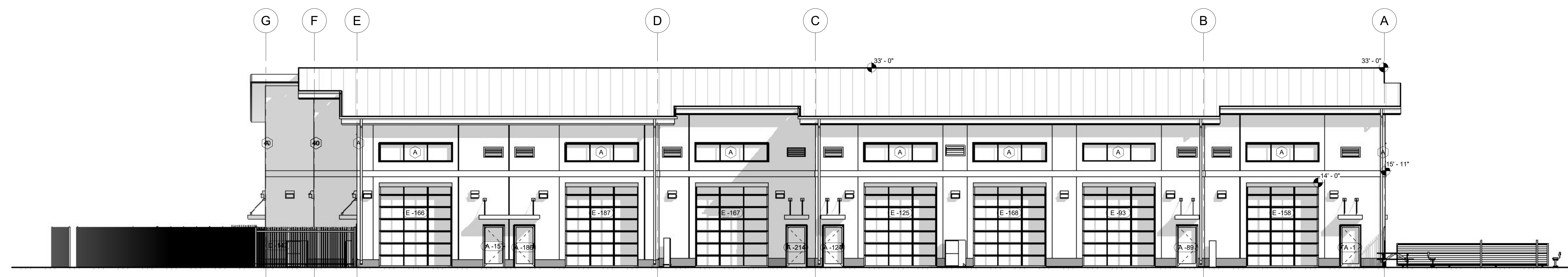
Drawing #:

