OTAY WATER DISTRICT
FINANCE, ADMINISTRATION AND COMMUNICATIONS
COMMITTEE MEETING
and
SPECIAL MEETING OF THE BOARD OF DIRECTORS

2554 SWEETWATER SPRINGS BOULEVARD
SPRING VALLEY, CALIFORNIA
BOARDROOM

THURSDAY
June 19, 2008
11:30 A.M.

This is a District Committee meeting. This meeting is being posted as a special meeting in order to comply with the Brown Act (Government Code Section §54954.2) in the event that a quorum of the Board is present. Items will be deliberated, however, no formal board actions will be taken at this meeting. The committee makes recommendations to the full board for its consideration and formal action.

AGENDA

1. ROLL CALL

2. PUBLIC PARTICIPATION – OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK TO THE BOARD ON ANY SUBJECT MATTER WITHIN THE BOARD'S JURISDICTION BUT NOT AN ITEM ON TODAY'S AGENDA

DISCUSSION ITEMS

3. ADOPT RESOLUTION NO. 4125 TO ESTABLISH THE TAX RATE FOR IMPROVEMENT DISTRICT NO. 27 (BEACHEM / BELL) [5 minutes]

4. ADOPT RESOLUTION NO. 4123 TO CONTINUE WATER AND SEWER AVAILABILITY CHARGES FOR DISTRICT CUSTOMER FOR FISCAL YEAR 2008-2009 TO BE COLLECTED THROUGH PROPERTY TAXES (BEACHEM)

5. APPROVE AGREEMENT WITH TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY (T-MOBILE) FOR THE INSTALLATION OF A COMMUNICATIONS FACILITY AT THE PATZIG RESERVOIR SITE (CHARLES) [10 minutes]

6. CONSIDERATION TO NOMINATE A DISTRICT MEMBER TO THE CALIFORNIA SPECIAL DISTRICTS ASSOCIATION'S (CSDA) BOARD OF DIRECTORS REPRESENTING REGION 6 AND ADOPT RESOLUTION NO. 4124 IN NOMINATION OF THE DISTRICT'S CANDIDATE (WATTON) [5 minutes]

7. APPROVE A MEMORANDUM OF UNDERSTANDING (MOU) WITH THE SAN DIEGO COUNTY WATER AUTHORITY (AUTHORITY) TO CONTINUE PAR-

TICIPATION IN THE RESIDENTIAL WATER CONSERVATION PROGRAMS (GRANGER) [10 minutes]

8. REVIEW OF 2008 CONSUMER CONFIDENCE REPORT (BUELNA) [5 minutes]

9. REVIEW OF CUSTOMER JULY PIPELINE NEWSLETTER (BUELNA) [5 minutes]

10. ADJOURNMENT

BOARD MEMBERS ATTENDING:
Mark Robak, Chair
Larry Breitfelder

All items appearing on this agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Board.

If you have any disability which would require accommodation in order to enable you to participate in this meeting, please call the District Secretary at 670-2280 at least 24 hours prior to the meeting.

Certification of Posting

I certify that on June 16, 2008 I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Otay Water District, said time being at least 24 hours in advance of the meeting of the Board of Directors (Government Code Section §54954.2).

Executed at Spring Valley, California on June 16, 2008.

Susan Cruz, District Secretary

AGENDA ITEM 3

STAFF REPORT

TYPE MEETING:	Regular Board	MEETING DATE:	July 2, 2008
SUBMITTED BY:	Rita Bell, Finance Manager	W.O./G.F. NO:	DIV. NO. All
APPROVED BY: (Chief)	Joseph R. Beachem, Chief Financial Officer		
APPROVED BY: (Asst. GM):	German Alvarez, Assistant General Manager		
SUBJECT:	Adopt Resolution No. 4125 to Establish the Tax Rate for Improvement District No. 27 (ID 27) for Fiscal Year 2008-2009		

GENERAL MANAGER'S RECOMMENDATION:

That the Board adopt Resolution No. 4125 to establish the tax rate for Improvement District No. 27 (ID 27) at $0.005 for Fiscal Year 2008-2009.

COMMITTEE ACTION: _____

See Attachment A.

PURPOSE:

Each year, tax rates are calculated for improvement districts with outstanding general obligation bonds to ensure the amount of tax collections will meet the annual debt service. Currently, Improvement District No. 27 is the only improvement district with outstanding general obligation debt service.

BACKGROUND:

In December 1992, the District sold $11,500,000 of general obligation bonds in ID 27 for the construction of the 30mg reservoir. The District intended to have a maximum tax rate of $0.10 per $100 of assessed valuation.

With the refinancing of bonds in 1998, and the rapid growth in recent years, the tax rate for ID 27 has been reduced several times over the past years. In Fiscal Year 2008, it was reduced from $0.007 to $0.006 and at this time, the cash balance is sufficient to keep the fund positive, while reducing the tax rate to $0.005.

FISCAL IMPACT:

The $0.005 tax rate will generate $646,898 in revenue. The estimated revenue and the current fund balance will meet the annual debt service payment of $830,822 for ID 27 and allow the fund to maintain a positive cash balance for the foreseeable future. This action also brings this fund balance closer to the target level of six months of bond payments.

STRATEGIC GOAL:

Through well-established financial policies and wise management of funds, the District will continue to guarantee fiscal responsibility to its ratepayers and the community at large.

LEGAL IMPACT:

None.

General Manager

Attachments:

A) Committee Action Form
B) ID 27 Tables
C) Resolution No. 4125

ATTACHMENT A

SUBJECT/PROJECT:	Adopt Resolution No. 4125 to Establish the Tax Rate for Improvement District No. 27 (ID 27) for Fiscal Year 2008-2009

COMMITTEE ACTION:

The Finance Administration and Communications committee reviewed this item at a meeting held on June 19, 2008 and supported staff recommendation.

NOTE:

The "Committee Action" is written in anticipation of the Committee moving the item forward for board approval. This report will be sent to the Board as a committee approved item, or modified to reflect any discussion or changes as directed from the committee prior to presentation to the full board.

Attachment B

IMPROVEMENT DISTRICT 27

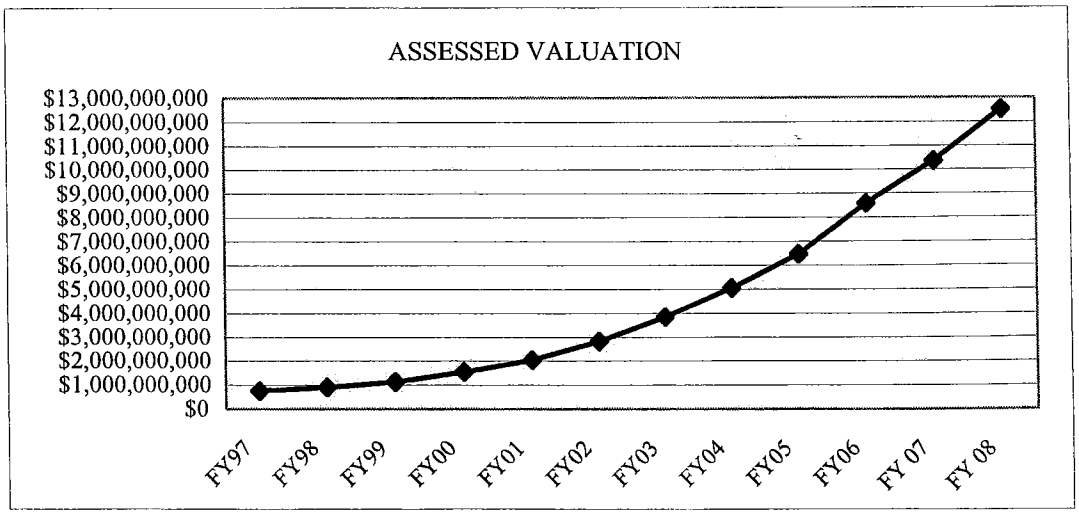
History

1989 Improvement District 27 was formed with $100,000,000 bonding authorized.

1992 District issued $11,500,000 in General Obligation Bonds primarily for the construction of a 30 million gallon storage reservoir.

1998 District refinanced outstanding debt of $10,900,000.

	TAXES COLLECTED	DEBT SERVICE	NET	TAX RATE	ASSESSED VALUATION	INC%
FY97	$773,800	$907,200	($133,400)	$0.09148	$752,787,671	
FY98	$1,045,300	$1,398,200	($352,900)	$0.09518	$897,791,556	19%
FY99	$1,342,800	$420,600	$922,200	$0.10000	$1,118,547,691	25%
FY00	$1,796,000	$844,900	$951,100	$0.10000	$1,539,762,365	38%
FY01	$1,628,500	$841,500	$787,000	$0.06000	$2,037,206,308	32%
FY02	$570,300	$842,000	($271,700)	$0.02000	$2,809,479,840	38%
FY03	$725,085	$848,600	($123,515)	$0.01500	$3,837,693,353	37%
FY04	$829,036	$848,700	($19,664)	$0.01400	$5,047,625,296	32%
FY05	$997,082	$840,800	$156,282	$0.01200	$6,454,909,846	28%
FY06	$1,081,991	$840,385	$241,606	$0.01000	$8,579,576,581	33%
FY 07	$868,624	$837,936	$30,688	$0.00700	$10,348,663,242	21%
FY 08	$889,986	$841,017	$48,969	$0.00600	$12,518,643,676	21%
Total	$12,548,504	$10,311,838	$2,236,666			
	Fund Balance 6/30/08		$1,553,505			
FY09	$646,898	$830,822	($183,924)	$0.00500	$12,894,202,986	
	Interest		$27,392			
	Est Fund Balance 6/30/08		$1,396,973			



Attachment C

RESOLUTION NO. 4125

A RESOLUTION OF THE BOARD OF DIRECTORS OF OTAY WATER DISTRICT FIXING TAX RATES FOR FISCAL YEAR 2008-2009 FOR PAYMENT OF PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS OF IMPROVEMENT DISTRICTS (GF 1600)

WHEREAS, California Water Code Section 72091 authorizes the Otay Water District, as a municipal water district, to levy an ad valorem property tax which is equal to the amount required to make annual payments for principal and interest on general obligation bonds approved by the voters prior to July 1, 1978.

NOW, THEREFORE, the Board of Directors of the Otay Water District resolves, determines and orders as follows:

1. Findings. It is necessary that this Board of Directors cause taxes to be levied in Fiscal Year 2008-2009 for Improvement District No. 27 of the Otay Water District to pay the amount of the principal and interest on the bonded debt of such improvement district.

2. Amounts to be Raised by Taxes. The amount required to be raised by taxation during Fiscal Year 2008-2009 for the principal and interest on the bonded debt of Improvement District No. 27 is as follows:

Improvement District No. 27	$646,898

3. Tax Rates. The tax rates per one hundred dollars ($100) of the full value of all taxable property within said improvement district necessary to pay the aforesaid amounts of principal and interest on the bonded debt of said improvement district for Fiscal Year 2008-2009 is hereby determined and fixed as follows:

Improvement District No. 27	0.005

4. Certification of Tax Rates. Pursuant to Water Code Section 72094, this Board of Directors hereby certifies to the Board of Supervisors and the County Auditor of the County of San Diego the tax rates hereinbefore fixed, and said County Auditor shall, pursuant to Section 72095 of said Code, compute and enter in the County assessment roll the respective sums to be paid as tax on the property in Improvement District No. 27, using the rate of levy hereinabove fixed for such improvement district and the full value as found on the assessment roll for the property therein, and the Secretary of this Board of Directors is hereby authorized and directed to transmit certified copies of this resolution and the Tax Amount and Rate Certificate, Attachment B, and made a part hereof, to said Board of Supervisors and said Auditor.

PASSED AND ADOPTED by the Board of Directors of the Otay Water District at a regular meeting held this 2nd day of July, 2008.

Ayes:
Noes:
Abstain:
Absent:

_____
President

ATTEST:

_____
Secretary

AGENDA ITEM 4

STAFF REPORT

TYPE MEETING:	Regular Board Meeting	MEETING DATE:	July 2, 2008
SUBMITTED BY:	Elaine Henderson, Customer Service Manager	W.O./G.F. NO:	DIV. NO. All
APPROVED BY: (Chief)	Joseph R. Beachem, Chief Financial Officer		
APPROVED BY: (Asst. GM):	German Alvarez, Assistant General Manager		
SUBJECT:	Adopt Resolution No. 4123 to Continue Water and Sewer Availability Charges for District Customers for Fiscal Year 2008-2009 to be Collected through Property Taxes		

GENERAL MANAGER'S RECOMMENDATION:

That the Board adopt Resolution No. 4123 to continue water and sewer availability charges for District customers for Fiscal Year 2008-2009 to be collected through property taxes.

COMMITTEE ACTION: _____

See Attachment A.

PURPOSE:

To present for the board's consideration the adoption of Resolution No. 4123 to continue water and sewer availability charges for District customers for Fiscal Year 2008-2009 to be collected through property taxes.

ANALYSIS:

State Water Code Section 71630-71637, authorizes the District to assess such availability charges. The District levies availability charges each year in developed and undeveloped areas. Current legislation provides that any amount up to $10 per parcel is general use and any amount over $10 per parcel is restricted to be expended in and for that Improvement District. Accordingly the District uses amounts over $10 to develop water and sewer systems which are either expansion, betterment, or replacement.

The amounts of the charges are unchanged from last year and new property owners have been notified of the charge. Attached is the

public notice that lists the charges based on the Improvement District, parcels, and acreage (Attachment B).

FISCAL IMPACT:

The availability charges, as budgeted, will generate approximately $1.6 million in revenue.

STRATEGIC GOAL:

This revenue source will help the District meet its fiscal responsibility to its ratepayers.

LEGAL IMPACT:

None.

General Manager

Attachments:
A) Committee Action Form
B) Public Notice
C) Resolution No. 4123

ATTACHMENT A

SUBJECT/PROJECT:	Adopt Resolution No. 4123 to Continue Water and Sewer Availability Charges for District Customers for Fiscal Year 2007-2008 to be Collected through Property Taxes

COMMITTEE ACTION:

The Finance, Administration and Communications Committee reviewed this item at a meeting held on June 19, 2008.

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ATTACHMENT B

- NOTICE -

OF PUBLIC HEARING ON RESOLUTION OF THE BOARD OF DIRECTORS OF THE OTAY WATER DISTRICT RELATING TO THE CONTINUATION OF WATER STANDBY ASSESSMENTS OR AVAILABILITY CHARGES AND SEWAGE STANDBY ASSESSMENTS OR AVAILABILITY CHARGES FOR FISCAL YEAR 2008-2009

(A) Notice is hereby given that the Board of Directors of the Otay Water District intends to adopt a Resolution to continue water standby assessments or availability charges for fiscal year 2008-2009 and will conduct a public hearing on Wednesday, July 2, 2008, at 3:30 p.m. in the District Boardroom, 2554 Sweetwater Springs Boulevard, Spring Valley, California, at which time the Board shall hear and consider all public objections or protests, if any, to said assessment or availability charges, and may adopt, revise, change, reduce, or modify any assessment or charge; provided, however, in no case may the Board increase any charge above $30.00 per year per acre of land, or $10.00 per year per parcel of land less than one acre. Written protest may also be mailed to the above address.

The water standby assessments or availability charges for fiscal year 2008-2009 are to be assessed on land within the District as follows:

Improvement District	Area/Location	Charge per year per acre for parcels one acre or more	Charge per year for a parcel less than one acre
La Presa No. 1	La Presa/Spring Valley	$10.00*	$10.00*
2	Steele Canyon/Hwy 94	$30.00*	$10.00*
3	Hillsdale/Vista Grande/Hidden Mesa	$30.00*	$10.00*
5	Southwestern College Estates	$10.00*	$10.00*
7	Otay Mesa	$30.00*	$10.00*
9	Jamul	$30.00*	$10.00*
10	Chula Vista	$30.00*	$10.00*
19	Proctor Valley/Jonel/San Miguel	$30.00*	$10.00*
20	Rancho San Diego	$30.00*	$10.00*
22	Rancho Del Rey/Eastlake/Bonita Long Canyon	$30.00*	$10.00*
25	Dictionary Hill north of Eucalyptus Ave.	$30.00*	$10.00*
27	Property outside ID 22	$30.00*	$10.00*
	Land outside an Improvement District	$10.00*	$10.00*
	Land outside an Improvement District and greater than one mile from District facilities	$3.00*	$3.00*

*** CHARGES PROPOSED ARE UNCHANGED FROM LAST YEAR**

Customers may apply to reduce the assessments or charges for (i) land in officially designated permanent open space areas, agricultural preserves, or floodplains; or (ii) land exceeding 30% in slope. In addition, customers may apply for an exemption for land owned by tax-exempt organizations that is only used to protect the natural habitat of rare species, for land located in a floodway, for land located in a or vernal pool area if the designation prohibits the use of the land for any purpose, or for land located outside of the boundaries of the San Diego County Water Authority and the Metropolitan Water District.

