REPORT TO THE HEARING OFFICER

HEARING DATE: March 13, 2013
REPORT NO. HO-13-026

ATTENTION: Hearing Officer

SUBJECT: CATALINA STANDPIPE
PTS PROJECT NUMBER: 285129

LOCATION: 209 Catalina Boulevard

APPLICANT: City of San Diego, Engineering and Capital Projects Department

SUMMARY

Issue(s): Should the Hearing Officer approve the demolition and replacement of an existing Standpipe located at 209 Catalina Boulevard within the Peninsula Community Plan?

Staff Recommendation(s) -

1. Certify Negative Declaration No. 285129 and;

2. Approve Coastal Development Permit No. 1013052.

Community Planning Group Recommendation: On October 18, 2012, the Peninsula Community Planning Group heard this project as an information item only. On February 21, 2013, the group was updated on the project status by the applicant, but the Board declined to vote (Attachment 8).

Environmental Review: A Negative Declaration (ND) Project No. 285129 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. Based on the Initial Study, it was determined that the proposed project will not have significant effect on the environment.
BACKGROUND

The proposed project is located on 209 Catalina Boulevard, the southeast corner of the intersection of Catalina Boulevard and Mills Street in Point Loma, within the RS-1-11 zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the FAA Part 77 Notification Area, and the project site is designated for Naval Related Industry within the Peninsula Community Plan (Attachment 2). The community plan does not designate coastal views or access on, through, or over the project site. Existing or potential views to the water are limited and access to the water does not exist on, through, or over the project site, which is fenced and secured by a locked gate (Attachment 3).

The reservoir is on City owned property and the existing standpipe has been in service since 1954 and nears the end of its useful life span. The standpipe has severe corrosion and water quality concerns, does not meet today’s seismic standards nor, the City of San Diego’s Tank Storage Capacity Guidelines. The facility will service civilian residences in the surrounding area, the adjacent Navy facilities, Point Loma Nazarene University, and the City of San Diego’s Point Loma Sewer Treatment Plant. The project requires a Coastal Development Permit (CDP) due to its location within the Coastal zone. The existing standpipe would remain in service during the construction of the new standpipe and then be demolished.

Two private Wireless Communication Facilities (WCF) also exist on site, along with a City communications facility. The WCF’s have been temporarily relocated and proposals for permanent facilities will be submitted at a later date.

DISCUSSION

The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, with a new 2.0 million gallon steel standpipe on the same lot. Removal of the existing standpipe will occur after completion and activation of the new standpipe. The new standpipe would be 70 feet in diameter and 80.5 feet tall. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way (Attachment 7).

The project site does not contain any environmentally sensitive lands (ESL); defined as land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas. No physical environmental effects can be attributed to the project. As such the proposed coastal development will not adversely affect environmentally sensitive lands.
City staff identified seven Torrey Pine trees on the site in the vicinity of the planned construction. Staff met on site with the City’s Urban Forester, to discuss a relocation plan for six of the trees as they are currently positioned where the new tank would be constructed. A relocation plan is included as part of the CDP including success criteria which outlines the procedure for relocation of the Torrey Pine trees at the Urban Forester’s direction. Other trees on the site include approximately 20 Eucalyptus trees which will not likely be impacted.

CONCLUSION

Staff has reviewed the proposed project to replace an existing 1.5 million gallon standpipe and install 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way and found it consistent with the applicable regulations and policy documents in affect for the site pursuant to the Land Development Code, the Peninsula Community Plan, and the Local Coastal Program.

ALTERNATIVE(S):

1. Certify Negative Declaration No. 285129 and Approve Coastal Development Permit No. 1013052; or

2. Deny Coastal Development Permit (CDP) No. 1013052 and Certification of Negative Declaration No. 285129 if the findings required to approve the project, cannot be affirmed.