**A1.2**

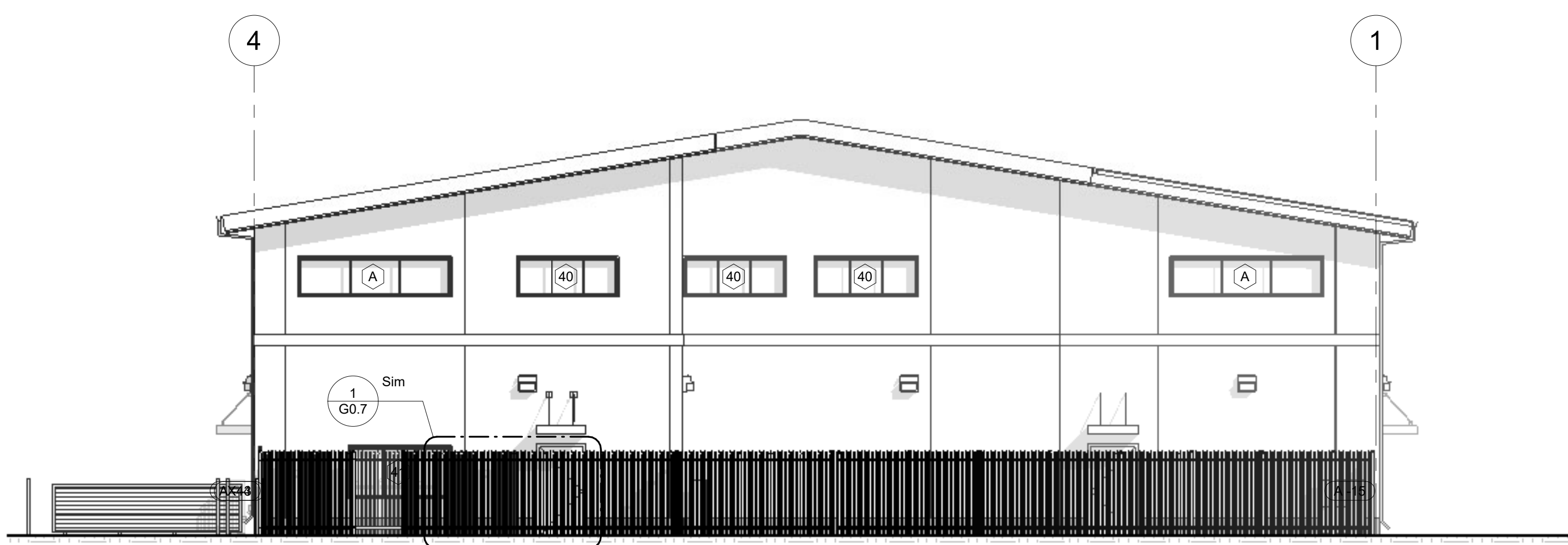




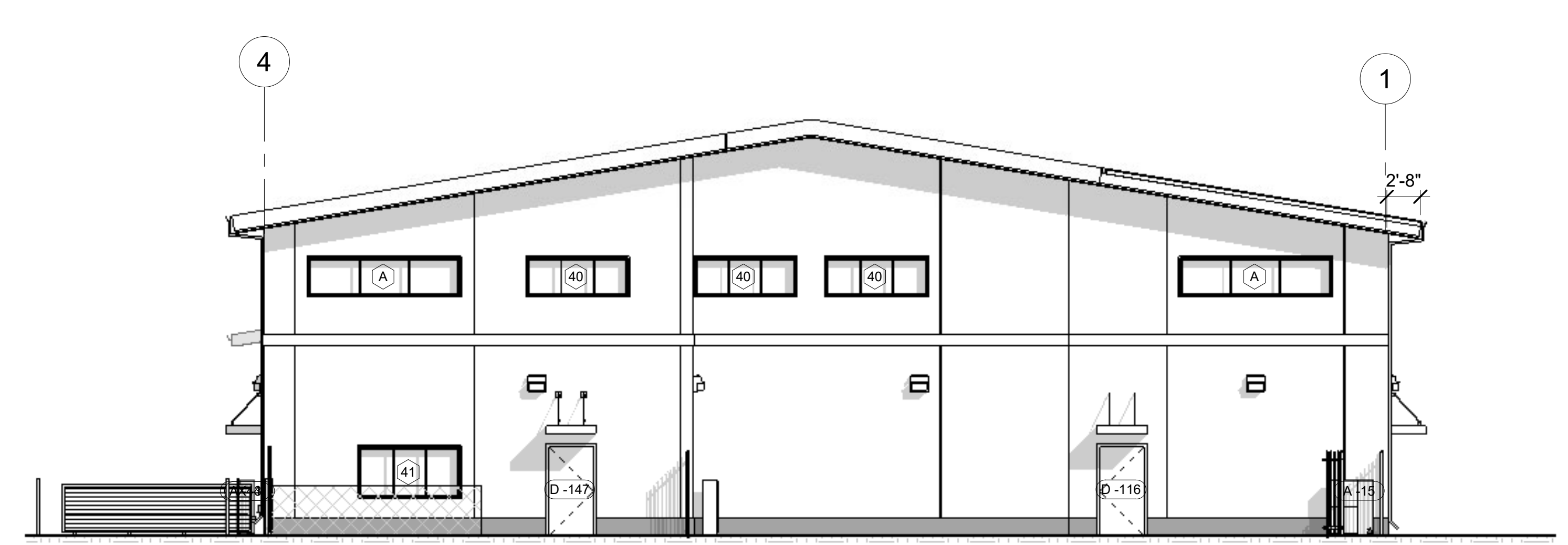
**CAVES**  
 AIRPORT STREET  
 PRINCETON BY THE SEA, CA  
 A WELLNESS CENTER OPERATED BUSINESS



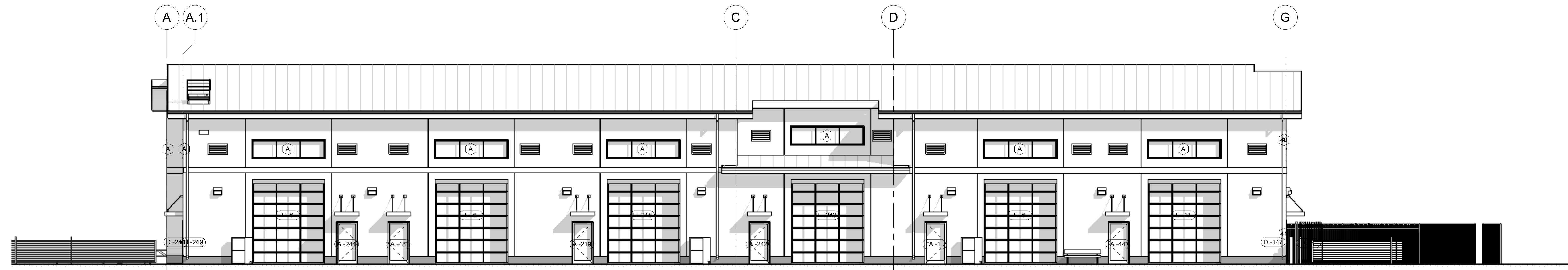
**1 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