(B) The District also intends to continue sewage standby assessments or availability charges for said fiscal year to be assessed on all land within Improvement Districts No. 14, 18, and Assessment District No. 4 (Hillsdale) as follows:

Improvement District	Area/Location	Charge per year per acre for parcels one acre or more	Charge per year for a parcel less than one acre
14	Calavo Gardens	$30.00*	$10.00*
18	Hillsdale & Avocado Village	$30.00*	$10.00*
AD-4	Hillsdale	$30.00*	$10.00*

*** CHARGES PROPOSED ARE UNCHANGED FROM LAST YEAR**

Customers may apply for an exemption to the assessments or charges for land that is undeveloped and within an officially designated open space area, land located within an officially designated floodway or floodplain, or land with a slope of over 30% that is not within a legal subdivision, lot split or planned lot split or planned residential development.

(C) The charges to be assessed are set forth in detail in Resolution No. 4123, copies of which are available at the offices of the District, 2554 Sweetwater Springs Boulevard, Spring Valley, California.

(D) The fees shall be used for construction costs of the system and other operations and maintenance purposes.

Dated: May 16, 2008

Susan Cruz
District Secretary
Otay Water District

For more information please contact the District Secretary at (619) 670-2280 or email *scruz@otaywater.gov*.

RESOLUTION NO. 4123

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OTAY WATER DISTRICT FIXING WATER AND SEWER AVAILABILITY CHARGES FOR FISCAL YEAR 2008-2009 (FN 2851)

WHEREAS, the Otay Water District (herein "District") is a member of the San Diego County Water Authority and the Metropolitan Water District of Southern California and, as a member, the District is entitled to purchase water for distribution within the District and water so purchased is available to property in the District, that is also within the San Diego County Water Authority and the Metropolitan Water District of Southern California, without further need for annexation to any agency; and

WHEREAS, Improvement Districts No. 14 and 18 and Assessment District No. 4 (Hillsdale) have been formed within the Otay Water District (herein "District") and sanitary sewers have been constructed and sewer service is available to land within each of the said districts; and

WHEREAS, in consideration of the benefit that water availability confers upon property within the District, and in further consideration of the need for revenue to pay the cost of water storage and transmission facilities which directly and specially benefit property within the District, it is hereby determined that water availability charges be fixed and established; and

WHEREAS, in consideration of the benefit which sewer availability confers upon property within Improvement Districts No. 14 and 18 and within Assessment District No. 4 (Hillsdale), and in further consideration of the need to pay the cost of sanitary sewers which directly and specially benefit those properties, it is hereby determined that sewer availability charges be fixed and established for Improvement Districts No. 14 and 18 and Assessment District No. 4 (Hillsdale).

NOW, THEREFORE, the Board of Directors of the Otay Water District resolves, determines and orders as follows:

1. SCHEDULE OF WATER CHARGES

(A) Water availability charges are hereby fixed and established for Fiscal Year 2008-2009 as follows:

(1) In Improvement Districts No. 5 and La Presa No. 1 the charge shall be $10.00 per acre of land and $10.00 per parcel of land less than one acre.

(2) In Improvement Districts No. 2, 3, 7, 9, 10, 19, 20, 22, 25 and 27 the charge shall be $30.00 per acre of land and $10.00 per parcel of land less than one acre.

(3) For land located outside an improvement district and within one mile of a District water line, the charge shall be $10.00 per acre of land and $10.00 for each parcel less than one acre.

(4) For land located outside an improvement district and greater than one mile from District facilities, the charge shall be $3.00 per acre of land and $3.00 for each parcel less than one acre.

(B) Modifications. The charges provided for in subparagraphs (1) through (4) in (A) above shall be modified upon petition by the property owner where the property does not receive water from the District as follows:

(1) where a parcel of land or a portion thereof is within an open space easement approved by San Diego County, the charge for such parcel or portion thereof shall be fifty percent (50%) of the charge determined pursuant to paragraph (A), provided the owner files with the District proof, satisfactory to the District, that said parcel of land or portion thereof is within such a designated permanent open space area;

(2) where a parcel of land or portion thereof is in an agricultural reserve under a Land Conservation Contract with the County of San Diego, pursuant to the Land Conservation Act of 1965 as amended, the charge for such parcel shall be $3.00 per acre, provided the owner files with the District proof, satisfactory to the District, that said parcel of land or portion thereof is within such an agricultural preserve;

(3) where a parcel of land or a portion thereof is within an area designated as a floodplain by the County of San Diego, the charge for such a parcel or portion thereof shall be $3.00 per acre, provided the owner files with the District proof, satisfactory to the District, that said parcel of land or portion thereof is within such designated floodplain; and

(4) where a parcel of land or portion thereof exceeds a 30% slope, and where such is not within a legal subdivision, lot-split or planned residential development, the charge for the slope portion shall be $3.00 per acre, or if such a parcel is less than one acre and more than one-half of the area exceeds 30% slope, $3.00 for the parcel, provided the owner files with the District proof, satisfactory to the District, that said parcel of land or portion thereof meets or exceeds the slope.

(C) Exceptions. The charges provided for in (A) and (B) above shall not apply, upon petition by the property owner, to the following:

(1) land located within an area designated as a floodway by the County of San Diego;

(2) land designated as a vernal pool area by a governmental agency authorized to make such a designation and which designation prohibits use of such area for any purpose;

(3) land owned by non-profit, tax-exempt conservation organizations specializing in identifying and protecting the natural habitat of rare species; or

(4) land that is located within the boundaries of the Otay Water District but not within the boundaries of the Metropolitan Water District of Southern California and the San Diego County Water Authority.

2. SCHEDULE OF SEWER CHARGES

(A) Sewer standby assessment or availability charges are hereby fixed and established for Fiscal Year 2008-2009 as follows:

(1) In Improvement Districts No. 14, 18 and Assessment District No. 4 (Hillsdale), the charges shall be $30.00 per acre of land and $10.00 per parcel of land less than one acre. The preceding charges shall not apply, upon petition by the property owner, to the following~~; provided that such charges shall not apply to the following~~:

(a) any portion of a parcel which is undeveloped and maintained in its natural state within an Open Space Area as a requirement under the San Diego County General Plan, provided the owner of such parcel files proof, satisfactory to the District, of such designed Open Space Area;

(b) any portion of a parcel located within an area designated by the County of San Diego as a floodway or floodplain; or

(c) any portion of a parcel of land which exceeds a slope of 30% and which is not within a legal subdivision, lot split or planned lot split or planned residential development.

3. DEFERRALS.

(A) Deferral of Charge, Purpose. Situations may arise when an owner of a parcel of land does not use and has no present intention of using water and/or sewer provided by the District on a parcel of land, as defined in Section 4. The purpose of this section is to permit an evaluation by the District, on a case-by-case basis, of the circumstances which pertain to such situations to determine whether a deferral of charges should be approved according to the terms and conditions herein provided.

Any owner of a parcel of land who believes that the amount of the water and/or sewer availability charges fixed against such parcel should be deferred may file an application with the District for deferral of the charge, as follows:

(a) Application. The application shall include a statement describing the circumstances and factual elements which support the request for deferral.

(b) The General Manager shall consider the request within sixty (60) days after the filing of a completed application. If the application for deferral meets the established criteria, the General Manager may decide whether to approve the request and order the charge deferred accordingly. If the request is denied, the applicant shall be notified in writing stating the reasons for the denial.

(B) Appeal to Board of Directors. If the General Manager denies a request, the owner may file an appeal with the Board of Directors within sixty (60) days after such denial. No new application for deferral need be considered by the General Manager until expiration of twelve (12) months from the date of a denial, unless differently directed by the Board of Directors.

(C) Deferred Charges on Restricted Parcels, Criteria. The levy of the charge may be deferred annually as to any parcel of land which meets each of the following criteria:

(a) The owner of such parcel makes a timely application requesting deferral of the charge.

(b) The parcel, which is the subject of the request, will become subject to enforceable restrictions which prohibits the connection to the District sewer system or use of water on the parcel, except by means of natural precipitation or runoff; provided, however, if considered appropriate by the General Manager, local water may be used for limited domestic stock watering and irrigation uses.

(c) The owner executed a recordable agreement which includes provisions that:

(1) set forth the enforceable restrictions pertinent to the subject parcel;

(2) the agreement may be terminated upon written request by the owner and payment of all deferred water and/or sewer availability charges, plus interest thereon, compounded annually, and accruing at the legal rate from the date such charges would have been otherwise due and payable;

(3) no water and/or sewer service from the District shall be provided to such parcel for a period of ten (10) years after the total amount due for the charges deferred, plus annually compounded interest, is paid in full to the District, unless a surcharge penalty as described below is paid to the District prior to connection of any water and/or sewer service;

(4) if the surcharge is not paid, during the ten (10) year period, while water and/or sewer service is <u>not</u> available to the subject land, the owner shall pay all annual water or availability charges as fixed; and

(5) contains such other provisions considered by the General Manager to be appropriate.

(D) Surcharge. Upon termination of the deferral agreement, an owner may elect to receive water and/or sewer service prior to the expiration of the ten (10) year penalty period upon payment of a surcharge. The surcharge shall be equal to the amount of the annual water and/or sewer availability charges fixed for the parcel(s) of land in the year of election to receive water and/or sewer service multiplied by the number of years remaining of the ten (10) year penalty period. This surcharge shall also apply if a property owner develops a parcel that is subject to a deferral agreement without termination of said agreement.

(E) Enforcement Procedures. In order to insure that terms and conditions of the recordable agreement are being met, the General Manager shall:

(1) Maintain a record of all parcels approved for deferral of the water assessments or availability charges.

(2) Report to the Board of Directors any instances where the terms of the agreement are being violated.

(3) Take such other actions or procedures considered appropriate.

4. DEFINITION OF PARCEL. The term "parcel" as used herein shall mean a parcel of land as shown on the assessment rolls of the County Assessor of San Diego County as of March, 2008.

5. NOTICE TO THE BOARD OF SUPERVISORS AND AUDITOR. On or before the third Monday in August, 2008, the Secretary of this District shall furnish, in writing to the Board of Supervisors of San Diego County and to the County Auditor, a description of the land within the District upon which availability charges are to be levied and collected for Fiscal Year 2008-2009 together with the amount of the assessments or charges. At the time and in the manner required by law for the levying of taxes for county purposes, the Board of Supervisors shall levy, in addition to taxes it levies, water and/or sewer

availability charges in the amounts fixed by this Resolution for the respective parcels of land described in Section 1 of this Resolution. All County officers charged with the duty of collecting taxes shall collect the charges with the regular property tax payments in the same form and manner as County taxes are collected. Such availability charges are a lien on the property with respect to which they are fixed. Collection of the charges may be enforced by the same means as provided for the enforcement of liens for state and county taxes.

6. CERTIFIED COPIES. The Secretary of this District shall deliver certified copies of this Resolution to the Board of Supervisors and to the Auditor of San Diego County with the list of charges described in Section 4 above.

7. CORRECTIONS. The General Manager of the District is hereby authorized to correct any clerical error made in any assessment or charge pursuant to this Resolution and to make an appropriate adjustment in any assessment or charge made in error.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Otay Water District at a regular meeting duly held this 2nd day of July, 2008.

_____
President

ATTEST:

_____
Secretary

AGENDA ITEM 5

STAFF REPORT

TYPE MEETING:	Regular Board	MEETING DATE:	July 2, 2008
SUBMITTED BY:	David Charles Public Services Manager	W.O./G.F. NO:	aa000 DIV. NO. 1 1d1000
APPROVED BY: (Chief)	Rod Posada Chief, Engineering		
APPROVED BY: (Asst. GM):	Manny Magaña Assistant General Manager, Engineering and Operations		
SUBJECT:	Request to Approve Agreement with TMO CA/NV, LLC, a Nevada Limited Liability Company for the installation of a Communications Facility at the Patzig Reservoir Site		

GENERAL MANAGER'S RECOMMENDATION:

That the Otay Water District (District) Board authorizes the General Manager to execute an agreement with TMO CA/NV, LLC, a Nevada Limited Liability Company (T-Mobile) for the installation of a communications facility at the Patzig Reservoir Site (see Exhibit A for project location).

COMMITTEE ACTION:

See Attachment A.

PURPOSE:

To obtain Board approval authorizing the General Manager to execute an agreement with T-Mobile that allows the installation of a communications facility at the Patzig Reservoir Site. The agreement will grant T-Mobile 300 square feet of leased area and trench easements of right-of-way for access, power, and a communications facility.

ANALYSIS:

T-Mobile is currently operating a temporary cellular site at this location now; this permanent agreement will replace an existing temporary agreement that has been in place since 2004. T-Mobile is the second cellular provider locating its facilities on the Patzig Reservoir Site. Currently, Verizon is the other cellular provider at this location. The proposed wireless communication facility consists of the construction of an unmanned communications equipment building, the co-location of

six directional antennas on an existing 44 foot antenna pole, and the installation of underground coaxial cable. The equipment building will be constructed within an area measuring 15 feet by 20 feet; with a total of 300 square feet of leased space.

The District will receive copies of construction drawings, all permits, and approvals by local regulatory agencies prior to granting permission to start construction. Staff agrees with the design concept for the proposed facility construction.

FISCAL IMPACT:

The District will receive $2,476 per month in rent effective upon execution of the lease agreement for a period of five years, subject to an annual inflation adjustment of 3 percent. The tenant will have the option to extend the term for three additional five-year periods. Two additional five-year extensions may be granted at the District's discretion.

An initial $2,000 payment toward the District's non-refundable administrative fee of $6,500 has been paid to reimburse the District for staff time to supervise and assist the tenant during the licensing and permitting phases; this fee is separate from rent. The remaining balance of $4,500 will be due and payable upon execution of this agreement by both parties to reimburse the District for costs to assist the tenant with planning, design, and construction phases of the project, including legal expenses.

LEGAL IMPACT:

The District's Lease Agreement has been reviewed by our legal counsel. District Counsel has been an integral part in the negotiations and construction of this agreement.

STRATEGIC GOAL:

This item is in line with the District's Strategic Focus Areas: Community and Governance, and Financial Health.

