

# ***STAFF REPORT***

**To: Coastside County Water District Board of Directors**

**From: David Dickson, General Manager**

**Agenda: August 10, 2010**

Report

Date: July 30, 2010

**Subject: Monthly Water Transfer Report**

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## **Recommendation:**

None. For Board information purposes only.

## **Background:**

At the December 10, 2002 Board meeting and November 18, 2003 Special Board meeting, the Board made several changes to the District's water transfer policy. One of the changes directed the General Manager to approve routine water transfer applications that met the District's criteria as embodied in Resolution 2002-17 and Resolution 2003-19. The General Manager was also directed to report the number of water transfers approved each month as part of the monthly Board packet information.

Since the previous Board meeting in June 2010, two transfer applications were approved for two—5/8" (20 gpm) non-priority water service connections. A spreadsheet reporting the transfers for the month of July 2010 follows this report as well as the approvals from Patrick Miyaki and the confirmation letters from Glenna Lombardi.

**APPROVED WATER TRANSFERS FOR THE 2010 CALENDAR YEAR**

<b>DONATING APN</b>	<b>RECIPIENT APN</b>	<b>PROPERTY OWNERS</b>	<b># OF CONNECTIONS</b>	<b>DATE</b>
056-310-020	056-107-030	Gill-Vista Enterprises to Adragna, TRS	1---5/8" non-priority	Jul-10
056-310-020	056-116-140	Gill-Vista Enterprises to Floyd, TRS	1---5/8" non-priority	Jul-10

## Memorandum

### VIA ELECTRONIC MAIL

**TO:** Glenna Lombardi  
**FROM:** Patrick T. Miyaki  
**DATE:** July 15, 2010  
**RE:** **Application to Transfer Uninstalled Non-Priority Water Service Connections from Gill-Vista Property**

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Glenna, I reviewed the two Applications to transfer uninstalled non-priority water service connections from Gill-Vista Enterprises, a California General Partnership, (APN 056-301-020) to the following two transferees:

1. Charles and Trula Floyd (APN 056-116-140).
2. David and Rhonda Adragna (APN 056-107-030).

These Applications, like the previous applications involving the Gill-Vista property, involved a unique issue - the Gill-Vista property has delinquent taxes and therefore the County has a recorded security interest against the property. To address this issue, the seller and buyers agreed to open an escrow with Chicago Title Company. Among other things, the escrow agreement requires Chicago Title Company to disburse funds from the escrow to pay all past due property taxes and that disbursement is a condition precedent to the transfer of the water service connections to the buyers. Therefore, the recorded security interest on the property will be paid through the escrow and the security interest will be removed. I have received fully executed copies of the escrow agreement that contractually requires Chicago Title to make the payment to the County Tax Collector, as well as copies of the checks issued to the San Mateo County Tax Collector.

Therefore, the Applications are generally in order and satisfy the requirements of the District's General Regulations Regarding Water Service, Section U, Transfer of Uninstalled Water Service Connection Rights.

Please do not hesitate to contact me if you have any questions or want to discuss this matter in more detail.

cc: David Dickson

July 15, 2010

Gill-Vista Enterprises  
5 Erba Lane, Suite D  
Scotts Valley, CA 95066

Charles and Trula Floyd, TRS  
551 Alsace Lorraine  
Half Moon Bay, CA 94019

Dear Property Owners:

RE: Request to Transfer an Uninstalled Non-Priority Crystal Springs Project Water Service Connection

Dear Property Owners:

We are pleased to confirm that the Coastside County Water District has **approved** your request to transfer one---5/8" (20 gpm) non-priority Crystal Springs Project water service connection. The result of this transfer is as follows:

- **APN 056-310-020** continues to have the remaining rights to 21.5---5/8" (20 gpm) uninstalled, non-priority water service connections from the Coastside County Water District; and
- **APN 056-116-140** now has a one---5/8" (20 gpm) uninstalled, non-priority water service connection assigned to it from the Crystal Springs Project.

Please be advised that the City Council of the City of Half Moon Bay has taken the position that the transfer of a water service connection meets the definition of "development" so as to require a coastal development permit from the City. Applicants are advised to investigate this issue further with the Half Moon Bay Planning Department if applicable. The Coastside County Water District, in approving this application, does not make any representations or warranties with respect to further permits or approvals required by other governmental agencies, including the City of Half Moon Bay.

Sincerely,

Glenna Lombardi

Cc: David Dickson, General Manager

July 15, 2010

Gill-Vista Enterprises  
5 Erba Lane, Suite D  
Scotts Valley, CA 95066

David and Rhonda M. Adragna, TRS  
312 Correas Street  
Half Moon Bay, CA 94019

Dear Property Owners:

RE: Request to Transfer an Uninstalled Non-Priority Crystal Springs Project Water Service Connection

Dear Property Owners:

We are pleased to confirm that the Coastside County Water District has **approved** your request to transfer one---5/8" (20 gpm) uninstalled, non-priority Crystal Springs Project water service connection. The result of this transfer is as follows:

- **APN 056-310-020** continues to have the remaining rights to 21.5---5/8" (20 gpm) uninstalled, non-priority water service connections from the Coastside County Water District; and
- **APN 056-107-030 (312 Correas Street, Half Moon Bay)** now has a one---5/8" (20 gpm) uninstalled, non-priority water service connection assigned to it from the Crystal Springs Project.

Please be advised that the City Council of the City of Half Moon Bay has taken the position that the transfer of a water service connection meets the definition of "development" so as to require a coastal development permit from the City. Applicants are advised to investigate this issue further with the Half Moon Bay Planning Department if applicable. The Coastside County Water District, in approving this application, does not make any representations or warranties with respect to further permits or approvals required by other governmental agencies, including the City of Half Moon Bay.

Sincerely,

Glenna Lombardi

Cc: David Dickson, General Manager