Respectfully submitted,


Helene Deisher, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution (ND)
7. Project Site Plan(s)
8. Community Group Minutes
9. Site Photos
Location Aerial Photo

CATALINA STANPIPE
PROJECT NO. 285129
Land Use Map

CATALINA STANDPIPE - 209 CATALINA AVENUE
PROJECT NO. 285129
Project Name:
CATALINA STANDPIPE RENOVATION

Legend

--- = Construction boundary

300' Radius outside City of San Diego Construction boundary

--- = New Inlet Pipe

EXISTING TANK TO BE REMOVED

PROPOSED WATER TANK

Lands of United States of America
APN: 532-370-02-00

Lands of United States of America
APN: 532-390-01-00

Lands of United States of America
Military Reservation
APN: 532-520-11-00

1396 Catalina Blvd. or Cabrillo Memorial Dr.
WHEREAS, City Of San Diego, Owner and Engineering and Capital Projects Department, Permittee, filed an application with the City of San Diego for a permit to demolish an existing 1.5 million gallon standpipe, with a new 2.0 million gallon steel standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1013052;

WHEREAS, the project site is located at 209 Catalina Boulevard, in the within the RS-1-11 zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the FAA Part 77 Notification Area within the Peninsula Community Plan area;

WHEREAS, the 0.781 acre project site is legally described as a portion of the Pueblo Lot 67 of the Pueblo Lands and Miscellaneous Map No. 36, said portion of said Pueblo Lot 67 more particularly described and shown on record of survey Map No. 994 filed March 31, 1942;

WHEREAS, on March 13, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1013052 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated March 13, 2013:

Coastal Development Permit - Section 126.0708 (a)

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The City of San Diego, Public Utilities Department will replace the Catalina Standpipe, located at 209 Catalina Boulevard, within the Peninsula Community Plan area. The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, constructed in 1954, with a new 2.0 million gallon steel standpipe on the same lot. Removal of the existing standpipe will occur after completion and activation of the new standpipe. The new standpipe would be 70 feet in diameter and 80.5 feet tall. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the Right-of-Way. The reservoir is on City owned property. This facility provides water to nearby Navy facilities, civilian residences in the surrounding area, as well as the Point Loma Nazarene University, and the City of San Diego’s Point Loma Sewer Treatment Plant. The Peninsula Community Plan does not designate coastal views or access on, through, or over the project site.
Existing or potential views to the water are very limited and access to the water does not exist on, through, or over the project site, which is fenced and secured by a locked gate. Therefore the proposed coastal development will not encroach upon any existing public views or physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, constructed in 1954, with a new 2.0 million gallon steel standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way. The project site does not contain any environmentally sensitive lands (ESL); defined as land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas. No physical environmental effects can be attributed to the project. As such the proposed coastal development will not adversely affect environmentally sensitive lands.

3. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project site is designated for Naval Related Industry in the Peninsula Community Plan. The plan does not contain language regarding the existing facility. The project scope is to replace an existing standpipe that will service the adjacent Navy facilities, civilian residences in the surrounding area, as well as the Point Loma Nazarene University, and the City of San Diego’s Point Lorna Sewer Treatment Plant. The existing standpipe will be demolished once the new one is operational. In addition, the community plan does not designate coastal views or access on, through, or over the project site. Existing or potential views to the water are very limited and access to the water does not exist on, through, or over the project site, which is fenced and secured by a locked gate. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, constructed in 1954, with a new 2.0 million gallon steel standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the Right-of-Way. This facility provides water to nearby Navy facilities, civilian residences in the surrounding area, as well as the Point Loma Nazarene University, and the City of San Diego’s Point Lorna Sewer Treatment Plant.

Section 30211 of the California Coastal Act requires that no development interfere with the public’s right of access to the sea, the use of dry sand and the use of rock coastal beaches up to the first line of terrestrial vegetation. The purpose and intent of Section 30211 is to ensure that the public can access the sea and its associated rock coastal beaches. As such the replacement of the 1.5 million gallon standpipe with a 2.0 million gallon steel standpipe and associated work would comply as there are currently no existing public views or physical access way(s) that are legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan.
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1013052 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1013052, a copy of which is attached hereto and made a part hereof.