General Manager

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DTC/RP:jf

Attachments

ATTACHMENT A

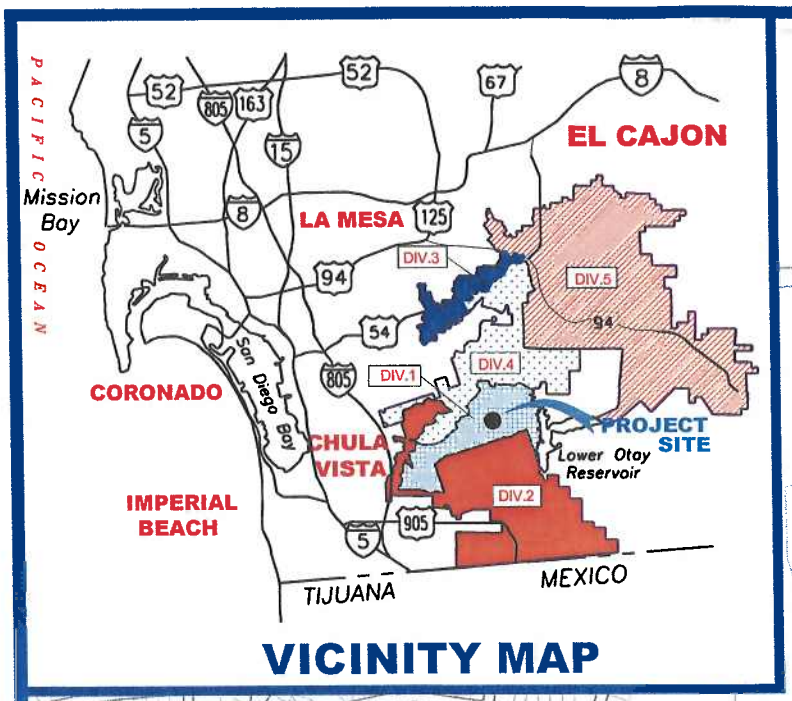
SUBJECT/PROJECT: aa000-1d1000	Request to Approve Agreement with TMO CA/NV, LLC, a Nevada Limited Liability Company for the installation of a Communications Facility at the Patzig Reservoir Site

COMMITTEE ACTION:

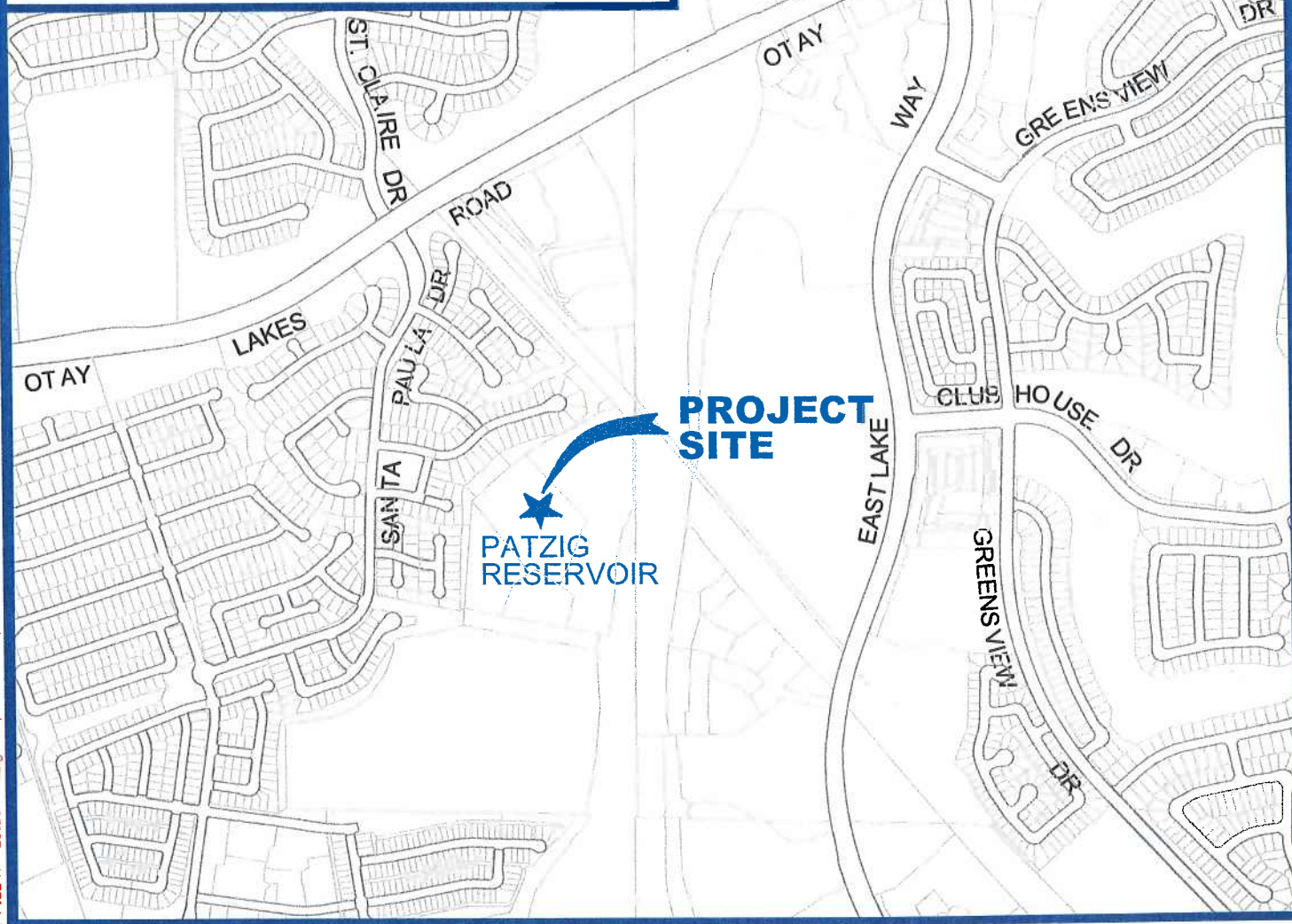
The Finance, Administration, and Communications Committee reviewed this item at a meeting held on June 19, 2008. The Committee supported Staff's recommendation.

NOTE:

The "Committee Action" is written in anticipation of the Committee moving the item forward for Board approval. This report will be sent to the Board as a Committee approved item, or modified to reflect any discussion or changes as directed from the Committee prior to presentation to the full Board.



VICINITY MAP



OTAY WATER DISTRICT

T-MOBILE AT

OTAY WATER DISTRICT'S PATZIG RESERVOIR SITE

LOCATION MAP

EXHIBIT A

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ATTACHMENT 1

AGREEMENT BETWEEN TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY AND OTAY WATER DISTRICT TO LOCATE A COMMUNICATIONS FACILITY AT OTAY'S PATZIG RESERVOIR SITE

This Agreement ("Lease") is entered into and effective on the date specified in the signature page (the "Effective Date"), by and between the Otay Water District, a municipal water district organized and operated pursuant to the Water Code Section 71000, et seq. ("Otay"), and TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY, ("Tenant"). Any special terms or conditions agreed to by Otay and Tenant will be set forth on Exhibit A.

RECITALS

A. Otay owns a site on which it has constructed water facilities known as the "Patzig Reservoir," as depicted on Attachment A to Exhibit B (the "Reservoir Site").

B. Tenant has requested Otay to allow it to locate a communications facility and transmitting and receiving antennas at the Reservoir Site.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Otay and Tenant agree as follows:

1. Premises. Otay owns the real property described in Attachment B to Exhibit B (the "Property"). Otay agrees to lease to Tenant, for the installation of an antenna and related telecommunications equipment, approximately 300 square feet of real property within the Property, as more particularly described on Attachment C to Exhibit B (the "Premises"). A depiction of the Property and the Premises is attached hereto as Attachment D to Exhibit B.

2. Grant of Non-Exclusive Trench Easement(s). Otay has also agreed to grant a temporary non-exclusive easement to Tenant for certain portions of the Property, as legally

described in Exhibit C to this Lease (the "Easement"), for the purpose of trenching and installation of the necessary utilities to operate Tenant's equipment. It is expressly agreed that any such Easement shall run concurrent with this Lease. Tenant agrees and understands that if the Lease is terminated or ceases to exist for any reason, the Easement shall not have any force or effect. Tenant agrees to return and maintain all portions of land subject to the Easement that are disturbed in connection with the installation, connection, maintenance, repair, access or any other Tenant activity, to their original condition, reasonable wear and tear excepted, at Tenant's sole cost and expense.

This easement shall be non-exclusive. Otay, or any other tenant of Otay may utilize the easement area for similar purposes or for any other purpose which does not interfere with Tenant's uses. Otay shall provide Tenant with advance notice of any intention to use the temporary easement area by Otay or any current or future tenant of Otay.

3. Use of the Premises. The Premises may be used by Tenant only for the purpose of installing, constructing, housing, operating, maintaining and repairing telecommunication equipment, including appurtenant antennae and electronic equipment, as further described and conditioned in this Agreement (collectively, the "Facilities"), for the lawful provision of communication services. Tenant may not install any Facilities without prior approval by Otay except as provided in section 9c. Tenant may not sublease or sublicense any use or space of the Premises or the Facilities thereon except as otherwise provided in Paragraph 12, below.

4. Access. Subject to Section 9(j), Otay shall provide access to Tenant, Tenant's employees, agents, contractors and subcontractors to the Premises 24 hours a day, seven days a week, at no additional charge to Tenant. Otay hereby grants to Tenant such rights of ingress and egress over the Property as may be necessary and consistent with the authorized use of the Premises as outlined by Otay Operations. Subject to Otay's reasonable rules, Otay shall permit

Tenant's employees, agents, contractors, subcontractors and invitees to park vehicles on the Property as necessary and consistent with the authorized use of the Premises. Otay shall, at its expense, maintain all access roadways or driveways from the nearest public roadway to the Premises in a manner reasonably sufficient to allow access. In addition, Tenant shall obtain such permits, licenses or easements, from the owners of property adjoining the leased premises, as may be necessary for Tenant to have access to and from the leased Premises and also for access to utilities. Tenant shall provide copies of these documents to Otay prior to the start of construction.

5. Term. The term of this Lease shall be five (5) years (the "Initial Term"), commencing on the Commencement Date, defined herein below. Tenant shall have the right to extend the term of the Lease for three (3) additional and successive terms of five (5) years each on the same terms and conditions as set forth herein. This Lease shall automatically renew for each successive Renewal Term unless Tenant notifies Landlord, in writing, of Tenant's intention not to renew this Lease, at least thirty (30) days prior to the expiration of the Initial Term or any Renewal Term. In addition, Tenant may request, in writing, two additional extensions of five (5) years each, which Otay may grant or deny at its sole discretion (each, an "Additional Term" and together with the Initial Term and Extension Term, or individually, as the context requires, the "Term"). Each such request shall be made in writing no less than 120 days prior to the expiration of the then current Extension Term or Additional Term, as applicable. Upon the Commencement Date of this Lease, the prior lease agreement between the Otay Water District and Pacific Bell Wireless, LLC, (predecessor to Tenant) dated March 30, 2004, permitting Tenant to operate a temporary facility on the Property shall terminate without penalty.

6. Administrative Fee. Tenant, prior to entering the Reservoir Site to conduct its investigation of the Premises, shall provide Otay with a non-refundable administrative fee in the

amount of TWO THOUSAND DOLLARS AND NO CENTS ($2,000.00). This fee will defray Otay's costs associated with the supervision of and assistance with the Tenant's investigation and planning phases of the site selection.

Additionally, upon final execution of the Agreement by both parties, Tenant shall provide Otay with a non-refundable administrative fee in the amount of FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS ($4,500.00). This amount shall be in addition to the administrative fee described above for entering on Otay Property to conduct investigation of the proposed Premises. This second administrative fee shall be used to defray Otay's administrative expenses and costs related to Otay's supervision and assistance with planning, design, and construction phases of the project, including legal expenses. These administrative fees shall not be considered rent or part of the rental installment.

7. Rent. Beginning on the First (1st) day of the month following the full execution of this Lease (the "Commencement Date"), Tenant shall pay Otay as rent the sum of TWO THOUSAND FOUR HUNDRED SEVENTY-SIX DOLLARS AND NO CENTS ($2,476.00) per month payable on the first day of each month in advance. Upon the Commencement Date of this Lease, Tenant will no longer be obligated to pay rent in accordance with the prior lease agreement between the Otay Water District and Pacific Bell Wireless, LLC, referenced above.

The rent shall be increased on each calendar anniversary of the Commencement Date at a rate of three percent (3%) per annum. However, at the beginning of each Extension Term or Additional Term, if any, Otay may, at its sole and absolute discretion, choose to adjust the annual rent, effective on the first year of said Extension Term or Additional Term, by an amount equal to the greater of: (i) three percent (3%); or (ii) the amount necessary to ensure that the rent equals the amount it would have been if each annual increase during the previous Term had been calculated based on the average percentage increases in the consumer price index published by

the United States Department of Labor, Bureau of Labor Statistics (1982-1984 = 100) (the "CPI") for "All Items – All Urban Consumers" for the San Diego Metropolitan Statistical Area for the immediately preceding 5 year period. If the publication of the Consumer Price Index is discontinued, or if the Consumer Price Index is altered in some material manner, including changing the name of the index, the geographic area covered, the consumers or workers so included, or the base year, the Parties must use their reasonable best efforts to agree on a substitute index or procedure that reasonably reflects and monitors consumer prices. After such an adjustment, the rent shall increase at a rate of three percent (3%) per annum for the rest of the applicable Extension Term or Additional Term, if any. Otay shall also have the discretion to adjust the base rent to then current market rent in the Additional Term if said market rent is greater than the CPI increase provided for in the above formula. The "then current market rent" shall be defined as the most recent rent transaction entered into by Otay with other similar tenants for the same or similar purposes.

8. Environmental. Otay represents that to the best of its knowledge the Premises have not been used for the generation, storage, treatment or disposal of hazardous materials other than those materials normally used by Otay for the treatment of water and that there is no hazardous waste on the Premises. Notwithstanding any other provision of this Lease, Tenant relies upon the representations stated herein as a material inducement for entering into this Lease. Tenant shall not bring any hazardous materials onto the Premises except for those contained in its back-up power facilities (e.g. lead-acid batteries and diesel fuel) and properly stored, reasonable quantities of common materials used in telecommunications operations (e.g. cleaning solvents). Tenant shall handle, store and dispose of all hazardous materials it brings onto the Premises in accordance with all federal, state and local laws and regulations ("Laws"). "Hazardous materials" means any substance, chemical, pollutant or waste that is presently

identified as hazardous, toxic or dangerous under any applicable federal, state or local law or regulation and specifically includes, but is not limited to asbestos and asbestos containing materials, polychlorinated biphenyl's (PCBs) and petroleum or other fuels (including crude oil or any fraction or derivative thereof). Tenant shall indemnify, defend (with counsel acceptable to Otay) and hold Otay harmless for any damages, claims, liabilities, suits, actions or proceedings of any kind arising in connection with Tenant's use or storage of hazardous materials. This indemnity shall survive the expiration or earlier termination of this Lease and the Easement.

9. Installation and Maintenance of Facilities. Tenant is authorized to install, maintain and operate on the Premises only the Facilities described and depicted on Attachment A to Exhibit D; provided that all permits and zoning approvals shall have been obtained by Tenant.

a. *Installation of the Facilities.* Tenant's design and installation of all portions of the Facilities shall be done according to plans approved by Otay, and such approval shall not be unreasonably withheld. The Tenant shall be responsible for painting its antennae and/or equipment to match Otay's facility. Otay will provide Tenant with specifications regarding paint type, color and application method to accomplish this requirement. Painting/coating submittals shall be provided to Otay by the Tenant prior to receiving permission to begin painting. Otay may specify a camouflage design if appropriate. These camouflage designs may include but are not limited to palm trees, pine trees and flag poles.

b. *Record Drawings.* Within thirty (30) days after completion of the Facilities, Tenant shall provide Otay with "record" drawings of Facilities showing and identifying all the equipment and improvements installed on the Premises. Said drawings shall be accompanied by a complete and detailed inventory of all equipment, personal property and antennae located on the Premises and any such property of Tenant located in the Easement. No

property of Tenant other than such identified property shall be located on the Premises or the Property at any time.

c. *Alterations*. Tenant shall not alter or change its facilities in a material manner without the prior approval of Otay, such approval not to be unreasonably withheld. "Material" refers to any physical change that could affect the building or its appearance or any change that could disrupt Otay's workplace or communications. However, Tenant may replace existing equipment within its existing facilities with similar equipment without Otay's written consent. All of Tenant's construction and installation work shall be performed at Tenant's sole cost and expense in a good and workmanlike manner. Tenant shall have the right to remove all facilities it installs at its sole expense on or before the expiration or termination of this Lease.

d. *Improvements to Facilities / Additional Space*. If at any time during the Term, Tenant requests permission from Otay to add improvements requiring construction to its then existing Facilities, the then current Administrative Fees shall be payable to Otay for reimbursement for staff time to process the new request, construction inspection and monitoring during construction. If the requested Tenant improvements include additional lease space, a new lease agreement for the additional lease space must be executed prior to start of construction and Tenant shall pay the Administrative Fees then in effect, and shall comply with Otay's requirements then in effect. The administrative fees for the additional lease space shall be in addition to, and shall not replace the administrative fees for improvements requiring construction to the Facilities.

e. *Permits and Compliance with Applicable Laws*. Prior to commencing any construction or improvements, and from time to time, as applicable, Tenant agrees to obtain all necessary approvals for its communications operations and for the Facilities and to operate and maintain the same, at all times in accordance with all applicable laws, rules and regulations.

i. Prior to commencing construction, Tenant shall deliver to Otay copies of all executed licenses, approvals and permits required by local, state or federal agency in connection with the Facilities, which permits shall be attached hereto as Attachment B to Exhibit D.

ii. From time to time, as required by law or regulation in connection with the normal operation of the Facilities or as needed due to improvements or alterations to the same, Tenant shall provide Otay with copies of updated permits, licenses and/or approvals. Tenant shall provide written evidence, satisfactory to Otay of all FCC approvals and other governmental permits and approvals, including but not limited to compliance with FCC Electromagnetic Radiation Guidelines.

iii. Otay agrees, at no expense to Otay, to cooperate with Tenant in making application for and obtaining all licenses, permits and any and all necessary approvals that may be required for Tenant's intended use of the Premises.

f. *Utilities*. Tenant shall be authorized to install utilities for the Premises and the Facilities at Tenant's sole cost and expense and to improve the present utilities on or near the Premises (including, but not limited to the installation of an emergency back-up power) subject to Otay's approval of the location, which approval shall not be unreasonably withheld. Tenant shall fully and promptly pay for all utilities furnished to the Premises for the use, operation and maintenance of Tenant's facilities.

g. *Repair of Otay's Improvements*. Any damage done to Otay's improvement on the property during installation and/or during operations caused by Tenant or in connection with installation or operation shall be repaired or replaced immediately at Tenant's

expense and to Otay's reasonable satisfaction. In connection with the installation and operation of the antennae facilities, Tenant shall not locate or attach any antennae or other equipment to Otay's facilities without the prior written approval of Otay. Tenant shall pay all costs and expenses in relation to maintaining the integrity of Otay's facilities in connection with Tenant's installation and operation of the antennae facilities.

h. *Maintenance and Repair.* At all time during the Term, Tenant shall maintain the Premises and the Facilities in a manner acceptable to Otay. Tenants use of its facilities shall not interfere with Otay's operation of its improvements.

i. *Liens.* Tenant shall not encumber or allow the Premises or the Property to be encumbered in any manner other than as expressly authorized herein.

j. *Security.* Tenant recognizes and agrees that the Premises and the Reservoir Site are a sensitive area. Tenant agrees to provide for the proper supervision of all Tenant personnel assigned to enter and do work at the Premises. Tenant also agrees to, at its own cost and expense, comply with any and all security measures instituted by Otay from time to time.

