



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 10, 2016 REPORT NO. HO-16-054
HEARING DATE: August 17, 2016
SUBJECT: HIGHLAND TANK PRV PDP. Process Three Decision
PROJECT NUMBER: 389997
OWNER/APPLICANT: California American Water Company

SUMMARY:

Issue: Should the Hearing Officer approve the installation of two hydro-turbine generator units on an existing water storage tank for the production of electricity at 2805 Palm Avenue, within the Otay Mesa-Nestor Community Planning area?

Staff Recommendation: APPROVE Planned Development Permit No. 1755962.

Community Planning Group Recommendation: On April 8, 2015, the Otay Mesa-Nestor Community Planning Group voted 11-0-1 to recommend approval of the proposed project without conditions or recommendations. The vote was confirmed with the group's chair however they did not provide a written recommendation.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 15303 which addresses the construction and location of limited numbers of new, small facilities or structures; and CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 24, 2016, and the opportunity to appeal that determination ended July 11, 2016.

BACKGROUND

The 7.7-acre site is located at 2805 Palm Avenue on the south side of Palm Avenue between Desty Street and Beyer Boulevard. The site is developed with a three-million-gallon privately-owned water storage tank that was built in 1963 and contributes to the City of San Diego water distribution system. There are several existing storage buildings associated with the water tank but the majority of the site is undeveloped.

The water tank is located on a hilltop at the center of the project site, with onsite elevations ranging from approximately 175 feet above mean sea level at the center to 135 feet above mean sea level at the southwest corner of the site. The project site is located in an urban, developed neighborhood and is surrounded by single-family development to the north, west and south and multi-family residential and a church to the east. The site is designated by the Otay Mesa-Nestor Community Plan for Utility uses and is within the RS-1-2 Zone which allows for single-family residential development.

DISCUSSION

The project proposes the installation of two hydro-turbine generator units in-line with the distribution pipes of an existing water storage tank for the production of electricity. The units would generate a total of approximately 110 kilowatts of power and would be driven by water flowing through the existing water tank's distribution lines. There would be no change to the water tank or its operational capacity. The generators would be located on a new 10-foot by 28-foot concrete pad adjacent to the existing tank distribution lines on the north side of the tank, approximately 260 feet from the nearest residential structure. An acoustical enclosure would be constructed around each generator to control noise and would be located within a 7.5-foot high chain-link fence enclosure similar to the existing enclosure around the tank distribution lines. Grading would be minimal with approximately 10 cubic yards of cut and export required for the installation of the concrete generator pad. The project would also include the replacement of portions of the existing concrete driveway which provides site access from Palm Avenue.

The site is located in the RS-1-2 Zone, which does not permit Energy Generation & Distribution Facilities per Table 131-04B of the San Diego Municipal Code (SDMC). However, the Otay Mesa-Nestor Community Plan designates the site for utility uses. SDMC Section 126.0602(a)(2) allows development that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone with the approval of a Process 3 Planned Development Permit (PDP) Therefore, the proposed hydro-turbine generators may be installed and operated with the approval of a PDP.

CONCLUSION

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Planned Development Permit No. 1755962, with modifications.
2. Deny Planned Development Permit No. 1755962, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

A handwritten signature in black ink that reads "Paul Godwin". The signature is written in a cursive style and is positioned above a horizontal line.

Paul Godwin, Development Project Manager

Attachments:

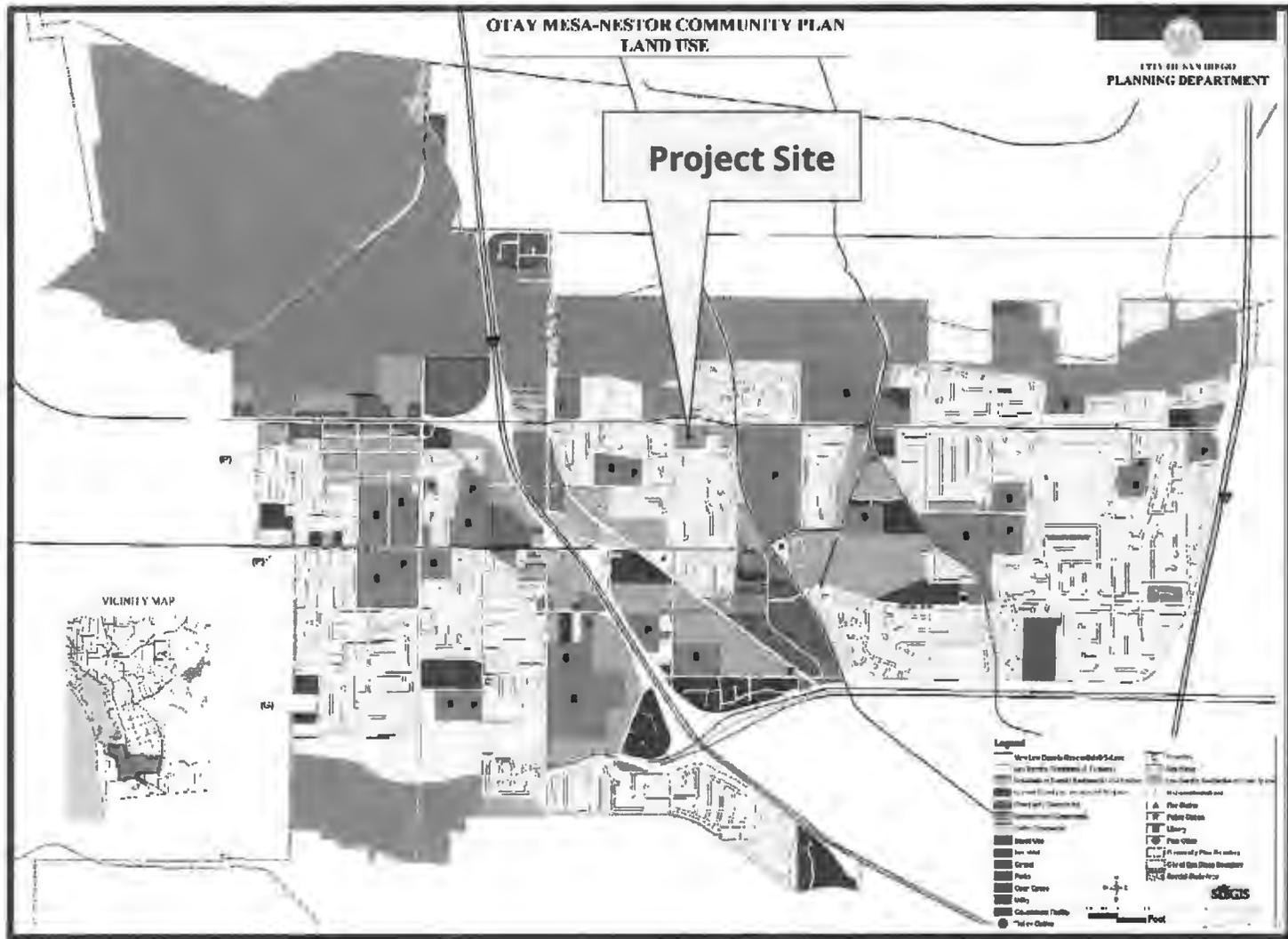
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

Highland Tank PRV PDP - 2805 Palm Ave
Project No. 389997





Land Use Map

**Highland Tank PRV PDP – 2805 Palm Avenue
Project No. 389997**



ATTACHMENT 2



Aerial Photo

Highland Tank PRV PDP - 2805 Palm Avenue

Project No. 389997



PROJECT DATA SHEET		
PROJECT NAME:	Highland Tank PRV PDP	
PROJECT DESCRIPTION:	Installation of two generators on existing water storage tank supply lines for production of electricity.	
COMMUNITY PLAN AREA:	Otay Mesa-Nestor	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Utility	
ZONING INFORMATION:		
<p>ZONE: RS-1-2 HEIGHT LIMIT: 30 feet maximum LOT SIZE: 20,000 sq/ft minimum required, 335,412 sq/ft existing FLOOR AREA RATIO: 0.45 FRONT SETBACK: 25 feet SIDE SETBACK: Varies STREETSIDE SETBACK: Not applicable REAR SETBACK: 25 feet PARKING: 2 spaces required</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-2	Single-Family Residential
SOUTH:	Residential; RS-1-6	Single-Family Residential
EAST:	Residential; RS-1-2	Multi-Family Residential and Church
WEST:	Residential; RS-1-6	Single-Family Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 8, 2015, the Otay Mesa-Nestor Community Planning Group voted 11-0-1 to recommend approval of the project with no conditions.	