Helene Deisher  
Development Project Manager  
Development Services  

Adopted on: March 13, 2013  

WBS No. B-00155.02.06
COASTAL DEVELOPMENT PERMIT NO. 1013052
CATALINA STANPIPE - PROJECT NO. 285129

Hearing Officer

This Coastal Development Permit No. 1013052 is granted by the Hearing Officer of the City of San Diego to City Of San Diego, Owner and Engineering and Capital Projects Department, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.781-acre site is located at 209 Catalina Boulevard within the Coastal Height (Prop D), Coastal Overlay (Appealable), RS-1-11 Zones. The project site is legally described as: a portion of Pueblo lot 67 shown on record of survey map number 994, Lot 102.

Subject to the terms and conditions set forth in this Permit, permission is granted to the City of San Diego, Owner and Engineering and Capital Projects Department, Permittee to demolish the existing 1.5 Million gallon Standpipe and construct a new 2.0 million gallon Standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the Right-of-Way as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 13, 2013 on file in the Development Services Department.

The project shall include:

1. Demolition and replacement of an existing 1.5 million gallon, Standpipe with a 2.0 million gallon Standpipe; and
2. Install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way; and
3. Landscaping (planting, irrigation and landscape related improvements); and
c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
   b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENGINEERING REQUIREMENTS:

11. The City Engineer shall assure that all grading shall conform to requirements in accordance with the City of San Diego Municipal Code and incorporation of any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code.

LANDSCAPE REQUIREMENTS:

12. The Owner/Permittee shall replace landscaping as necessary and appropriate.
INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 13, 2013 and Resolution No. XXX.
Coastal Development Permit No. 1013052  
Date of Approval: March 13, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Helene Deisher  
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego Engineering and Capital Projects Department  
Owner/Permittee

By ______________________  
NAME  
TITLE

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
RESOLUTION NUMBER R - ________

ADOPTED ON March 13, 2013

WHEREAS, on June 18, 2012, the City of San Diego, Owner and Engineering and Capital Projects Department, Permittee, submitted an application to Development Services Department for a Coastal Development Permit for the Catalina Standpipe (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on March 13, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Negative Declaration No. 285129 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the [DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 or CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101].

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

By: Helene Deisher, Development Project Manager
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

KEVIN R. GIBSON
DATE

PUBLIC WORKS PROJECT

CITY OF SAN DIEGO

G-1

M-10-00155 - SHEET OF SHEETS
PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS
REFERENCE DRAWINGS:

1. CIVIL SHEET No. 16735
2. CIVIL SHEET No. 16735
3. CIVIL SHEET No. 16735
4. CIVIL SHEET No. 16735

1. CONTRACTOR'S RESPONSIBILITIES

1.1 DESIGNATED PIPELINE

1.1.1 STORM WATER PROTECTION

1.1.1.1 STORM WATER PROTECTION

1.1.1.1.1 STORM WATER PROTECTION

1.2 EROSION AND SEDIMENT CONTROL NOTES

1.3 CONSTRUCTION OF PIPELINE

1.3.1 CONSTRUCTION OF PIPELINE

1.3.1.1 CONSTRUCTION OF PIPELINE

1.3.1.1.1 CONSTRUCTION OF PIPELINE

1.4 EROSION AND SEDIMENT CONTROL NOTES

1.4.1 EROSION AND SEDIMENT CONTROL NOTES

1.4.1.1 EROSION AND SEDIMENT CONTROL NOTES

1.4.1.1.1 EROSION AND SEDIMENT CONTROL NOTES

1.5 LEGEND

1.5.1 LEGEND

1.5.1.1 LEGEND

1.5.1.1.1 LEGEND

1.6 REFERENCE SPECIFICATIONS

1.6.1 REFERENCE SPECIFICATIONS

1.6.1.1 REFERENCE SPECIFICATIONS

1.6.1.1.1 REFERENCE SPECIFICATIONS

1.7 WORK TO BE DONE

1.7.1 WORK TO BE DONE

1.7.1.1 WORK TO BE DONE

1.7.1.1.1 WORK TO BE DONE

1.8 ATTACHMENT 7
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<td>Top/Outside</td>
</tr>
<tr>
<td>T/Y</td>
<td>Top/Outside</td>
</tr>
<tr>
<td>U</td>
<td>Utility</td>
</tr>
<tr>
<td>U/R</td>
<td>Upper/Radii</td>
</tr>
<tr>
<td>U/T</td>
<td>Upper/Perimeter</td>
</tr>
<tr>
<td>U/W</td>
<td>Upper/West</td>
</tr>
<tr>
<td>W</td>
<td>Width</td>
</tr>
<tr>
<td>W/B</td>
<td>Wall/Base</td>
</tr>
<tr>
<td>W/L</td>
<td>Wall/Lower</td>
</tr>
<tr>
<td>W/T</td>
<td>Wall/Height</td>
</tr>
<tr>
<td>W/Y</td>
<td>Wall/Outside</td>
</tr>
<tr>
<td>W/A</td>
<td>Wall/Alcove</td>
</tr>
</tbody>
</table>