10. Maintenance and Repair of Otay's Improvements. At any time during the Term, or while this Lease remains in effect, Otay may, at its option and upon written notice to Tenant, remove or cause Tenant to remove all or any portion of its Facilities at Tenant's expense, in order for Otay to paint, repair, or make replacements to its improvements on the Premises (the "Maintenance Work"), as deemed necessary by Otay in its sole discretion. Tenant agrees to fully cooperate with Otay's efforts in connection with any Maintenance Work, including removing and re-installing any portion of the Facilities identified by Otay to be removed.

a. *Temporary Facilities.* During the course of the Maintenance Work, Tenant may install temporary antennae, at Tenant's expense, on the leased Premises subject to

Otay's approval of the location. Once the Maintenance Work is completed by Otay, Tenant agrees to promptly dismantle any temporary facilities and to relocate the facilities to their original location or to any other location approved by Otay, as appropriate. All work related to the removal of any portion of the Facilities, installation of temporary facilities, dismantling, relocation to their original location and any related work, shall be done at Tenant's sole cost and expense and in good and workmanlike manner.

b. *Repair of damage*. Tenant shall repair any damage caused by Tenant in connection with the installation, maintenance, operation or removal of any temporary facilities or the Facilities.

c. *Otay's option to remove temporary facilities*. If any temporary antennae is not removed within thirty (30) days from the date the Maintenance Work is completed, Otay will have the right to remove the temporary antennae and charge Tenant for such costs.

d. *Painting of the Facilities*. If the Maintenance Work includes the painting of Otay's improvements, the Tenant shall be responsible for repainting its antennas and/or equipment to match Otay's facility. Otay will provide specifications regarding paint type, color and application method to the Tenant to accomplish this requirement. The Tenant will be required to provide painting/coating submittals to Otay prior to receiving permission to begin painting.

11. Co-Location. Tenant agrees that Otay may enter into leases with other communication carriers, wireless communications carriers and other utilities for use of any portion of the "Reservoir Site" as long as said leases do not result in unreasonable interference with Tenant's use of the Premises. Tenant will reasonably cooperate with Otay's efforts in this regard including, at Otay's request, the relocation of, or changes to, the Facilities; provided that

any alterations or relocation needed, at Otay's sole discretion, to accommodate the new lessee shall be performed at the expense of Otay or the new lessee.

12. Subleasing/Encumbrance. Tenant may not sub-lease or sub-license or otherwise encumber the Premises or any portion of the Facilities without Otay's prior written consent, which may be granted or denied at Otay's sole discretion. Any sub-lease or other encumbrance will require an amendment to this Lease and shall specify the terms and conditions for the sub-lease or other encumbrance.

13. Condition of the Property at Expiration or Termination. Upon the expiration or termination of this Lease as herein provided, Tenant shall surrender the Premises, and any Easements granted by Otay in connection with this Lease, to Otay in substantially the same condition as originally delivered to Tenant for its facilities, normal wear and tear exempted, and with all portions of the Facilities, including but not limited to equipment, supplies, buried conduits, and structures removed along with subterranean foundations to a depth of three feet below grade; or as otherwise agreed to by Otay in writing.

14. Interference. Tenant shall not use, nor shall Tenant permit its agents or invitees to use any portion of the Premises in a manner which interferes with Otay's use of the Reservoir Site for it's intended purpose including communications facilities relating to Otay's operation such as telemetry/radio communications or any other pre-existing communications facilities. This would not apply to interference with a tenant of Otay whose use did not "pre-exist" this lease; except as agreed to by Tenant in connection with the co-location of any subsequent tenant's facilities. If Tenant's operation in any way interferes with Otay's telemetry/radio facilities, Tenant will have five (5) business days to correct the problem after notice from Otay. Tenant acknowledges that continuing interference will cause irreparable injury to Otay and, therefore, Otay will have the right to terminate the Lease immediately upon notice to Tenant.

15. Taxes. During the term of this Lease, Tenant shall pay before delinquency all taxes, assessments, license fees, and any other charge of any type whatsoever that are levied, assessed, charged, or imposed on or against Tenant's personal property installed or located in or on the leased premises and that become payable during the term of this Lease.

16. Termination.

(a) This Lease may be terminated by Tenant without further liability if:

(i) Tenant gives Otay six months notice when Tenant determines at any time after the Commencement Date that any governmental or non-governmental license, permit, consent, approval, easement or restriction waiver that is necessary to enable Tenant to install or operate Tenant's facility cannot be obtained or renewed at reasonable expense or in reasonable time period.

(ii) Tenant determines at any time after the Commencement Date that the Premises are not appropriate or suitable for its operations for economic, environmental or technological reasons, including without limitation, any ruling or directive of the FCC or other governmental or regulatory agency, or problems with signal strength or interference not encompassed by subsection (iii) below; provided that the right to terminate under this subsection (ii) is exercisable only if Tenant pays Otay, as a termination fee, the lesser of twelve monthly installments of annual rent or the balance of the rent due for the remaining term of this Lease;

(iii) Otay commits a default under this Lease and fails to cure such default within a 30-day notice period, provided that if the period to diligently cure takes longer than 30 days and Otay commences to cure the default within the 30-day notice period, then Otay shall have such additional time as shall be reasonably necessary to diligently effect a complete cure;

(iv) The Premises are totally or partially destroyed by fire or other casualty so as to hinder Tenant's normal operations and Otay does not provide to Tenant within thirty (30)

days after the casualty occurs a suitable temporary relocation site for Tenant's facility pending repair and restoration of the Premises.

(b) This Lease may be terminated by Otay without further liability if:

(i) Tenant commits a default under this Lease and fails to cure such default as provided under paragraph 17, below; or

(ii) The Premises or the Reservoir Site are totally or partially destroyed by fire or other casualty so as to hinder Tenant's or Otay's normal operations.

17. Default.

a. *Event of Default.* The parties covenant and agree that a default or breach of this Lease (an "Event of Default") shall occur and be deemed to exist if, after notice and opportunity to cure as provided below:

(i) Tenant shall default in the payment of rent or other payments hereunder and said default shall continue for ten (10) days after Otay provides written notice of the same; or

(ii) Either party shall default in the performance or observance of any other covenant or condition of this Lease to be performed or observed if such failure persists for a period of thirty (30) days after the non-defaulting party provides written notice of the default to the defaulting party.

b. *Rights upon Default.* Upon the occurrence of an Event of Default, in addition to any other rights or remedies available to the non-defaulting party under any law, the non-defaulting party shall have the right to terminate the Lease.

c. *Cure Rights.* An Event of Default shall not exist unless written notice has been given in accordance with this Lease, and the defaulting party has had the opportunity to cure as provided herein. The defaulting party shall cure the alleged default within the manner provided herein; provided however, that if the nature of an alleged default is such that it can not

reasonably be cured within such thirty (30) day period, the defaulting party shall not be in breach of this Lease if it commences a cure within such period, and thereafter diligently proceeds with the actions necessary to complete such cure.

18. Destruction of Premises. If the Premises or the Facilities are destroyed or damaged, Tenant or Otay may elect to terminate this Lease as of the date of the damage or destruction by so notifying the other Party no more than thirty (30) days following the date of damage or destruction, provided Otay does not provide to Tenant, within thirty (30) days after the casualty occurs, a suitable temporary relocation site for Tenant's facility pending repair and restoration of the Premises.

19. Condemnation. If the condemning authority takes all the Property or a portion which in Tenant's opinion is sufficient to render the Premises unsuitable for Tenant's use, then this Lease shall terminate as of the date when possession is delivered to the condemning authority. In the event of any taking under the power of eminent domain, Tenant shall not be entitled to any portion of the award paid for the taking and Otay shall receive the full amount of such award except as provided herein. Tenant hereby expressly waives any right or claim to any portion of a condemnation award, except for relocation benefits and goodwill. All other damages, whether awarded as compensation for diminution in value of the leasehold or to the fee of the Premises, shall belong to Otay.

20. Insurance. Tenant shall maintain the following insurance:

a. Tenant shall provide Commercial General Liability Insurance in an aggregate amount of Five Million and no/100 dollars ($5,000,000.000) such limit may be satisfied by a combination of primary and umbrella policies. Tenant may satisfy this requirement by obtaining the appropriate endorsement to any master policy of liability insurance Tenant may maintain.

b. Automobile liability with the combined single limit of $1,000,000 per accident;

c. Worker's compensation, as required by law;

d. Employer's liability with limits of $1,000,000 per occurrence.

Tenant shall name Otay as an additional insured and loss payee on the commercial general liability policy and automobile liability policy. Such policies shall state that they are primary and that any policies Otay maintains shall be noncontributory as to claims arising from Tenant's negligence or willful misconduct. Tenant shall provide Otay with written certificates of insurance evidencing such coverage. Said policies shall not be canceled or amounts required herein reduced without at least thirty (30) days prior written notice to Otay. Said policies shall be with insurance companies with an A.M. Best rating of A- VII or better.

Otay takes no responsibility for the protection of Tenant's property from acts of vandalism by third parties. The insurance requirements may be changed by Otay upon giving of notice to Tenant; provided that the requirements set forth above shall be the minimum insurance requirements during the Term.

21. Indemnity. Tenant shall hold harmless, indemnify and defend Otay and each of Otay's directors, officers, managers, employees, agents and successors and assigns, from any and all claims, suits or actions of any kind and description brought forth on account of injuries to or death to any person or damage to any property, including damage to the Premises arising out of or related to its use of the Premises, except to the extent that such claims, suits or actions arise out of the gross negligence or willful misconduct of Otay.

22. Estoppel Certificate. Tenant shall, at any time and from time to time upon not less than thirty (30) days prior request by Otay, deliver to Otay a statement in writing certifying that (a) the Lease is unmodified and in full force (or if there have been modifications, that the

Lease is in full force as modified and identifying the modifications; (b) the dates to which rent and other charges have been paid; (c) as far as the person making the certificate knows, Otay is or is not in default under any provisions of the Lease; and (d) such other matters as Otay may reasonably request.

23. Assignment. Tenant shall not assign this Lease except to an affiliated parent entity, subsidiary, purchaser of assets, or holder of its FCC license, without Otay's prior written consent. If, during the term of this Lease, Tenant requests the written consent of Otay to any assignment, Otay's consent thereto shall not unreasonably be withheld. Consent to one assignment shall not be deemed to be a consent to any subsequent assignment, and any subsequent assignment without Otay's consent shall be void and shall, at Otay's option, terminate this Lease.

24. Memorandum of Lease. If requested by Tenant, Otay agrees to promptly execute and deliver to Tenant a recordable Memorandum of Lease substantially in the form of Exhibit E.

25. Resolution of Disputes. All controversies or claims arising out of or relating to this Lease shall be resolved by submission to final and binding arbitration at the offices of the American Arbitration Association ("AAA") located in San Diego, California. Such arbitration shall be conducted in accordance with the most recent version of the AAA commercial arbitration rules.

26. Choice of Law and Venue. This Lease shall be interpreted in accordance with the laws of the State of California, and any disputes shall be heard in a court of competent jurisdiction in the State of California.

27. Attorney's Fees. In the event that either party commences any legal action or proceeding, including an action for declaratory relief, against the other by reason of the alleged failure of the other to perform or keep any term, covenant, or condition of this Lease, the party

prevailing in said action or proceeding shall be entitled to recover, in addition to court costs, reasonable attorneys' fees to be fixed by the court, and such recovery shall include court costs and attorneys' fees on appeal.

28. Entire Agreement. This Lease contains all agreements, promises and understandings between Otay and Tenant and no verbal or oral agreements, promises or understandings shall or will be binding upon either Otay or Tenant and any addition, variation or modification to this Lease shall be in effect unless made in writing and signed by the parties hereto. This Lease shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

29. Incorporation of Exhibits and Recitals. All exhibits and attachments attached to this Lease and all Recitals above are incorporated and made a part hereof as if fully set forth herein.

30. Severability. If any term or condition of this Agreement is found unenforceable, the remaining terms and conditions will remain binding upon the parties as though said unenforceable provision were not contained herein. However, if the invalid, illegal or unenforceable provision materially affects this Agreement then the Agreement may be terminated by either party on ten (10) days prior written notice to the other party hereto.

31. Waiver. Waiver of any provision or term of this Agreement, or of any breach or default hereunder, shall not constitute a waiver of any other term, condition, breach or default, or of a subsequent applicability of a term or condition, or a waiver of a subsequent breach or default, nor shall it constitute an amendment to the term, condition or provision that is waived.

32. Notice. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices may be given by facsimile, as long as it is followed by a copy sent via one of the mail services listed above. Notices shall be sent to the addresses set forth below:

OTAY:

Otay Water District
Attn: General Manager
2554 Sweetwater Springs Boulevard
Spring Valley, CA 91978-2096
Phone: (619) 670-2210
Fax : (619) 660-0829

TENANT:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, Washington 98006
Attn: PCS Lease Administrator
Phone: 858-334-6154
Fax: 858-334-6198
W/Copy to Legal Dept. at same address

With a copy to:
TMO CA/NV LLC
10180 Telesis Court, Suite 333
San Diego California 92121
Attn: Lease Administration Manager

33. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

IN WITNESS WHEREOF, the parties have executed this Lease as of the ____ day of _____, 20___. This date is referred to as the Commencement Date in the Lease.

TMO CA/NV LLC, A NEVADA LIMITED LIABILITY COMPANY

By: _____

Name: David Gallacher

Its: Vice President – West Region

APPROVED AS TO FORM:

_____

Lois Duran, Registered In-house Counsel

5-15-08

Date

OTAY WATER DISTRICT
2554 Sweetwater Springs Blvd.
Spring Valley, CA 91979

By: _____

Name: Mark Watton

Its: General Manager

APPROVED AS TO FORM:

_____

Yuri Calderon, General Counsel

_____

Date

EXHIBIT A

TO AGREEMENT BETWEEN TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY AND OTAY TO LOCATE COMMUNICATION FACILITIES AT OTAY'S PATZIG RESERVOIR SITE, DATED _____, _____ (THE "LEASE")

If any terms or conditions set forth herein contradict terms or conditions of the Lease to which this Exhibit is attached, as described above, the terms and conditions of this Exhibit shall control.

SPECIAL TERMS AND CONDITIONS

1. **Landscaping and Maintenance**. The installation, permitting, maintenance and upkeep, and all expenses or other obligations related thereto, in connection with any and all landscaping and irrigation systems mandated by the permitting agencies will be the sole responsibility of the Tenant. Otay Water District makes no commitment for delivery of water for said landscaping, except if Tenant obtains a water meter for the site and pays for water use.

2. **Consent to Sublease**. Tenant has entered into a sublease agreement (the "Sublease") with Verizon Wireless whereby Tenant will co-locate its antennas on Verizon Wireless' tower located on the Property. Pursuant to Section 6 of the Original Lease, Otay, on January 7, 2008, acknowledged and consented to the Sublease between Tenant and Verizon Wireless.