HEARING OFFICER
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 1755962
HIGHLAND TANK PRV PDP - PROJECT NO. 389997

WHEREAS, CALIFORNIA AMERICAN WATER COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to install two hydro-turbine generator units on the distribution lines of an existing water storage tank for the production of electricity (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1755962) on portions of a 7.7-acre site;

WHEREAS, the project site is located at 2805 Palm Avenue in the RS-1-2 Zone of the Otay Mesa-Nestor Community Plan;

WHEREAS, the project site is legally described as that portion of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 27, Township 18 South, Range 2 East, San Bernardino Meridian;

WHEREAS, on August 17, 2016, the Hearing Officer of the City of San Diego considered Planned Development Permit No. 1755962 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 16, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Sections 15303 and 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 August 17, 2016.

FINDINGS:

Planned Development Findings, San Diego Municipal Code Section 126.0604

(1) The proposed development will not adversely affect the applicable land use plan.

The Otay Mesa-Nestor Community Plan designates the site for utility uses. The site is currently developed with a privately owned three-million gallon water storage tank that serves the City of San Diego water supply system, which is compatible with the utility use land use designation. The proposed project would install two hydro-turbine generator units on the distribution lines of the existing water storage tank for the production of electricity. The generators would be located on a new 10-foot by 28-foot concrete pad adjacent to the existing tank distribution lines on the north side of the tank, approximately 260 feet from the nearest residential structure. An acoustical enclosure would be constructed around each generator to control noise.

There would be no change to primary use of the site or to the existing water tank's capacity or functionality as a utility service. Therefore, the proposed development will not adversely affect the applicable land use plans.

(2) The proposed development will not be detrimental to the public health, safety, and welfare.

The site is currently developed with a privately owned three-million gallon water storage tank that serves the City of San Diego water supply system, which is compatible with the Utility use land use designation. The proposed project would install two hydro-turbine generator units on the distribution lines of the existing water storage tank for the production of electricity. The generators would be located on a new 10-foot by 28-foot concrete pad adjacent to the existing tank distribution lines on the north side of the tank, approximately 260 feet from the nearest residential structure. An acoustical enclosure would be constructed around each generator to control noise. There would be no change to primary use of the site or to the existing water tank's capacity or functionality as a utility service.

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. The conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations.

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 15303 which addresses the construction and location of limited numbers of new, small facilities or structures; and CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. Therefore, the project will not be detrimental to the public health, safety and welfare.

(3) The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project site is located in the RS-1-2 Zone, which is a single-family residential zone that does not permit Energy Generation & Distribution Facilities per Table 131-04B of the San Diego Municipal Code (SDMC). However, the Otay Mesa-Nestor Community Plan designates the site for Utility uses. SDMC Section 126.0602(a)(2) allows development that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone with the approval of a Process 3 Planned Development Permit (PDP) Therefore, the proposed hydro-turbine generators may be installed and operated with the approval of a PDP.

The units would generate approximately 110 kilowatts of power and would be driven by water flowing through the existing water tank's distribution lines. The energy that can be recaptured by the generators would otherwise remain unrealized. Allowing the placement of these generators on an existing water source creates additional green electricity for the grid as encouraged by the General Plan, resulting in a more desirable project. The project as designed complies with all setback, height and other development requirements of the zone and no deviations are requested with this application.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Planned Development Permit No. 1755962 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1755962, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: August 17, 2016

IO#: 24005136

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005136

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1755962
HIGHLAND TANK PRV PDP - PROJECT NO. 389997
HEARING OFFICER

This Planned Development Permit No. 1755962 is granted by the Hearing Officer of the City of San Diego to California American Water Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602. The 7.7-acre site is located at 2805 Palm Avenue in the RS-1-2 Zone of the Otay Mesa-Nestor Community Plan. The project site is legally described as that portion of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 27, Township 18 South, Range 2 East, San Bernardino Meridian.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to install two hydro-turbine generator units on the distribution lines of an existing water storage tank for the production of electricity, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 17, 2016, on file in the Development Services Department. The project shall include:

- a. Installation of two hydro-turbine generator units on the distribution lines of an existing water storage tank for the production of electricity on a new 10-foot by 28-foot concrete pad adjacent to the existing tank distribution lines. An acoustical enclosure would be constructed around each generator;
- b. 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. This permit must be utilized by August 31, 2019.