**ABBREVIATIONS LIST OF ABBREVIATIONS**

**Catalina Standpipe Renovation**

**Consultant**

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**City of San Diego, California**

**Public Works Engineering and Capital Projects**

**Sheet of Sheets**
CATALINA STANDPIPE RENOVATION
DEMOLITION PLAN

CATALINA STANDPIPE RENOVATION

LEGEND
- UTILITIES TO BE REMOVED
- ASPHALT TO BE REMOVED
- STANDPIPES AND VALVE BOXES TO BE REMOVED
- FENCE TO BE REMOVED

CONTRACTOR: HA7J.AI)CONSTAUCTION
DATE COMPLETED: 3/10-XX-0
PLANTING NOTES

1. All planting areas shall receive a minimum layer of topsoil as approved by the City of San Diego Department of Environmental Health and a layer of 1.5" of mulch.

2. All planting areas shall receive a minimum layer of 3" of mulch.

SPECIAL PLANTING NOTES - TREE RELocations

1. Trees shall be staked and braced with wood or metal as approved by the City of San Diego Department of Environmental Health.

2. Trees shall be staked and braced with wood or metal as approved by the City of San Diego Department of Environmental Health.

3. Trees shall be staked and braced with wood or metal as approved by the City of San Diego Department of Environmental Health.

LEGEND

- Tree Relocation
- Shredded Bark Mulch

CATALINA STANDPIPE RENOVATION
LANDSCAPE PLANTING PLAN

CATALINA STANDPIPE RENOVATION
LANDSCAPE PLANTING PLAN

CATALINA STANDPIPE RENOVATION
LANDSCAPE PLANTING PLAN
CATALINA STANDPIPE RENOVATION

GENERAL ELEVATION

RINGS

RNG NO. 8 - 0.40" THK
RNG NO. 7 - 0.40" THK
RNG NO. 6 - 0.40" THK
RNG NO. 5 - 0.348" THK
RNG NO. 4 - 0.456" THK
RNG NO. 3 - 0.566" THK
RNG NO. 2 - 0.672" THK
RNG NO. 1 - 0.747" THK

TOE OUT

10' 0"

13 1/2"

3/8"

CENTER COLUMN: 1C 16 GALV. STD. WT.

ROOF RAKERS 33 1W8X10

CENTER COLUMN
AT CENTER

31'-6" HIGH LIQUID LEVEL

TOP ANGLE (TOE OUT) 3 x 3 x 3/16"
ANCHOR BOLT, NUTS & WASHER

OTY.

AROUND 2 3 •,

Os TO Os

135' SEISMIC HOOKS
typ

1 TANK SHELL

1° x 6° MIN GROUT
(by foundation sub)

2 ROW - #8 STIRRUP BARS (R1 & R2)

6" CLEAN SAND

BY FOUNDATION SUB

@ 957. COMPACTION

3 - #9 BARS ED SPACED

6" LAP 54' MIN AND STAGGER

ADJACENT LAPS 54' MIN

#1 HARDWOOD

# EA. ANCHOR

RADIUS TO D. ANCHOR BOLTS = 35'-4'6" H

RADIUS TO SHELL = 34'-11"

TANK SHELL

3.2-3

25'-3

RAD = 36'-6

FOUNDATION ELEVATION

FOUNDATION BEARING SURFACE SHALL BE INSPECTED AND APPROVED BY GEOFTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF FOUNDATION RINGWALL.

1. DO NOT SCALE THIS DRAWING.

2. REFER TO PROJECT PLANS AND SPECIFICATIONS AND ACI 301.

3. ALL CONCRETE WORK AND DETAILS NOT SHOWN AWA, TO BE IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS AND ACI 301.