EXHIBIT B

TO AGREEMENT BETWEEN TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY AND OTAY TO LOCATE COMMUNICATION FACILITIES AT OTAY'S PATZIG RESERVOIR SITE, DATED _____, _____ (THE "LEASE")

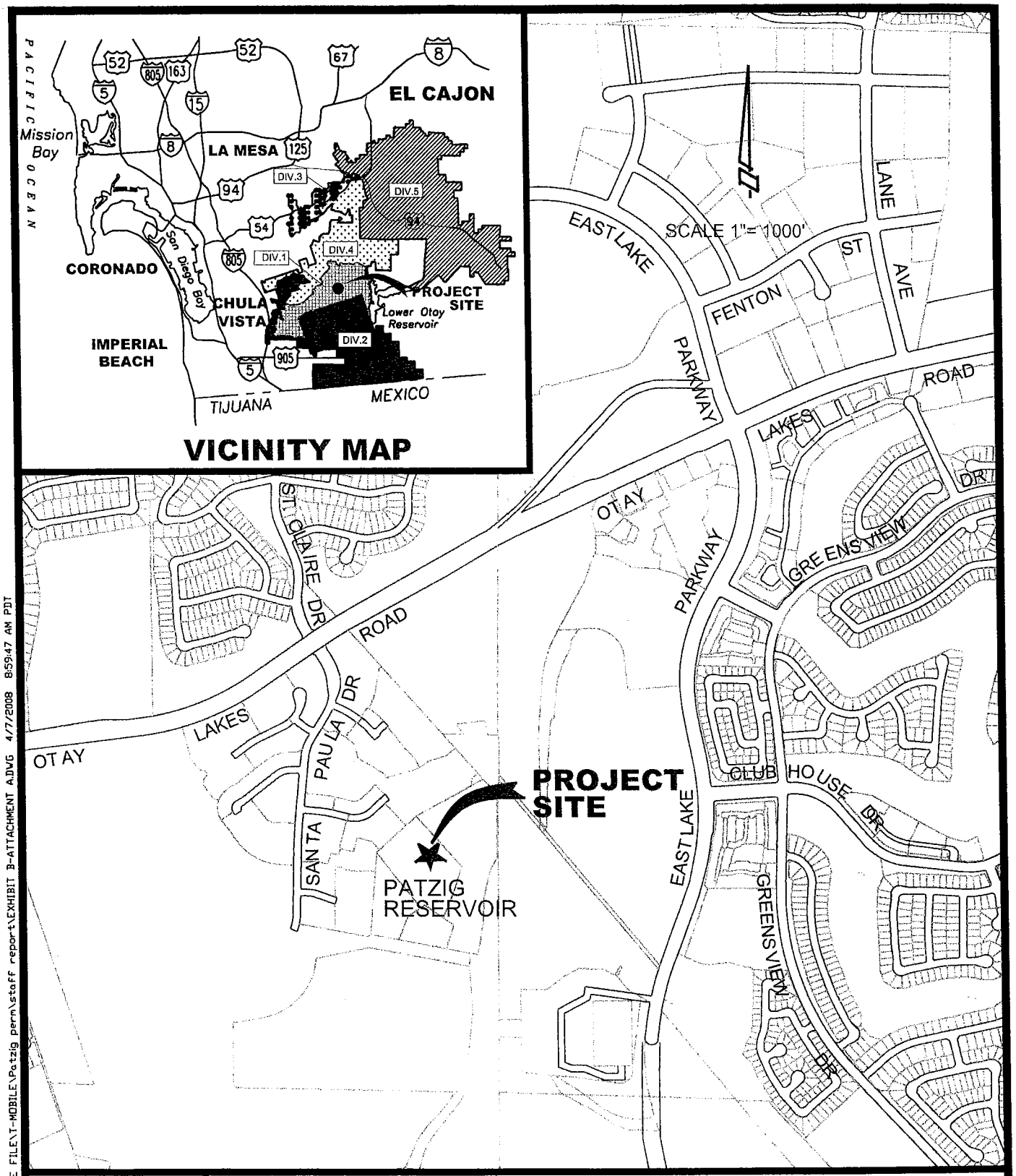
List of Attachments to Exhibit B:

ATTACHMENT A. DEPICTION OF RESERVOIR FACILITIES

ATTACHMENT B. LEGAL DESCRIPTION OF THE PROPERTY

ATTACHMENT C. LEGAL DESCRIPTION OF THE PREMISES

ATTACHMENT D. DEPICTION OF THE PROPERTY AND PREMISES



P:\WORKING\CELLULAR LEASE FILE\T-MOBILE\Patzig perm\staff report\EXHIBIT B-ATTACHMENT A.DWG 4/7/2008 8:59:47 AM PDT

OTAY WATER DISTRICT

T-MOBILE AT

OTAY WATER DISTRICT'S PATZIG RESERVOIR SITE

LOCATION MAP

EXHIBIT B , ATTACHMENT A

EXHIBIT "B"
ATTACHMENT "B"
PROPERTY LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON RECORD OF SURVEY NO. 5911 ON FILE IN THE COUNTY RECORDER'S OFFICE, SAN DIEGO COUNTY, CALIFORNIA; THENCE NORTH 88°42'10" WEST, 338.62 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1000.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 1°43'40" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°37'00" AN ARC DISTANCE OF 132.94 FEET; THENCE TANGENT TO SAID CURVE SOUTH 80°39'20" WEST, 643.37 FEET; THENCE SOUTH 9°20'40" EAST, 21.00 FEET; THENCE NORTH 80°39'20" EAST 51.13 FEET; THENCE SOUTH58°28'40" EAST 1175.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°26'00" AN ARC DISTANCE OF 160.86 FEET; THENCE TANGENT TO SAID CURVE SOUTH 76°54'40" EAST 403.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°30'00" AN ARC DISTANCE OF 74.18 FEET; THENCE TANGENT TO SAID CURVE SOUTH 68°24'40" EAST 1474.78 FEET; THENCE NORTH 21°35'20" EAST 10.00 FEET; THENCE NORTH 56°02'29" EAST 118.98 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE NORTH 38°06'58" WEST 237.35 FEET TO POINT HEREINAFTER REFERRED TO A POINT "X"; THENCE CONTINUING NORTH 38°06'58" WEST 303.65 FEET; THENCE NORTH 48°00'00" EAST 412.00 FEET; THENCE SOUTH 42°00'00" EAST 517.73 FEET; TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF AN EASEMENT PREVIOUSLY GRANTED TO SAID OTAY MUNICIPAL WATER DISTRICT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES; SOUTH 18°18'10" WEST 199.89 FEET TO THE BEGINNING OF A TANGENT 480.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°00'00" AN ARC DISTANCE OF 41.88 FEET; THENCE TANGENT TO SAID CURVE SOUTH 23°18'10" WEST 179.32 FEET TO A POINT IN THE PROPERTY LINE OF LANDS PREVIOUSLY GRANTED TO SAID OTAY MUNICIPAL WATER DISTRICT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING ALONG SAID PROPERTY LINE THE FOLLOWING COURSES; NORTH 55°45'03" WEST 171.14 FEET; THENCE SOUTH 56°02'29" WEST 34.50 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 6.10 ACRES MORE OR LESS.

EXHIBIT "B"
ATTACHMENT "C"
PARCEL 1: (Exclusive Easement)

AN EXCLUSIVE EASEMENT OVER A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY END OF THE LINE DESCRIBED IN DOCUMENT NO. 167296, RECORDED SEPTEMBER 15, 1965 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS BEARING SOUTH 18°18'10" WEST 199.89 FEET; THENCE FROM SAID POINT, SOUTH 48°59'19" WEST, A DISTANCE OF 7.53 FEET TO THE SOUTHEAST CORNER OF THE LEASE PARCEL AREA (LPA), SAID POINT BEING **THE POINT OF BEGINNING**; THENCE, THE FOLLOWING SEVEN (7) COURSES:

1) NORTH 68°42'54" WEST, A DISTANCE OF 4.75 FEET TO A POINT BEING REFERRED TO HEREIN AS POINT "A"; THENCE, CONTINUING ON SAID LINE,
2) NORTH 68°42'54" WEST, A DISTANCE OF 10.25 FEET; THENCE,
3) NORTH 21°17'06" EAST, A DISTANCE OF 9.01 FEET TO A POINT BEING REFERRED TO HEREIN AS POINT "B"; THENCE, CONTINUING ON SAID LINE,
4) NORTH 21°17'06" EAST, A DISTANCE OF 8.78 FEET TO A POINT BEING REFERRED TO HEREIN AS POINT "C"; THENCE, CONTINUING ON SAID LINE,
5) NORTH 21°17'06" EAST, A DISTANCE OF 2.21 FEET; THENCE,
6) SOUTH 68°42'54" EAST, A DISTANCE OF 15.00 FEET; THENCE,
7) SOUTH 21°17'06 WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

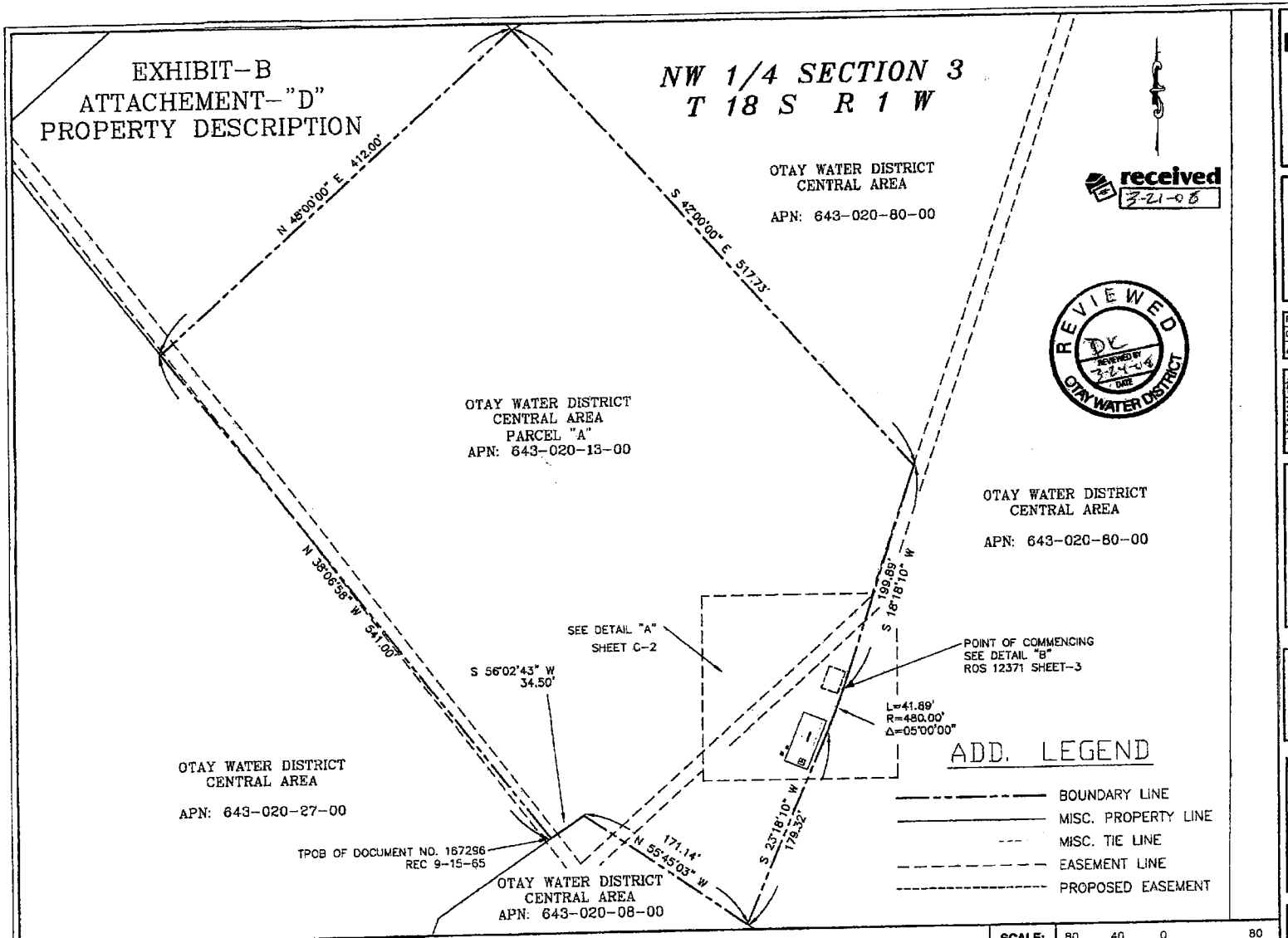
PREPARED BY:
FLOYD SURVEYING, INC.

PROFESSIONAL LAND SURVEYOR
David A. Floyd
No. 7676
Exp. 12/31/2008
STATE OF CALIFORNIA

DAVID A. FLOYD PLS #7676
EXPIRES: 12/31/2008

1/28/08
DATE

EXHIBIT–B
ATTACHEMENT–"D"
PROPERTY DESCRIPTION



OVERALL SITE PLAN

received
3-21-08

REVIEWED
OTAY WATER DISTRICT
REVIEWED BY
3-24-08
DATE

T-Mobile
10180 TELSIS
COURT #333
SAN DIEGO, CA 92121

THIS DOCUMENT AND INFORMATION HEREIN IS THE PROPERTY OF T-MOBILE. THE DOCUMENT AND INFORMATION SHALL NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF T-MOBILE.

MITCHELL J ARCHITECTURE, INC.
6983 Ronson Court, Suite K
San Diego, CA 92111
858.650.3130 (ph) / 858.650.3140 (fax)

These drawings & specifications are the property & copyright of Mitchell J Architecture, Inc. & shall not be used on any other work except by agreement with the Architect. Written dimensions shall take precedence over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to commencement of any work.

PREPARED BY:	DAF
CHECKED BY:	DAF
APPROVED BY:	DAF

#	DATE	REVISIONS
1.	1/25/08	RECORDING
2.	2/14/08	NEW SCALE
3.	3/12/08	DISTANCE
4.	3/21/08	TITLE

PROFESSIONAL LAND SURVEYOR
David A. Floyd
No. 7670
Exp. 12/31/2008
STATE OF CALIFORNIA

FLOYD SURVEYING, INC.
138 DURKEE RD
NEWARK, NY 14513
OFFICE/FAX (315) 331-2812
EMAIL: fs@floydsurveying.com