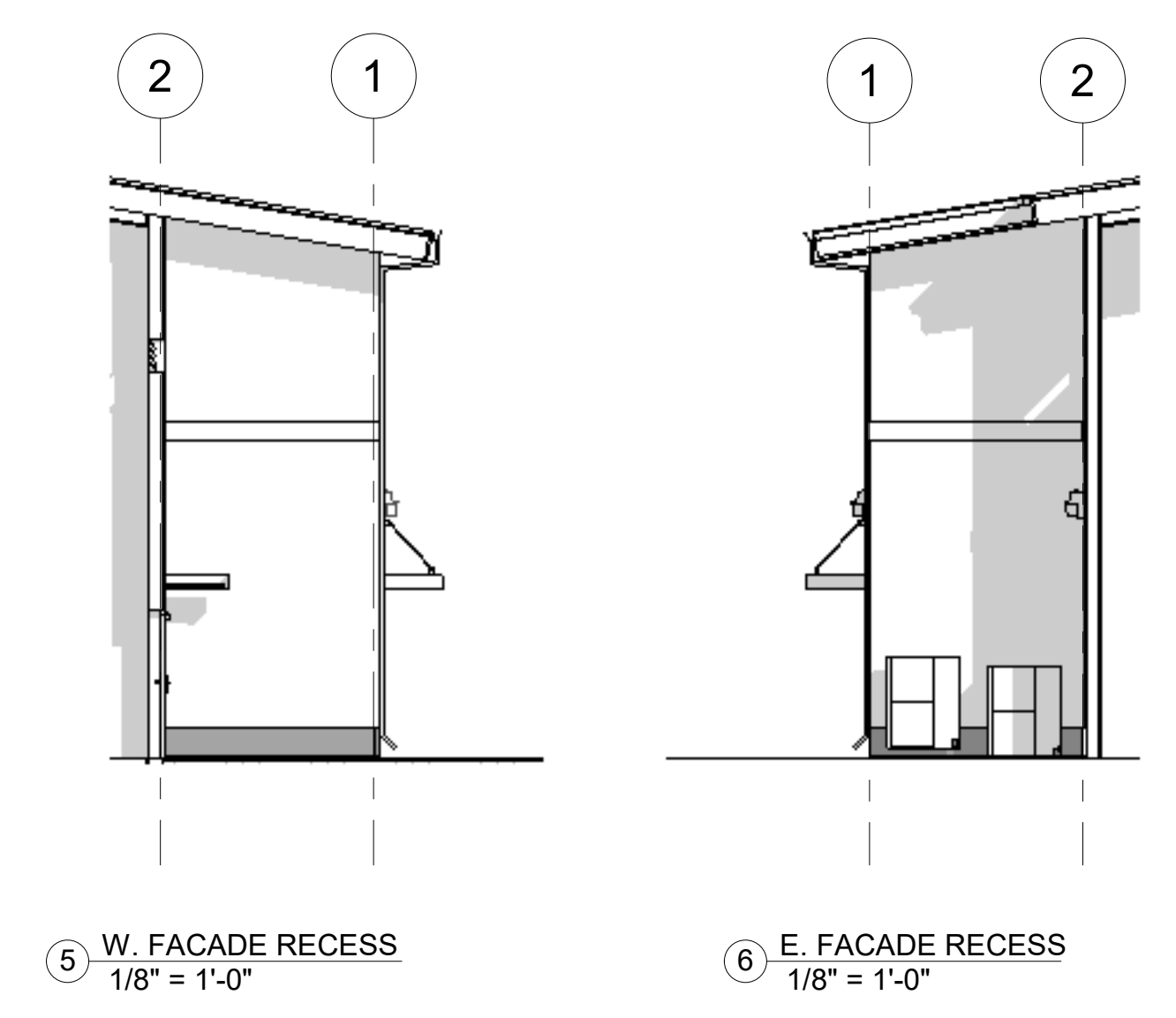
**2 SOUTH ELEVATION FENCING**  
 SCALE: 1/8" = 1'-0"