2. 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.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.
8. 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.
9. 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" condition(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.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

GEOLOGY REQUIREMENTS:

11. The Owner/Permittee shall submit a geotechnical and fault hazard investigation report that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

ENGINEERING REQUIREMENTS:

12. The project proposes to export 10 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 30-foot wide concrete driveway, adjacent to the site on Palm Avenue, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

17. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

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 August 17, 2016, and [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: PDP No. 1755962
Date of Approval: August 17, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
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.

American Water Company
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: Highland Tank PRV PDP

Project No. / SCH No.: 389997/N.A.

Project Location-Specific: 2805 Palm Avenue, San Diego, CA 92154

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: **PLANNED DEVELOPMENT PERMIT (PDP)** to allow for the construction and operation of a 110-kilowatt hydro-turbine electric generator on an existing discharge pipe of an above ground water storage tank, on a 7.66 acre site. A PDP is requested to allow for this type of development that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Mark Reifer (Applicant), 8657 Grand Avenue, Rosemead, California, (626) 614-2517

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Exemption 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a PDP meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures; and CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. A PDP to allow for the operation of a hydro-turbine electric generator located adjacent to an existing water tank is a negligible expansion of use. A PDP is requested to allow for this type of development that complies with the applicable land use plan designation (utility), but contain uses that are not permitted in the underlying base zone. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

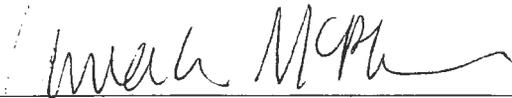
If filed by applicant:

1. Attach certified document of exemption finding.

ATTACHMENT 7

2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Senior Planner

June 24, 2016

Signature/Title

Date

Check One:

(X) Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

() Signed by Applicant



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title Highland Tank PRV Modernization Project **Project No. For City Use Only** 389997

Project Address:
 2805 Palm Avenue, San Diego County, San Diego, California 92154

Part I - To be completed when property is held by individual(s) NOT APPLICABLE--SEE PART II

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
Street Address:

City/State/Zip:

Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Project Title: Highland Tank PRV Modernization Project Project No. (For City Use Only) 389997

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
 California American Water
 Owner Tenant/Lessee
 Street Address:
 1025 Palm Avenue
 City/State/Zip:
 Imperial Beach, CA 91932
 Phone No: (619) 522 6364 Fax No: (619) 522 6391
 Name of Corporate Officer/Partner (type or print):
 EDWARD A. SIMON, III
 Title (type or print):
 VP OPERATIONS
 Signature: [Signature] Date: 12/11/14