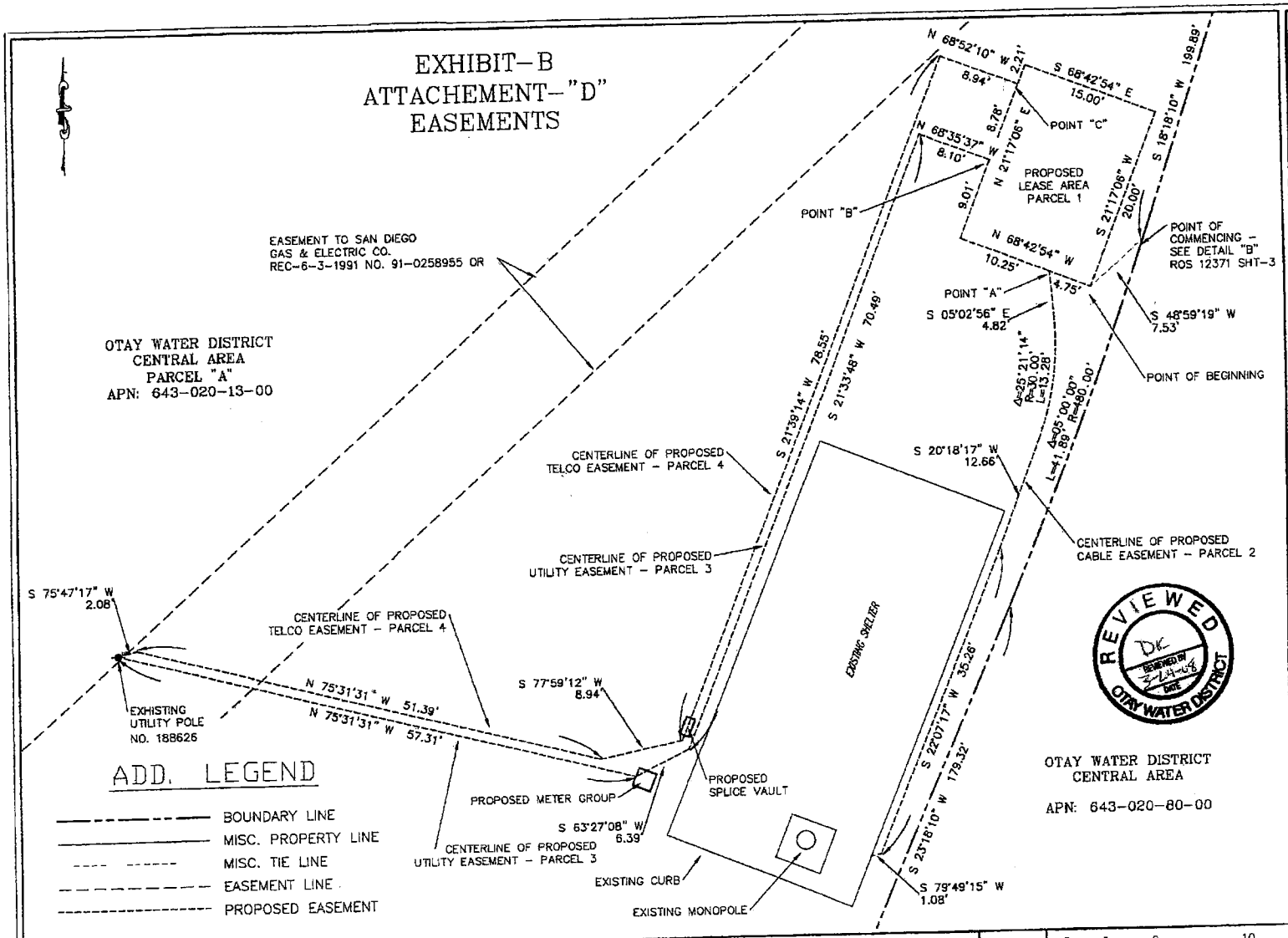
SITE NAME
EASTLAKE OTAY DISTRICT

SITE NUMBER
SD06972

SITE ADDRESS
2040 'A' OTAY LAKES RD
CHULA VISTA, CA 91915

SHEET NUMBER
C-1

EXHIBIT–B
ATTACHEMENT–"D"
EASEMENTS



DETAIL "A"

SCALE: 1"=10'

10 5 0 10

T-Mobile
10180 TELSIS
COURT #333
SAN DIEGO, CA 92121

MITCHELL J ARCHITECTURE, INC.
4883 Ronson Court, Suite N
San Diego, CA 92111
858.650.3130 (ph) / 858.650.3140 (fax)

PREPARED BY: DAF
CHECKED BY: DAF
APPROVED BY: DAF

#	DATE	REVISIONS
1.	1/25/08	RECORDING
2.	2/14/08	UTILITIES TO POLE
3.	3/12/08	DISTANCE
4.	3/21/08	TITLE

PROFESSIONAL LAND SURVEYOR
David A. Floyd
No. 7670
Exp. 12/31/2008
STATE OF CALIFORNIA

FLOYD SURVEYING, INC.
138 CURRIEC RD
NEWARK, NY 14513
OFFICE/FAX (315) 331-2812
EMAIL: fs@floydsurveying.com

SITE NAME
EASTLAKE OTAY DISTRICT

SITE NUMBER
SD06972

SITE ADDRESS
2040 'A' OTAY LAKES RD
CHULA VISTA, CA 91915

SHEET NUMBER
C-2

EXHIBIT C

TO AGREEMENT BETWEEN TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY AND OTAY TO LOCATE COMMUNICATION FACILITIES AT OTAY'S PATZIG RESERVOIR SITE, DATED _____, _____ (THE "LEASE")

DEPICTION AND LEGAL DESCRIPTION OF TEMPORARY TRENCH EASEMENT

Easement Requested? ☒ Yes ☐ No

Easement Granted? ☒ Yes ☐ No

If Easement granted, complete the following information:

For good and valuable consideration, receipt of which is hereby acknowledged, the Otay Water District, as Grantor, hereby grants to TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY, as Tenant, a temporary Easement to excavate, remove dirt and do any act necessary to install, operate and maintain power lines and connection lines as required in connection with the communications facilities and the antennas to be located on the Premises. The legal description of the land subject to the Easement is as follows:

Described on Attachment A to Exhibit C

A drawing depicting the Easement is attached hereto. Tenant may not sell, transfer or assign the Easement herein granted to Tenant. Tenant's rights under the Easement are specifically limited to the installation of such power lines, transmission lines and other communications lines and accessories as required to efficiently operate Tenant's communication facilities on the Premises.

The Easement shall **automatically terminate** on the day that the Lease is terminated for any reason.

Grantor reserves the right to use the lands that are subject to the Easement in a manner such that it will not interfere with Tenant's use thereof.

Grantor retains the right to remove, at Tenant's expense, from the surface of the Easement any of Tenant's items, structure improvements or portion thereof that interferes or conflicts with Otay's use of the Property.

Tenant agrees to indemnify, defend and hold harmless the Grantor for any damage to property or person (including death) and any, claim, suit, action, cost or expense arising in connection with the Tenant's use of the Easement or Tenant's use or installation of any item, line, facility or other thing in connection therewith.

Tenant agrees to maintain the portion of the Property subject to the Easement in substantially the condition it is on the date the Lease is executed, excepting reasonable wear and tear, casualty and such changes as are accepted by Otay in writing.

EXHIBIT "C"
ATTACHMENT "A"

PARCEL 2: (Non-exclusive Cable Easement)

AN NON-EXCLUSIVE EASEMENT FOR CABLES OVER A STRIP OF LAND 2.00 FEET WIDE, OVER A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE MENTIONED POINT "A"; THENCE, SOUTH 5°02'56" EAST, A DISTANCE OF 4.82 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 13.28 FEET THROUGH A CENTRAL ANGLE OF 25°21'14"; THENCE, SOUTH 20°18'17" WEST, A DISTANCE OF 12.66 FEET; THENCE, SOUTH 22°07'17" WEST, A DISTANCE OF 35.26 FEET; THENCE, SOUTH 79°49'15" WEST, A DISTANCE OF 1.08 FEET TO THE POINT OF TERMINUS.

PARCEL 3: (Non-exclusive Utility Easement)

AN NON-EXCLUSIVE EASEMENT FOR UTILITIES OVER A STRIP OF LAND 3.00 FEET WIDE, OVER A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE MENTIONED POINT "B"; THENCE, NORTH 68°35'37" WEST, A DISTANCE OF 8.10 FEET; THENCE, SOUTH 21°33'48" WEST, A DISTANCE OF 70.49 FEET; THENCE, SOUTH 63°27'08" WEST, A DISTANCE OF 6.39 FEET; THENCE, NORTH 75°31'31" WEST, A DISTANCE OF 57.31 FEET TO AN EXISTING UTILITY POLE NUMBER 188626, SAID POLE BEING THE POINT OF TERMINUS.

PARCEL 4: (Non-exclusive Telco Easement)

AN NON-EXCLUSIVE EASEMENT FOR TELCO LINES OVER A STRIP OF LAND 3.00 FEET WIDE, OVER A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE MENTIONED POINT "C"; THENCE, NORTH 68°52'10" WEST, A DISTANCE OF 8.94 FEET; THENCE, SOUTH 21°39'14" WEST,

A DISTANCE OF 78.55 FEET; THENCE, SOUTH 77°59'12" WEST, A DISTANCE OF 8.94 FEET; THENCE, NORTH 75°31'31" WEST, A DISTANCE OF 51.39 FEET; THENCE, SOUTH 75°47'17" WEST, A DISTANCE OF 2.08 FEET TO AN EXISTING UTILITY POLE NUMBER 188626, SAID POLE BEING THE POINT OF TERMINUS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PREPARED BY:
FLOYD SURVEYING, INC.

PROFESSIONAL LAND SURVEYOR
David A. Floyd
No. 7676
Exp. 12/31/2008
STATE OF CALIFORNIA

DAVID A. FLOYD PLS #7676
EXPIRES: 12/31/2008

2/14/08
DATE

EXHIBIT D

TO AGREEMENT BETWEEN TMO CA/NV, LLC, A NEVADA LIMITED LIABILITY COMPANY AND OTAY TO LOCATE COMMUNICATION FACILITIES AT OTAY'S PATZIG RESERVOIR SITE, DATED _____, _____ (THE "LEASE")

List of Attachments to Exhibit D:

Attachment A. Depiction of the Telecommunication Facilities

Attachment B. Permits

received 3-12-08 DK

T · · Mobile ·

EASTLAKE OTAY DISTRICT

2040 'A' OTAY LAKES ROAD, CHULA VISTA, CA 91915

SD06972

SPECIAL INSPECTION

Attachment A Summary of Special Inspection

1 Concrete
2 Bolts installed in concrete
3 Special moment-resisting concrete frame
4 Reinforcing steel and prestressing steel tendons
5.1 All structural welding
5.2 Special moment-resisting steel frame
5.3 Welding reinforcing steel
6 High-strength bolting
7 Structural masonry
8 Reinforced gypsum concrete
9 Insulating concrete fill
10 Spray-applied fireresistive materials
11 Piling, drilled piers and caissons
12 Shotcrete
13.1 Verify soil conditions are substantially in correspondence with the soil investigation report
13.2 Verify that footings rest on approved natural or properly engineered bearing soils
13.3 Perform in-situ compaction test results, report of fill, relative density, bearing capacity
13.4 Perform soil compaction test results, expansive index, recommendations for foundations, site specific foundation design for each building site
14 Smoke control system
15 Special rooms (specified by the Building Official)
16 Effects fabrication of building components
17 Other special items (specified by designer of record)

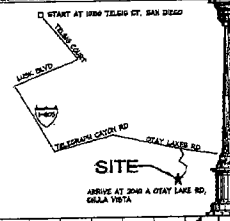
No.	Description of Type of Inspection Required, Location, Remarks, etc.	Design Strength
5.1	ALL STRUCTURAL WELDING INCLUDING ALL FIELD WELD	
5.3	WELDING, SEE SHEET SP1	

1. The special inspections listed are in addition to the initial inspections required by Section 108 of the UBC, or inspection. Special inspection is not a substitute for inspection by a duly qualified building inspector.
b. Continuous inspection is always required during the performance of the work unless otherwise specified. Where work in more than one category of work requiring special inspection is to be performed simultaneously, or the cumulative hours of the work in each time is found to be continuously apparent it is acceptable for with the provisions of UBC Section 108.5.1, it is the agents responsibility to employ sufficient number of inspectors to assure that all work is performed in accordance with these provisions.
c. The special inspectors must be certified by the City of El Cerrito to perform the type of inspection specified.
Exceptions:
1. Special inspectors by the sole employer of record.
2. Special Certified Welders, by the Mechanical Engineer of record.
3. When waived by the Building Official.
d. It is the responsibility of the contractor to notify the special inspector or inspection agency at least one working day prior to particular work that requires special inspection.
e. Work requiring special inspection that is installed or covered without the approval of the City inspector is subject to removal or exposure at no cost to the jurisdiction.

DIRECTIONS TO SITE

DIRECTIONS TO SITE
START AT 1050 TELEGIS CT, SAN DIEGO
HEAD SOUTH FROM TELEGIS CT
TURN LEFT AT LONG BLVD
TURN RIGHT AT MIRA MESA BLVD.
BEAR RIGHT INTO TEH I-805 S ENTRY RAMP
TAKE THE TELEGRAPH CANYON RD
CONTINE ON OTAY LAKE RD
ARRIVE AT 2040 A OTAY LAKE RD, CHULA VISTA

VICINITY MAP



CLIENT APPROVALS

RF INITIALS: _____ DATE
ZONING/PLANNING INITIALS: _____ DATE
ARCHITECT INITIALS: _____ DATE
CONSTRUCTION INITIALS: _____ DATE
SITE ACQUISITION INITIALS: _____ DATE
LANDLORD INITIALS: _____ DATE

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.

SIGNED

LICENSED ARCHITECT MITCHELL J. ARCHITECTURE No. C26155 STATE OF CALIFORNIA

TITLE 24 COMPLIANCE

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES: INCLUDING BUT NOT LIMITED TO:

1. CALIFORNIA BUILDING CODE - 2003 (TITLE 24)
2. UNIFORM MECHANICAL CODE - 2003
3. UNIFORM PLUMBING CODE - 2003
4. NATIONAL ELECTRICAL CODE - 2003
5. LIFE SAFETY CODE - N.F.P.A.-101 - 1988 & 1991
6. NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS #34
7. RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AMERICAN
8. NATIONAL STANDARDS INSTITUTE (ANSI)
9. AMERICAN SOCIETY OF TESTING PATTERNS (ASTM)
10. FEDERAL SPECIFICATIONS (FED. SPEC.)
11. UNDERWRITERS LABORATORIES
12. NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

PROJECT SUMMARY

SITE NAME
EASTLAKE OTAY DISTRICT
SITE NUMBER
SD06972
SITE ADDRESS
2040 'A' OTAY LAKES ROAD
CHULA VISTA, CA 91915
OWNER
OTAY WATER DISTRICT
2554 SWEETWATER SPRINGS BLVD.
SPRING VALLEY, CA 91978
APPLICANT
T-MOBILE
1050 TELEGIS CT 4533
SAN DIEGO, CA 92123
ASSESSOR'S PARCEL NUMBER
643-020-13
CURRENT ZONING: PC-RM
SPRINKLERED BLDG: YES
(E) BLDG. OCCUPANCY: NA
T-MOBILE OCCUPANCY: B
(E) TYPE OF CONSTRUCTION: NA
(N) TYPE OF CONSTRUCTION: VN

TELECOMMUNICATION CARRIERS
VERIZON WIRELESS IS CURRENTLY LOCATED ON SUBJECT PROPERTY.

OWNER CONTACT
CONTACT: DAN KLEINGARD
(619) 670-2284

PROJECT DESCRIPTION:
T-MOBILE PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED, WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF SIX DIRECTIONAL ANTENNAS MOUNTED TO AN EXISTING MONOPOLE, NEW EQUIPMENT SHELTER ON GRADE WITHIN 300 S.F. OF LEASE AREA IN UTILITY RUNS FOR TELCO AND ELECTRICAL SERVICES

OPERATING FREQUENCIES:
TRANSMIT: 1930-1990MHZ
RECEIVE: 1850-1910MHZ
ERP = - WATTS MAX.
LATITUDE: 32-38-17.74
LONGITUDE: 116-54-29.12

CONSULTANT TEAM

ARCHITECTS & ENGINEERS
MITCHELL J ARCHITECTURE
4888 RONSON COURT, SUITE H
SAN DIEGO, CA 92111
TEL: (858) 650-3130
FAX: (858) 605-3140
CONTACT: ART BROWN (PROJECT MANAGER)

PLANNING
PLANCON, INC.
802 ESTATE PLACE
ESCONDIDO, CA 92029
CONTACT: CRYSTAL PATTERSON (760) 75-6705

SURVEYORS
FLOYD SURVEYING, INC.
357 N. SHERIDAN STE 113
CORONA, CA 92880
OFFICE (951) 738-0036
CONTACT: DAVID FLOYD

REVIEWED DK REVIEWED BY 3-19-08 DATE OTAY WATER DISTRICT

SHEET INDEX

Sheet Number	Sheet Title
T-1	TITLE SHEET
T-1.1	SPECIFICATIONS & NOTES
T-1.2	GENERAL NOTES AND LEGEND
A-0	OVERALL SITE PLAN
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-2.1	EQUIPMENT LAYOUT
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	FOUNDATION PLAN & DETAILS
A-6	DETAILS & NOTES
A-7	ANTENNA LAYOUT PLAN
E-1	ELECTRICAL SPECIFICATIONS NOTES & SYMBOL LIST
E-2	POWER GROUNDING SITE PLAN & KEY NOTES
E-3	SINGLE LINE DIAGRAM-PANEL SCHEDULE AND DETAILS
E-4	UTILITY COORDINATION AND DETAILS
SP1	STRUCTURAL DETAILS
C-1	EXHIBIT B ATTACHMENT B PROPERTY
C-2	EXHIBIT B ATTACHMENT B EASEMENTS

Title Sheet, Project Information & Vicinity Map

T · · Mobile ·
EASTLAKE OTAY DISTRICT
SD06972
2040 'A' OTAY LAKES ROAD
CHULA VISTA, CA 91915

Mitchell J. Architecture
architecture

LICENSED ARCHITECT MITCHELL J. ARCHITECTURE No. C26155 STATE OF CALIFORNIA

Date: 2-14-05
Drawn by: d. barber
Checked by: mje
Scale: NO SCALE

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T-1

Plan Check No: B06-0706

GENERAL SPECIFICATIONS

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THE SPECIFICATIONS AS IF COMPLETELY HEREIN.