4. ALL CONCRETE WORK SHALL BE PLACED WITHOUT CONSTRUCTION JOINTS EXCEPT WHERE SHOWN.

5. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. MAXIMUM AGGREGATE SIZE TO BE 3/4".

6. REINFORCING BARS SHALL CONFORM TO ASTM A615 DEFORMED GRADE 60.

7. THESE FOUNDATIONS ARE DESIGNED FOR BEARING ON SOIL HAVING A NET ALLOWABLE BEARING CAPACITY OF 2000 PSF (2000 PSF WITH WIND AND 3000 PSF WITH EARTHQUAKE), REFER TO PROJECT PLANS AND SPECIFICATIONS AND GEOTECHNICAL REPORT. IF EXPOSED BEARING SURFACE DOES NOT CONFORM TO THE ABOVE REQUIREMENTS, NOTIFY CB&I CONSTRUCTORS, INC. BEFORE PROCEEDING.

8. CHAMFER ALL EXPOSED EDGES "1.

9. THE TOP OF THE RINGWALL IS TO BE FINISHED SMOOTH AND LEVEL. NO POINT IN THE CIRCUMFERENCE OF THE WALL SHALL VARY MORE THAN ± 1/16" FROM THE ESTABLISHED ELEVATION. PLAN DIMENSIONS OF CONCRETE FOUNDATIONS SHALL NOT VARY MORE THAN ± 1/8".

10. ALL ANCHOR BOLTS SHALL BE PLUMB. FOUNDATION SUB-C suRATOR TO WORK NORTH-SOUTH AND EAST-WEST CENTER LINES ON TOP OUTSIDE EDGE OF RINGWALL, WITH WATERPROOF MARKER.

11. CONCRETE QUANTITY = 351 CF. REINFORCING STEEL QUANTITY = 29000 LBS.

Catalina Standpipe Renovation
Foundation Elevation

City of San Diego, California

Construction and Survey Project

Sheet: 01000-052F

Foundation Notes

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Peninsula Community Planning Board Minutes
October 18, 2012
Meeting Room, Pt. Lorna – Hervey Library

I. Parliamentary Items:

Meeting called to order by Second Vice Chair Rich Possanza at approximately 6:30 p.m.

(Note: MSP = moved, seconded and passed; MSF = moved, seconded and failed)

A. Approval of Agenda – Agenda was unanimously approved.
B. Approval of Minutes – Minutes for September 20, 2012 were unanimously approved.
C. Secretary’s Report – Nothing to report.
D. Treasurer’s Report – Nothing to report.
F. Chair’s Report – Discussion of Matt Traino, no action taken.
G. Non Agenda Public Comment – A Request for Improving the Safety on Nimitz Blvd. was advanced by/on behalf of the District 2 Bike/Ped Advisory Committee within the Ocean Beach/Point Lorna area, representing local residents looking specifically from Nimitz Blvd. and from Wabaska Drive to Chatsworth Blvd southbound. The request was to repave and paint bike lanes green with bike symbols, to install large plastic bollards, to create signage for motorists and to construct curb cutouts for pedestrians (ADA ramps on Bernice and Centraloma).

H. New/Old Business – 1) Dwayne Abbey, P.E. Public Works Department, reported on the Catalina Standpipe Project involving replacement and relocation of the existing standpipe. The standpipe has been operating since 1954. The new standpipe will increase the volume of water from 1.5 million to 2.0 million-gallon capacity. The project is to commence in early 2013. Information is available at www.sandiego.gov/cip by clicking on “Project Information”.

II. Information Item: None.

III. Action Items:

A. No action was taken on the Mayor’s response to the Grand Jury Report on the Rock Church.
B. Project No. 291863 - Hogan Residence - 2975 Nichols St. Coastal Development Permit to allow 1st and 2nd floor additions to existing single family residence came on for hearing. Following discussion A. Jones moved, seconded by P. Webb, to approve Coastal Development Permit for Proj. No. 291863 (Hogan Residence) at 2975 Nichols St. MSP 6 yeas, 3 nays (Shumaker, Coons, Clark).