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

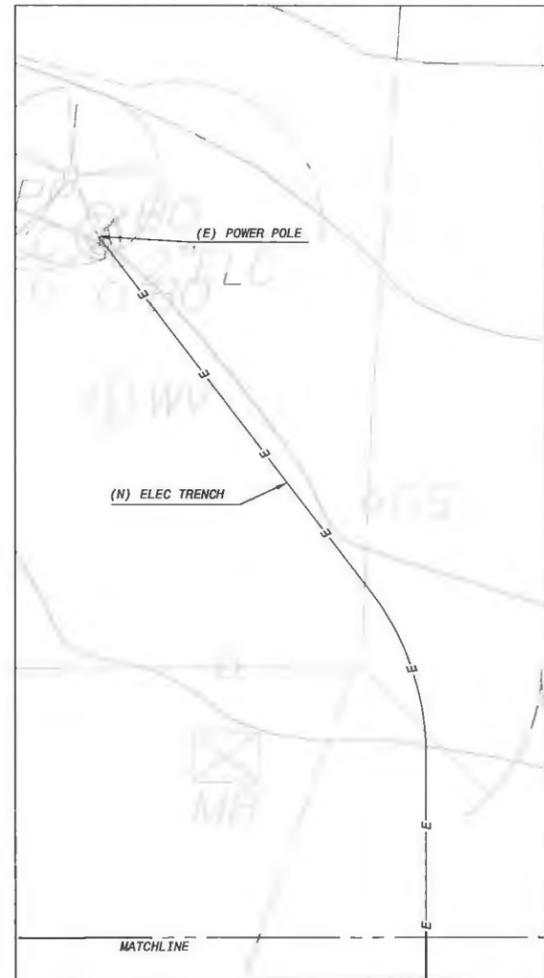
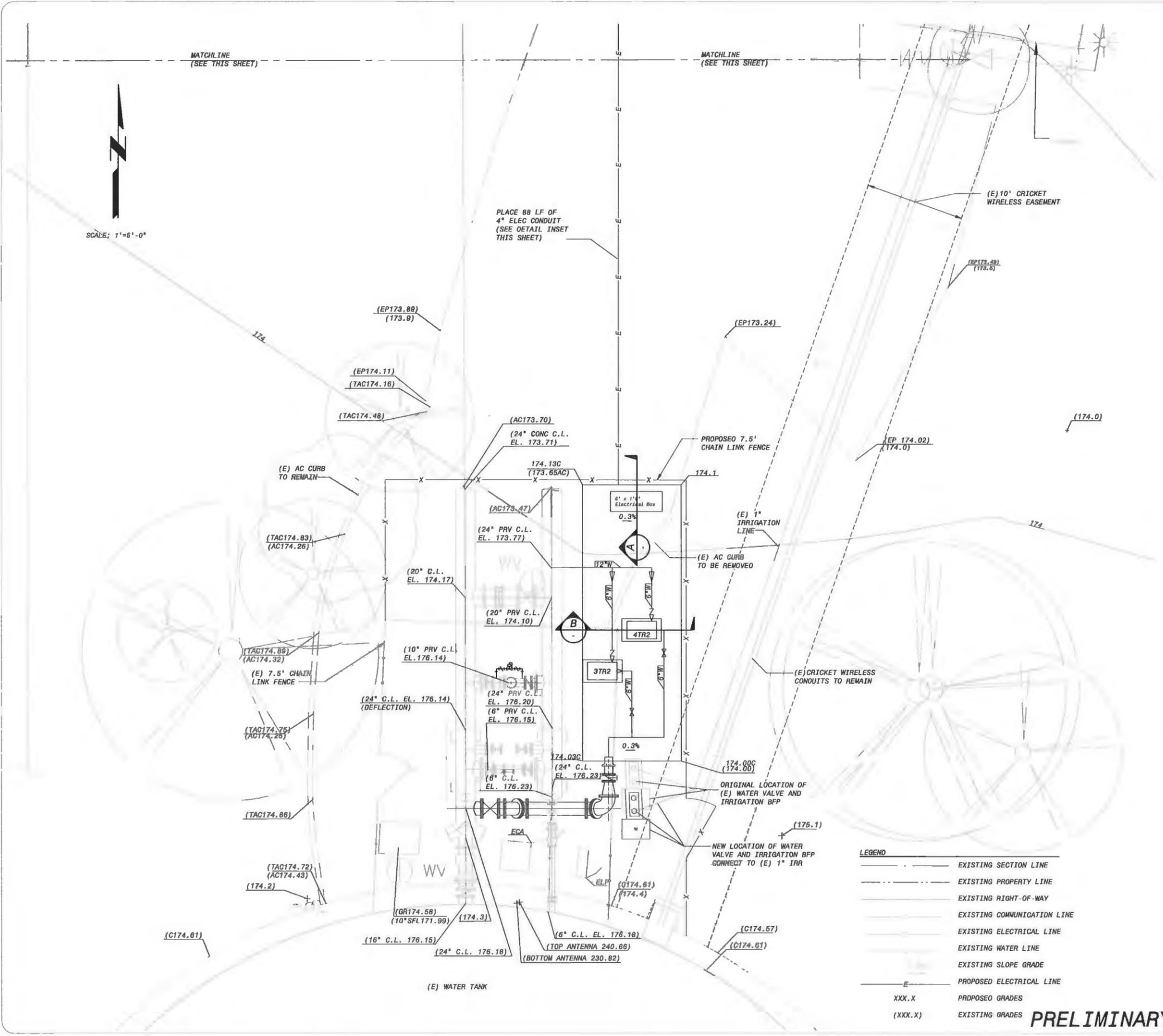
 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____