2. THIS FACILITY IS AN UNOCCUPIED FOR TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLE ACCESS REQUIREMENTS.

3. PRIOR TO THE SUBMISSIONS TO BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY T-MOBILE CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXPENSIVE WORK IN THE BID UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.

4. DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.

5. THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.

6. THE CONTRACTOR SHALL NOTIFY THE T-MOBILE CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.

7. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE T-MOBILE CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THEIR WORK.

8. THE CONTRACTOR SHALL VERIFY ALL TELEPHONE AND RADIO EQUIPMENT LAYOUT, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATION WITH T-MOBILE CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.

9. ALL SYMBOLS ARE ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE T-MOBILE CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.

10. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO T-MOBILE.

11. THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTOR OR WORKMEN ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

12. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:

NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION O' HARE INTERNATIONAL CENTER 10255 W. HIGGINS ROAD, SUITE 600 ROSEMONT, IL 60018
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION. 4201 LAFAYETTE CENTER DRIVE CHANTILLY, VA 22021-1209
IILP	INTERNATIONAL INSTITUTE FOR LATH AN PLASTER 820 TRANSFER ROAD ST. PAUL MN 55114-1406

13. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITIONS OF THE MANUFACTURERS INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

14. THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.

15. THE CONTRACTOR AND ALL CONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISIONS OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.

16. THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND T-MOBILE PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF T-MOBILE, AND THE PROPERTY OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY T-MOBILE UNDER THIS CONTRACT.

18. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AND OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE IN CONJUNCTION WITH THE EXECUTION OF WORK.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETE AND ACCEPTED BY T-MOBILE.

20. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, T-MOBILE, AND THE CITY GOVERNING AGENCY.

21. THE CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITIONS ON THE SITE. THE SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.

22. THE LATEST EDITIONS OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

23. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEANUP UPON COMPLETION OF WORK. ALL AREAS TO BE LEFT IN A BROOM CLEAN CONDITIONS AT THE END OF EACH DAY AND VACUUM CLEAN CONDITIONS, FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE AT COMPLETION OF WORK.

24. THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.

25. ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.

26. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF AND APPLICABLE TO THIS FACILITY AND PROJECT SITE.

27. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.

28. ELECTRICAL POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810

29. ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CAULKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.

30. UPON COMPLETION OF CONSTRUCTION, T-MOBILE CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINED ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY T-MOBILE.

32. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

ROOF AND WATERPROOFING NOTES

1. CONTRACTOR SHALL CONTACT BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATIONS OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECTS AND THE T-MOBILE PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURERS SPECIFICATIONS.

2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.

3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF AND BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.

4. IF IT IS DEEMED NECESSARY TO REMOVED EXISTING FINISHES AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHED AND MATERIALS LIKE-NEW CONDITIONS. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS TEXTURES AND FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY THE T-MOBILE CONSTRUCTION MANAGER IN ADVANCE.

5. THE T-MOBILE CONSTRUCTION MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALK PADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING. ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCTS BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR A REQUIRED BY NOTES 1 & 2 ABOVE.

FIRE DEPARTMENT NOTES

1. THE T-MOBILE PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILTI" HIGH PERFORMANCE FIRE STOP SYSTEM & FS601 AT ALL FIRE RATED PENETRATION INSTALLED PER MANUFACTURE'S LATEST INSTALLATION SPECIFICATION.

2. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87. (CFC 8701)

4. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY SEEN VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (CFC 901.4.4, FHPS POLICY P-00-6)

5. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (CALIF. CODE OF REGS., TITLE 19, 3.08, 3.21, CBC 2801.3)

6. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEM AND WATER-FLOW SWITCHES ON AL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS A 100 OR MORE. (CBC 904.3.1, CFC 1003.3.1)

7. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC 1007.

PORTABLE FIRE EXTINGUISHERS

- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10BC SHALL BE PROVIDED WITHIN 75 FT. MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR (CFC 1002, UFC STANDARD 10-1, CALIF. CODE OF REGS., TITLE 19, 3.29)

FIRE PROECTION SYSTEMS

- COMPLETE PLANS AND SPECIFICATIONS FOR ALARM SYSTEMS, FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL TO INSTALLATION. (CFC 1001)

PAINTING NOTES & SPECIFICATIONS

A. GENERAL

1. ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED TO THE CONTRARY.

2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.

3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.

4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.

5. ALL PAINT MATERIALS DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.

6. PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1

7. FURNISH DROP CLOTHS, SHIELDS, MASKING, AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.

8. APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.

9. APPLY BLOCK FILLER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.

10. CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES, AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

B. PAINT SCOPE

1. PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINT SCOPE				
SURFACE TO BE PAINTED	COATING SYSTEM	PAINT	DO NOT PAINT	N/A
BTS UNIT	A			●
ALL EQUIPMENT AND CABINETS OTHER THAN THE BTS UNIT	A	●		
ANTENNA COVERS, TRAY BRACKETS, MOUNTING BRACKETS AND ASSOCIATED HARDWARE, CABLE COVERS, EXPOSED CONDUIT AND HANGERS, ETC.	B	●		
FLASHING UNITS, METAL TRIM AND OTHER METAL SURFACES	B	●		
STUCCO, CONCRETE, CONCRETE BLOCK AND CEMENTITIOUS TYPE FINISH SYSTEMS	D	●		
PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL WOODWALLS	[illegible]			●
DRYWALL	[illegible]			●
CONCRETE WALLS	[illegible]			●
METAL, ROLLED AND METAL STAIRWAY	A			●

1. COATING SYSTEM SPECIFICATIONS

2. DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIME (B66A50)

   NOE ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIME.

PAINT AND PRIMER

ANTENNAS
PRIMER – KEM AQUA B41-N605
TOPCOAT – COROTHANE II B65W200/B60V22

BTS CABINET
PRIMER – KEM AQUA B41-N605
TOPCOAT – COROTHANE II B65W200/B60V22

COAXIAL JUMPER CABLES
PRIMER – AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIME B54Z5 REDUCED 50%
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

RAW STEEL
PRIMER – KEM BOND HS B50NZ4, DTM ACRYLIC PRIMER
TOPCOAT – 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

GALVANIZED METAL
ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR
PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/F HIGH)

STAINLESS STEEL
PRIMER – DTM WASH PRIMER, B71T1
TOPCOAT – 3 COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL
TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, B50NZ4

ALUMINUM AND COPPER
PRIMER – DTM WASH PRIMER, B71T1
TOPCOAT – 3 COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY (NEW)
PRIMER – PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT – 2 COATS A-100 LATEX HOUSE AND TRIM, SHEEN TO MATCH

CONCRETE STUCCO (EXISTING)
2 COATS A-100 LATEX HOUSE AND TRIM SHEEN TO MATCH

STUCCO
PRIMER – PRO MAR MASONRY CONDITIONER B-46-W21000
TOPCOAT – SUPERPAINT A-80 SERIES A-84 SATIN A-84 GLOSS

WOOD
PRIMER – A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20
TOPCOAT – 2 COATS A-100 LATEX HOUSE AND TRIM SHEEN TO MATCH ADJACENT SURFACES

GLU-LAM BEAMS
PRIMER – A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20 TWO COATS SHOP APPLIED PER GLU-LAM MANUFACTURER'S SPECIFICATIONS

TOPCOAT – SUPERPAINT A-80 SERIES A-84 SATIN A-84 GLOSS. TWO COATS SHOP OR FIELD APPLIED AT CONTRACTOR'S OPTION

FIELD CUTS / DAMAGE (PRIOR TO PRIME AND PAINT)
FIRST AND SECOND COAT – CUPRINOL CLEAR WOOD PRESERVATIVES # 316-0006
ALL PENETRATIONS INTO FINISHED GLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT.

GENERAL ANTENNA AND CABLE NOTES

A. GENERAL

1. ALL ANTENNAS AND ANTENNA CABLE SHALL BE FURNISHED BY T-MOBILE AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.

2. PRIOR TO PLACEMENT OF ANTENNA POLE MOUNTS THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE PLANS MATCH ACTUAL FIELD CONDITIONS.
   ALLOWABLE TOLERANCE:
   HORIZONTAL ALIGNMENT ± 5 DEGREES
   VERTICAL ALIGNMENT ± 1 DEGREE

3. ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL CONDUIT, CABLE TRAY, GROUNDS, ETC. FOR COMPLETE INSTALLATION OF ANTENNAS AND CABLE SHOWN AND INTENDED AS REQUIRED FOR A COMPLETE OPERATING SYSTEM IN ACCORDANCE WITH T-MOBILE STANDARDS.

4. IN NO CASE SHALL THERE BE ANY MORE THAN TWO (2) 90 DEGREE TURNS (OR EQUIVALENT) IN ANY CONTINUOUS LENGTH OF CONDUIT BETWEEN PULL BOXES OR SIMILAR FEATURES.

5. ANTENNA CONDUIT SHALL ONLY INCLUDE FACTORY-MADE LARGE RADIUS SWEEPS AT ALL CHANGES IN DIRECTION. SWEEP RADIUS SHALL BE 18" MINIMUM ABOVE GROUND AND 36" MINIMUM BELOW GROUND.

6. CONDUIT SHALL BE 3" DIAMETER MINIMUM. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC. ALL EXPOSED CONDUIT ABOVE GRADE LEVEL SHALL BE EMT OR RIGID GALVANIZED. ALL EXPOSED CONDUIT PROTECTED IN A BUILDING OR ON A ROOF SHALL BE EMT OR UV STABILIZED PAINTED SCHEDULE 80 PVC.

7. IN HIGH TRAFFIC AREAS OR WHERE SUSCEPTIBLE TO DAMAGE CONTRACTOR SHALL PROVIDE FORMED 14 GA. GALVANIZED SHEET METAL [illegible] CABLE ROUTES WHERE CABLE IS RUN ON THE WALL [illegible] AND COVER WITH 14 GA. GALVANIZED FORMED [illegible] MATERIAL AS DIRECTED BY T-MOBILE CONSTRUCTION MANAGER.

REVIEWED — DK — REVIEWED BY — 3-19-07 — DATE — OTAY WATER DISTRICT

No.	Revision / Issue	Date
	Initial Plan Review	2-24-06
	Client Comments	03-16-06
	PC Comments	04-25-06
	OWD Comments	05-15-06
	OWD Comments	01-23-07
	OWD Comments	03-11-07

SPECIFICATIONS & NOTES

EASTLAKE OTAY DISTRICT
SD06972
2040 'A' OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile
10180 TELESIS CT #333
SAN DIEGO, CA 92121

Mitchell J architecture

LICENSED ARCHITECT — STATE OF CALIFORNIA

Date	2-14-06
Drawn By	d.barber
Checked By	mjc
Scale	NO SCALE

Mitchell J. Architecture

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Plan Check No: B06-0706

GENERAL ANTENNA AND CABLE NOTES (CONT'D)

ANTENNA COAXIAL CABLE SCHEDULE										
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	MECHANICAL DOWNTILT	ANGLE OF WALL	SERIAL NUMBER	[illegible]	[illegible]	[illegible]	ANGLE OF WALL
A1	NORTH	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]	1-5/8"	[illegible]
A2		[illegible]	[illegible]				[illegible]	[illegible]	1-5/8"	
B1	SOUTHEAST	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]	1-5/8"	[illegible]
B2		[illegible]	[illegible]				[illegible]	[illegible]	1-5/8"	
C1	SOUTHWEST	[illegible]	[illegible]	[illegible]			[illegible]	[illegible]	1-5/8"	[illegible]
C2		[illegible]	[illegible]				[illegible]	[illegible]	1-5/8"	

A. NOTES:

1. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING EQUIPMENT & FACILITIES.

2. MAXIMUM LENGTH OF 7/8" COAXIAL CABLE SHALL BE 150'-0" MAXIMUM LENGTH OF 1-5/8" COAXIAL CABLE SHALL BE 350'-0"

3. VERIFY MODEL NUMBERS OF ANTENNAS WITH THE T-MOBILE.

4. THE CONTRACTOR SHALL PROVIDE TESTING OF ANTENNAS AND SHALL PROVIDE DOCUMENTATION TO THE T-MOBILE PROJECT MANAGER.

5. INSTALL EMBOSSED ALUMINUM IDENTIFICATION TAGS AT EACH END OF THE MAIN COAXIAL CABLE RUNS, ALONG WITH THE END OF THE JUMPER CABLE LOCATED WITHIN THE PLINTH SECTION OF THE BTS UNIT. TAGS SHALL BE LABELED PER FOLLOWING.

ANTENNA 1. ALNA RX=A1R TX=A1T	ANTENNA 7. ALNA RX=B3R TX=B3T
ANTENNA 2. ALNA RX=A2R TX=A2T	ANTENNA 8. ALNA RX=B4R TX=B4T
ANTENNA 3. ALNA RX=A3R TX=A3T	ANTENNA 9. ALNA RX=C1R TX=C1T
ANTENNA 4. ALNA RX=A4R TX=A4T	ANTENNA 10. ALNA RX=C2R TX=C2T
ANTENNA 5. ALNA RX=B1R TX=B1T	ANTENNA 11. ALNA RX=C3R TX=C3T
ANTENNA 6. ALNA RX=B2R TX=B2T	ANTENNA 12. ALNA RX=C4R TX=C4T

COAXIAL CONNECTOR REQUIREMENTS

1. TORQUE TOLERANCE: ± 2 lbf-ft. (±2.7N m)

2. FOR ALL CONNECTORS THE COUPLING TORQUE (CONNECTOR TO CONNECTOR) SHALL BE 11 lbf-ft. (15N m) TYPICAL, 18.5 lbf-ft. (25N M) MAXIMUM.

3. FOR ALL CONNECTORS, T-MOBILE STANDARDS PROCEDURE IS TO TIGHTEN THE BACK NUT INTO THE CONNECTOR BODY. A TORQUE WRENCH OF A SUITABLE SIZE AND TYPE SHOULD BE USED TO CONFIRM THE CORRECT TORQUE SETTINGS AT BOTH CABLE AND ALNA CONNECTIONS. CARE SHOULD BE TAKEN NOT TO SPIN THE CONNECTOR OR THE CABLE SIDE OF THE CONNECTION. STANDARD OPEN END WRENCHES SHALL BE USED FOR THE CONNECTOR BODIES.

4. THE CLEANLINESS OF THE CONTACT SURFACES IS VERY IMPORTANT IN OBTAINING GOOD CONNECTOR PERFORMANCE. NEW CONNECTORS ARE CLEAN WHEN PACKAGED AND T-MOBILE STRESSES THE NEED TO KEEP CONTACT SURFACES CLEAN AND FREE FROM COPPER FILINGS IN THE CONNECTOR ASSEMBLY PROCESS.

BACKNUT TORQUE TABLE FOR FLEXWELL FLC CONNECTORS		
FLEXWELL COAXIAL CABLE TYPE	CONNECTOR BACKNUT WRENCH SIZE	MAXIMUM COUPLING TORQUE FOR BACKNUT TO BODY ASSEMBLY
9-FLC 12-50	3/4"	15 lbf-ft (20 N-m)
FLC 12-50	7/8" (3/4")	12 lbf-ft (16 N-m)
FLC 78-50	1-3/8"	20 lbf-ft (27 N-m)
FLC 114-50	1-3/4"	30 lbf-ft (40N-m)
FLC 158-50	2-1/4"	40 lbf-ft (54N-m)

STRUCTURAL SPECIFICATIONS

A. GENERAL

1. PRECEDENCE: UNLESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GENERAL NOTES SHALL APPLY. INFORMATION ON THESE DRAWINGS SHALL HAVE THE FOLLOWING PRECEDENCE.

A. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.

B. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

C. MATERIAL NOTES AND SPECIFICATIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS.

2. OTHER TRADES: SEE THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.

3. GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

4. SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARILY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETE FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTING WHERE APPLICABLE.

5. SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

6. WATERPROOFING: WATERPROOFING AND DRAINAGE, DETAILS AND SPECIFICATIONS, ALTHOUGH SOMETIMES SHOWN ON STRUCTURAL DRAWING ARE OF GENERAL INFORMATION PURPOSE ONLY. WATERPROOFING AND DRAINAGE ARE SOLELY THE DESIGN RESPONSIBILITY OF THE ARCHITECT. THE A&C.

