

Contra Costa Water District (District)
Guidance and Conceptual Requirements for US Coast Guard Housing Project
Olivera Road, Concord

The purpose of this guidance is to provide conceptual level information for prospective developers of the US Coast Guard Housing Project in Concord regarding Contra Costa Water District (District) water service requirements. The information provided is based on a conceptual understanding of the site and the District can make no commitment to the final water service requirements, until a complete application and development plan is submitted for review.

Rehabilitation of Existing Housing Units

Rehabilitation of the existing units under the general management of a Homeowners Association or professional property management company will require the following water system modifications for both the Victory Village (South Village) and Quinalt Village (North Village) sites.

- Extend a District-owned water main on E. Olivera Road a distance of at least 400 linear feet (LF) from its current termination point (north end of the baseball fields) to the new meter location in the vicinity of the northern property line for Victory Village. This main will replace the section of existing private water main in E. Olivera Rd. Pipe size for the main extension will be determined once Fire District requirements are available.
 - District will be responsible for design of the main extension. Developer's contractor could install facilities with District approval and inspection
 - Size of new mains and services will be determined by the District during design
- Abandon existing 6-inch domestic meter at north end of the baseball fields.
- Install new, above grade 6-inch meter and backflow device at a suitable location that abuts the Victory Village street frontage. Device shall be tied into the new public main extension, noted above. It is anticipated the Facility Reserve Charge (FRC) for this meter would be offset by the FRC credit associated with the abandoned meter at the north end of the baseball fields if the new meter is the same size.
- An irrigation service, meter and backflow will be required for each separate parcel
 - Developer is responsible to determine the size of each separate service and meter and pay all applicable design, installation and capacity fees;
 - Services will be tapped off the new existing public water main and the meter and backflow device will be placed in a suitable location at or near the property line;
 - All existing irrigation pipelines and connections must be de-coupled from the existing domestic water supply and reconnected to the separate irrigation service(s)
- Developer must provide a District standard easement agreement for any District-owned facilities that are not placed in the public right-of-way
- Confirm existing private water system meets all Contra Costa County Fire Protection District requirements; Developer must apply and pay for any required fire system improvements or modifications needed to meet Fire District requirements.

- Any existing or new services that are required as part of the transfer, but which are not within the existing Victory Village or Quinalt Village parcels, will require installation of a separate District-owned service(s). Developer will be responsible for all costs associated with satisfying this requirement.

Full Redevelopment of Site:

- Extend a District-owned water main on E. Olivera Road approximately 600 LF from its current termination point (north end of the baseball fields) to the new street entrance for Victory Village. This main will replace the section of existing private water main in E. Olivera Rd. Pipe size for the main extension will be determined once Fire District requirements are available.
- Abandon two (2) existing 6-inch meters serving the existing site (one at entrance to Quinalt Village and one at north end of baseball field)
 - FRC credits associated with these meters can be used to offset new service FRCs
- Install District-owned facilities (mains, hydrants and services) to replace existing private facilities for both the Quinalt and Victory Village sites such that no new service connection is made unless there is a District water main in the adjacent street or right-of-way satisfactory to the District. The service line from the meter to the District's water main shall normally be straight and perpendicular to the main and the meter shall be installed along the principal boundary of the parcel of land to be served that abuts a street or right-of-way. A meter will be installed, and a service connection established, for each premise to which water service is provided by the District. No more than one commercial building or one premise, as defined in the District's Code of Regulations Section 5.32.020 shall be served through a single service connection and meter.
 - District will be responsible for design of the new public distribution system. Developer's contractor could install facilities with District approval and inspection
 - The State Water Resource Control Board (SWRCB) mandates certain separation requirements for water mains that are parallel to and/or crossing sewer and storm drains. Grading and utility plans should be developed to comply with all separation criteria mandated in SWRCB Section 64572
 - Size of new mains and services will be determined by the District during design
- A separate irrigation service, meter and backflow will be required for irrigating "common areas"
- A District standard easement agreement will be required for any District owned facilities that cannot be placed in the public right-of-way
- Any existing or new services that are required as part of the transfer, but which are not within the existing Victory Village or Quinalt Village parcels, will require installation of a separate District-owned service(s). Developer will be responsible for all costs associated with satisfying this requirement.
- Developer is responsible to pay all applicable design, installation, material and capacity fees associated with providing public water service to project.

Note: The District recommends any potential developers of this project submit an application for a conceptual cost estimate, so that the District can provide a more detailed analysis and review.