NOTES:

1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUNOFF ONTO THE EXISTING SLOPE AREAS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCC). THE WPCC SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

GRADING QUANTITIES

% OF SITE AREA	0.1%
TOTAL CUT	10 CY
MAX CUT DEPTH	1 FT
TOTAL FILL	0 CY
MAX FILL DEPTH	N/A
CUT SLOPES	NONE
FILL SLOPES	NONE
TOTAL EXPORT	10 CY
RETAINING WALLS	NONE
MAX FOOTING DEPTH	24 IN
FOOTING EXPORT	5 CY
MAX TRENCH DEPTH	36 IN
TRENCH CUT	10 CY
TRENCH FILL	7 CY
TRENCH EXPORT	3 CY

LEGEND

---	EXISTING SECTION LINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING COMMUNICATION LINE
---	EXISTING ELECTRICAL LINE
---	EXISTING WATER LINE
---	EXISTING SLOPE GRADE
---	PROPOSED ELECTRICAL LINE
XXX.X	PROPOSED GRADES
(XXX.X)	EXISTING GRADES

DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP
PW: 50.37038 - CIVIL.Dwg/2/9					
FILE: GRADING PLAN.dwg					
SAVED: 8/2/2015 11:44:44 AM					
PLOTTED:					
USER: BPA70334					
DWG. VER: 1000					
XREF1: E-SITE-NRNG.dwg					
XREF2: H-PIRE-NRNG.dwg					
XREF3: C-SURVEY.dwg					
XREF4: H-PIPE-E.dwg					



BLACK & VEATCH
 Building a world of difference
 Black & Veatch Corporation
 Walnut Creek, California

CALIFORNIA AMERICAN WATER
 PRESSURE REDUCTION TURBINE GENERATOR
 AT HIGHLAND TANK
 PROJECT H1-0120

DESIGNED: S. KINKIN
 CHECKED:
 APPROVED:
 DATE: 8/20/15

PROJECT NO.
 174125

SHEET
 2 OF 5

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND

XXX.X	PROPOSED GRADES
(XXX.X)	EXISTING GRADES
	REMOVE EXISTING AC
	PLACE NEW CONCRETE SIDEWALK AND DRIVEWAY
	PLACE NEW AC

GRADING QUANTITIES

TOTAL CUT	35 CY
MAX CUT DEPTH	7.6 FT
TOTAL FILL	0 CY
MAX FILL DEPTH	N/A
CUT SLOPES	NONE
FILL SLOPES	NONE
TOTAL EXPORT	35 CY
RETAINING WALLS	NONE

DATE	REVISITONS AND RECORD OF ISSUE	NO.	BY	CHK	APP
PW: 20.31508 - CIVIL DREN/103					
FILE: 09070324 - CIVIL PLAN.dwg					
SAVED: 09070324, 8/21/2014 7:14:44 AM					
PLOTTED:					
USER: 09070324					
DWG REF: 1000					