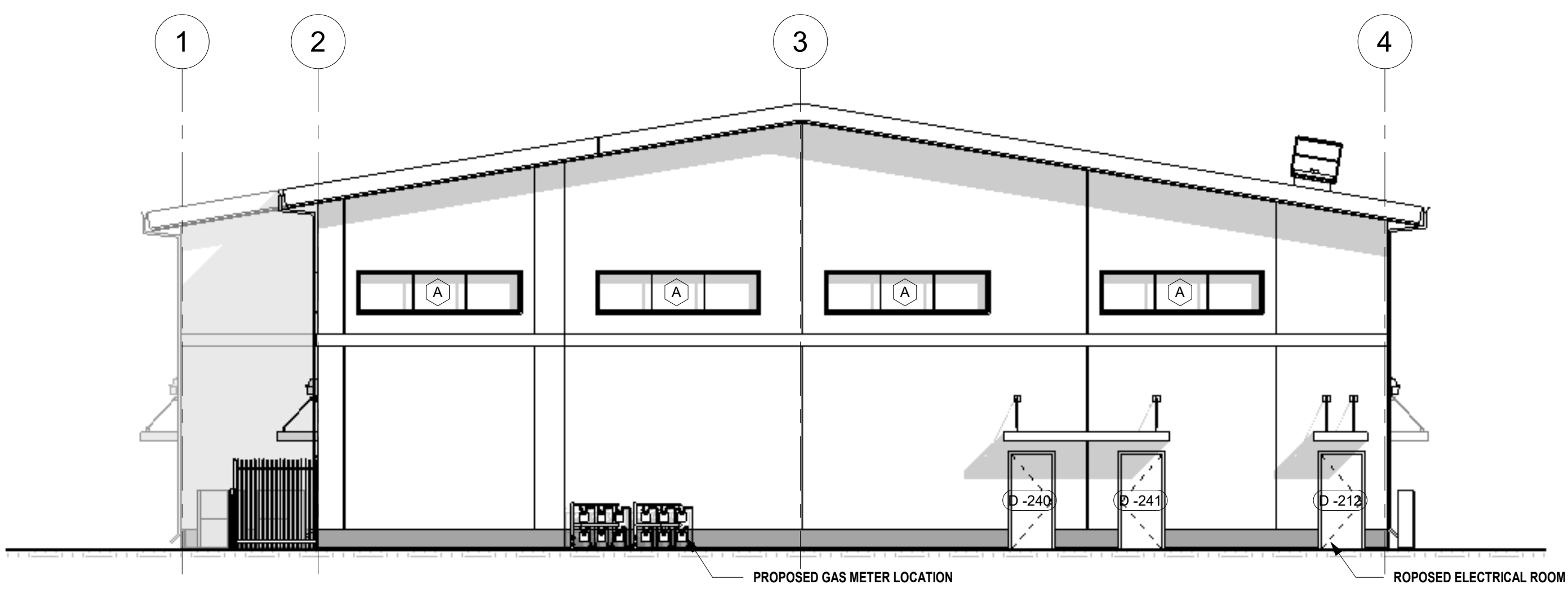
**3 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**4 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**5 W. FACADE RECESS**  
 1/8" = 1'-0"  
**6 E. FACADE RECESS**  
 1/8" = 1'-0"



**7 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

No.	Description	Date

First Issue Date: 10/19/21  
 Issue Phase: AGENCY SUBMITTAL  
 Sheet Issue: 10/19/21  
 Project Number: 55-160823-A  
 Permit Application #:   
 APN #: 047-311-110

Scale:   
 Title: EXTERIOR ELEVATIONS

Drawing #:

**A2.0**