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 Walnut Creek, California

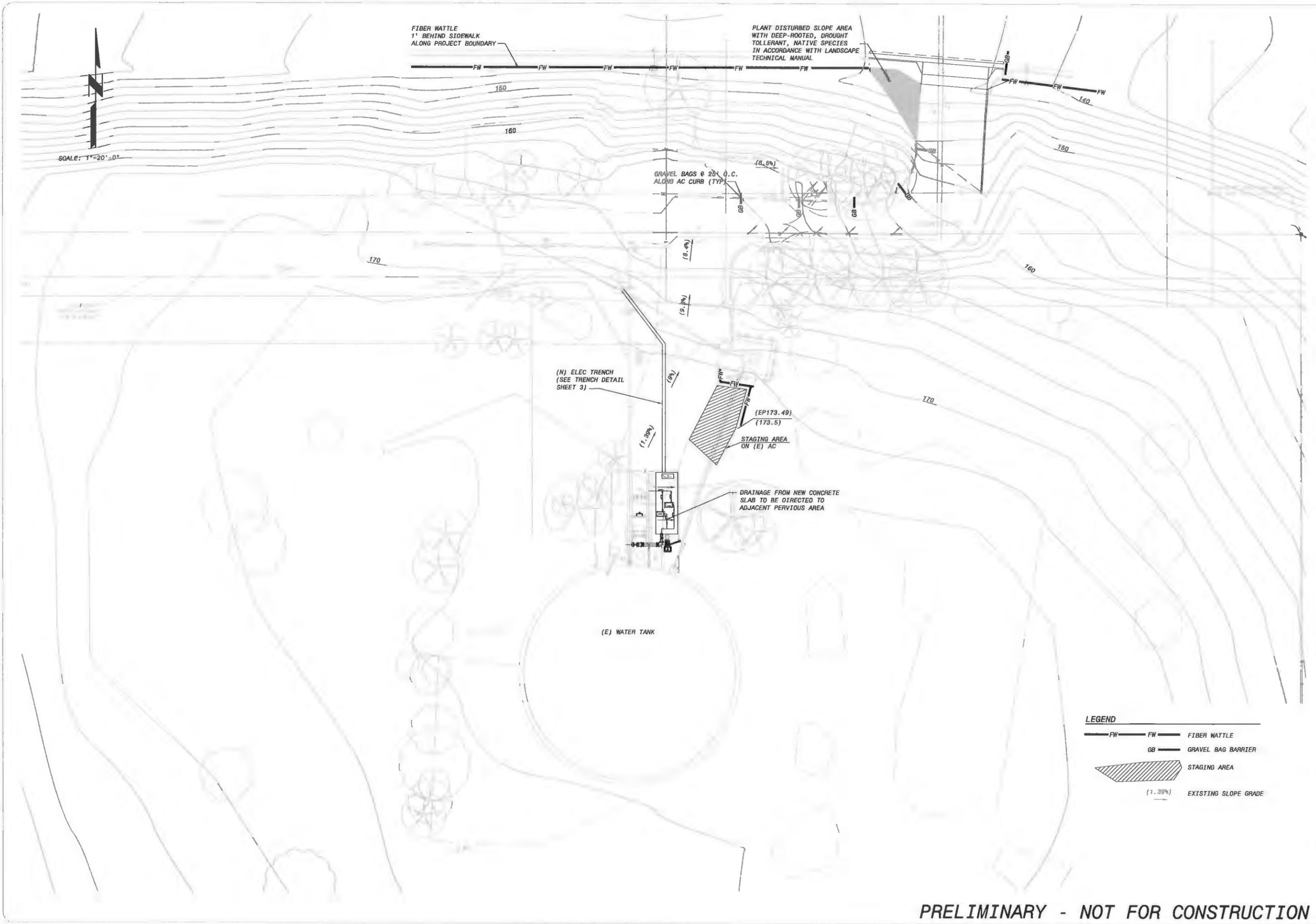
CALIFORNIA AMERICAN WATER
 PRESSURE REDUCTION TURBINE GENERATOR
 AT HIGHLAND TANK
 PROJECT H1-0120
 PRELIMINARY OFFSITE
 GRADING PLAN

DESIGNED: S. KINKIN
 DETAILED:
 CHECKED:
 APPROVED:
 DATE: 5/20/15

0 1/2 1
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE
 PROJECT NO.
 174125

PRELIMINARY - NOT FOR CONSTRUCTION

037000_PW
07025



LEGEND

FW FIBER WATTLE

GB GRAVEL BAG BARRIER

STAGING AREA

(1.39%) EXISTING SLOPE GRADE

DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CHK	APP
05/20/15	DESIGNED: S. KINKIN				
	FILE: EROSION CONTROL PLAN.dwg				
	SAVED: SCH2738, 12/15/2014 11:55:52 AM				
	PLOTTED:				
	USER: SCH2738				
	DWG VER: 1001				
	AREA: 213182_PLOT_1.dwg				



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 Walnut Creek, California

CALIFORNIA AMERICAN WATER
 PRESSURE REDUCTION TURBINE GENERATOR
 AT HIGHLAND TANK
 PROJECT H1-0120

EROSION CONTROL PLAN

DESIGNED: S. KINKIN

DATE: 5/20/15

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

PROJECT NO. 174125

SHEET 5 OF 5

PRELIMINARY - NOT FOR CONSTRUCTION

P27000_FW
 07025