D. STEEL

1. ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.

2. ALL BOLTS SHALL CONFORM TO ASTM A-325

3. STEEL PIPE COLUMN SHALL BE GRADE "B" CONFORMING TO ASTM A53

4. STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500

5. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED AND BE PRE-APPROVED. SURPLUS METAL SHALL BE DRESSED OFF TO VIEW. ALL WELDING SHALL COMPLY WITH THE LATEST A.W.S. SPECIFICATIONS.

6. THE FOLLOWING WELDING EQUIPMENT MUST BE USED:
A. 250 AMP WELDERS
B. ROD OVENS
C. GRINDERS

7. NO BUZZ BOXES SHALL BE USED.

8. ALL STRUCTURAL STEEL SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.

9. ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.

10. STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZING PAINT.

11. WELDING INDICATED IN THESE DRAWING IS DESIGNED FOR ONE HALF OF ALLOWABLE CODE STRESSES UNLESS SPECIFICALLY NOTED " FULL STRESS" AT END OF WELD SYMBOL.

E. CONCRETE

1. STRENGTH CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAY:

LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
A. SLAB & FOOTING	2500 psi	150 pcf	4"	NONE

2. INSPECTION: CONCRETE WITH SPECIFIED STRENGTH GRATER THAN 2500 psi SHALL BE CONTINUOUSLY INSPECTED DURING PLACEMENT BY A DEPUTY INSPECTOR EMPLOYED BY A TESTING LABORATORY APPROVED BY THE DEPARTMENT.

3. REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN DEFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWING:

#4 AND SMALLER BARS	GRADE 40
#5 AND LARGER BARS	GRADE 60
ALL BARS AT CAISSON FOOTINGS	GRADE 60

4. CEMENT: FOUNDATIONS AND SLABS: TYPE II, LOW ALKALI, CONFORMING TO ASTM C-150.
PIER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.

5. AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATE KNOWN NOT CAUSE EXCESSIVE SHRINKAGE. MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE FOLLOWING:
A. FOUNDATION AND SLAB 1" OR LESS 3/4" GRAVEL
B. PIER/CAISSON FOOTING 1" GRAVEL

6. WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.

7. MIXING, PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94 NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.

8. SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE FLOPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, CAISSON, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES, TRUNKS OR PUMP HOSE SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.

9. SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 30 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

10. REAR CLEARANCE: MINIMUM COVERAGE FOR JOISTS, BEAMS AND COLUMNS SHALL BE TO FACE OF STIRRUPS OR TIES. OTHERWISE NOTED, CONCRETE COVERAGE FOR REINFORCING FACE OF BARS SHALL BE AS FOLLOWING:

A. CONCRETE IN CONTACT WITH EARTH, UNFORMED.	3"
B. CONCRETE IN CONTACT WITH EARTH, FORMED.	2"
C. WALL, EXTERIOR FACE.	1-1/2"
D. WALL, INTERIOR FACE.	1"
E. STRUCTURAL SLABS.	3/4"
F. JOISTS.	3/4"
G. BEAMS, GIRDERS AND COLUMNS.	1-1/2"

11. PENETRATION: NO SLEEVES OR CHASE SHALL BE PLACED IN BEAMS, SLABS, WALLS AND COLUMNS, EXCEPT THOSE SHOWN ON PLANS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL SLEEVES OF CHASE. ALL PLUMBING, ELECTRICAL AND MECHANICAL OPENINGS SHALL BE SLEEVES. CORING IS NOT ALLOWED UNLESS PRIOR APPROVAL IS OBTAINED FROM STRUCTURAL ENGINEER.

12. EMBEDDED ITEMS: CONDUIT PLACED IN A CONCRETE SLAB SHALL NOT HAVE AN OUTSIDE DIAMETER GRATER THAN 1/4" THE THICKNESS OF THE SLAB, CONDUIT SHALL NOT BE EMBEDDED IN A SLAB THAT IS LESS THAN 3-1/2" THICK. UNLESS SLAB IS LOCALLY THICKENED. MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE SIX INCHES.

13. ANCHORING: ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC. SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.

14. CURING: SLABS SHALL BE SPRAYED WITH A CURING COMPOUND IMMEDIATELY AFTER FINISHING. CURING COMPOUNDS USED ON CONCRETE WHERE TILE OR FLOOR COVERING IS TO BE BONDED TO THE CONCRETE SURFACE SHALL BE APPROVED BY THE TILE OR FLOOR COVERING MANUFACTURER. KEEP SLAB WET FOR A 7 DAY MINIMUM PERIOD.

15. CONSOLIDATION: ALL CONCRETE SHALL BE VIBRATED AS IT IS BEING PLACED WITH ELECTRICALLY OPERATED VIBRATING EQUIPMENT.

F. TIMBER

1. ALL FRAMING LUMBER FOR 4X AND LARGER BEAMS SHALL BE NO. 1 GRADE DOUGLAS FIR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2. ALL FRAMING LUMBER FOR 2X RAFTERS AND JOISTS SHALL BE NO.2 GRADE DOUGLAS FIR, UNLESS NOTED OTHERWISE ON DRAWINGS.

3. STRIPPING, BLOCKING, BACKING AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO.2 AND BTR GRADE DOUGLAS FIR, 2X4 STUD WALL SHALL BE D.F. STANDARD AND BTR.

4. ALL BEAMS, JOIST AND RAFTERS SHALL BE INSTALLED WITH CROWN SIDE UP.

5. ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A SPAN INDEX RATIO 32/16 EDGE NAIL WITH 8d AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. FIELD NAIL WITH 8d AT 12" O.C.

6. PLYWOOD SHEETS SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS AND WITH THE EDGES STAGGERED, UNLESS NOTED OTHERWISE ON THE PLANS.

7. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO, OR PTL AND SHALL CONFORM TO PS 1-83

8. THE MAXIMUM MOISTURE CONTEND OF ALL LUMBER SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION.

9. MINIMUM NAILING SHALL COMPLY WITH TABLE 23-II-B-1 OF UNIFORM BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.

10. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.

11. LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 7/8 DIAMETER OF BOLT.

12. CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE STRONG CONNECTORS AS MANUFACTURED BY THE SIMPSON COMPANY. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.

13. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.

14. ALASKAN YELLOW CEDAR GLUE-LAMINATED BEAMS
A. LUMBER SPECIES: ALASKAN YELLOW CEDAR (A.C.) CONFORMING TO 20F-V12
B. STRENGTH PROPERTIES:
Fb BOTTOM FIBER BENDING STRESS 2000 psi MIN.
Fb TOP FIBER BENDING STRESS 1000 psi MIN.
Fv SHEER STRESS 140 psi MIN.
Fc COMPRESSION STRESS PERPENDICULAR TO GRAIN 560 psi MIN.
E MODULUS ELASTICITY 1400 ksi MIN.

C. CAMBER TO RADIUS OF 1600' U.O.N.
D. ALL GLB'S SHALL BE FABRICATED WITH EXTERIOR GLUE.
E. MANUFACTURERS OF GLB'S SHALL CONFORM TO THE UBC.
F. GLU-LAM MATERIAL SHALL BE IN ACCORDANCE WITH ANSI/AITC A190.1 AND ASTM D3737.

ABBREVIATIONS & LEGEND

A/C	AIR CONDITIONING	GND, GRND	GROUND	REQ'D	REQUIRED
ADJ.	ADJUSTABLE	GWB	GYPSUM WALL BOARD	RM	ROOM
AFF	ABOVE FINISH FLOOR	GYP. BD.	GYPSUM BOARD	R.O.	ROUGH OPENING
APPROX.	APPROXIMATELY				
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	HARDWD	HARDWOOD	S	SOUTH
AWG	AMERICAN WIRE GAUGE	HORIZ.	HORIZONTAL	SHT	SHEET
		HR	HOUR	SIM.	SIMILAR
BLDG.	BUILDING	HT.	HEIGHT	SPEC.	SPECIFICATION
BLK.	BLOCK	HVAC	HEATING, VENTING AND AIR CONDITIONING	SQ	SQUARE
BMR	BASE MOBILE RADIO			SS	STAINLESS STEEL
B/S	BUILDING STANDARD			STL.	STEEL
				STRUCT.	STRUCTURAL
		I.D.	INSIDE DIA.	SUSP.	SUSPENDED
CLG.	CEILING	IN	INCH	S.V.	SHEET VINYL
CLR.	CLEAR	INFO	INFORMATION		
CONC.	CONCRETE	INSUL.	INSULATION	THRU	THROUGH
CONST.	CONSTRUCTION	INT.	INTERIOR	THD	THREAD
CONT.	CONTINUOUS			T.O.C.	TOP OF CONCRETE
		LB(S)	POUND(S)	T.O.M.	TOP OF MASONRY
DBL.	DOUBLE			TYP	TYPICAL
DIA., Ø	DIAMETER	MAX	MAXIMUM	UBC	UNIFORM BUILDING CODE
DIAG.	DIAGONAL	MECH	MECHANICAL		
DIM.	DIMENSION	MET., MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	MFR.	MANUFACTURER		
DTL, DET.	DETAIL	MGR	MANAGER		
DWG.	DRAWING	MIN	MINIMUM	VERT.	VERTICAL
		MISC.	MISCELLANEOUS	VIF	VERIFY IN FIELD
E	EAST			VT	VINYL TILE
EA.	EACH	N	NORTH		
EL., ELEV	ELEVATION	NA	NOT APPLICABLE	W	WEST
ELECT	ELECTRICAL	NIC	NOT IN CONTRACT	W/	WITH
EQ.	EQUAL	NTS	NOT TO SCALE	W/IN	WITHIN
EQUIP.	EQUIPMENT			W/O	WITHOUT
E.W.	EACH WAY	O.C. o/c	ON CENTER	W.P.	WATERPROOF
EXIST.	EXISTING	OD	OUTSIDE DIAMETER		
EXT	EXTERIOR	OPNG.	OPENING	∠	ANGLE
		OPP	OPPOSITE	&	AND
FIN	FINISH			℄	CENTER LINE
FLUOR.	FLUORESCENT	PLYWD.	PLYWOOD	ℙ	PROPERTY LINE
FLR.	FLOOR	PR	PAIR	@	AT
FT.	FOOT	PROJ	PROJECT	#	NUMBER
GA.	GAUGE	PROP	PROPERTY		
GALV	GALVANIZE(D)	PT	PRESSURE TREATED		
GC	GENERAL CONTRACTOR				

△	REVISION	100	ROOM NUMBER	(G / A-4.0)	SECTION REFERENCE
◇1	KEY NOTES	1	KEYED NOTES		
(01 / D-1.0)	DETAIL REFERENCE	(01 / A-3.0)	ELEVATION REFERENCE		NORTH ARROW

CERTIFICATION OF COMPLIANCE FOR OFF-SITE FABRICATION

WHEN COMPONENTS ARE SHOP FABRICATED, THE FABRICATOR SHALL ISSUE A "CERTIFICATION OF COMPLIANCE" FOR OFF-SITE FABRICATION FORM.

SUCH FORM STATES THAT THE FABRICATED COMPONENTS COMPLY WITH THE APPROVED PLANS, SPECIFICATIONS AND APPLICABLE REGULATIONS. THIS CERTIFICATE SHALL BE SUBMITTED TO THE INSPECTION SERVICES DIVISION AND THE ARCHITECT OF RECORD. PRIOR TO SHIPMENT OF PREFABRICATED COMPONENTS, IT WILL ACCOMPANY THE PREFABRICATED COMPONENTS WHEN SHIPPED TO THE JOB-SITE. THIS FORM MAY BE OBTAINED FROM THE INSPECTION SERVICES DIVISION.

SPECIAL INSPECTION

SPECIAL INSPECTIONS (OR PERIODIC) MUST BE PERFORMED BY SPECIAL INSPECTIONS CERTIFIED BY THE INSPECTION SERVICES DIVISION OF THE CITY OF SAN DIEGO, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

A LIST OF APPROVED CONSTRUCTION MATERIALS TESTING LABORATORIES AND SPECIAL INSPECTION AGENCIES IS AVAILABLE FROM INSPECTION SERVICES.

A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.

REVIEWED
DK
REVIEWED BY
3-19-08
DATE
OTAY WATER DISTRICT

Revision / Issue	Date
Issued For Review	2-24-06
Client Comments	03-16-06
[illegible]	04-26-06
DWO Comments	05-15-06
DWO Comments	[illegible]
DWO Comments	03-11-08

GENERAL NOTES AND LEGEND

EASTLAKE OTAY DISTRICT
SD05972
2040 'A' OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile
10180 TELESIS CT #333
SAN DIEGO, CA 92121

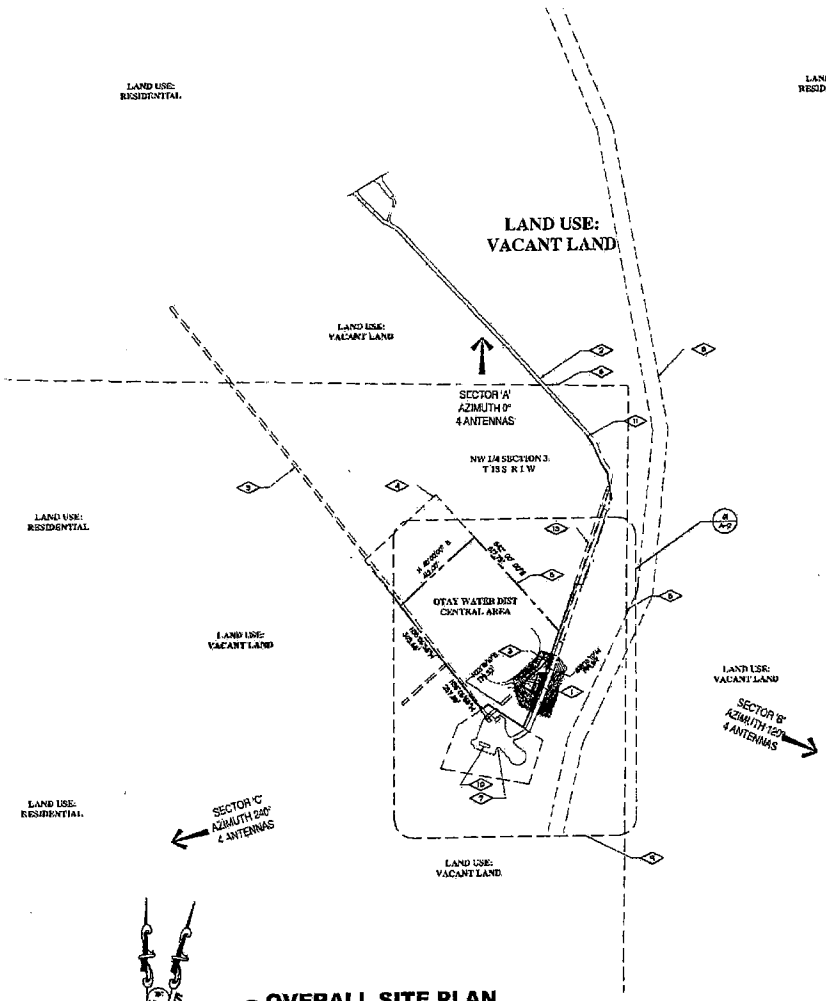
Mitchell J architecture

Date	2-14-05
Drawn by	d.barber
Checked by	mjc
Scale	NO SCALE

Mitchell J. Architecture

T-1.2

Plan Check No: B06-0706



01 **OVERALL SITE PLAN**
SCALE: 1" = 200'-0"

KEYED NOTES:

1. NEW T-MOBILE EQUIPMENT SHELTER
2. EXISTING DIRT ACCESS ROAD, SEE SHEET A-1
3. EXISTING EASEMENT LINE. (TYP.). SEE SHEET C-2 FOR COMPLETE EASEMENT DESCRIPTION
4. EXISTING LOT LINES, TYPICAL
5. EXISTING PROPERTY LINE, TYPICAL
6. EXISTING TOWNSHIP SECTION LINE, TYPICAL
7. EXISTING WATER TREATMENT FACILITY.
8. FUTURE HWY. 125 RIGHT OF WAY.
9. LEVEL OF 800' RADIUS LINE FROM CENTER OF SITE.
10. EXISTING WATER TREATMENT FACILITY BUILDING, (TYP.).
11. EXISTING TELCO PEDESTAL AND NEW T-MOBILE TELCO SOURCE, SEE ELECTRICAL SHEETS FOR DETAIL.
12. NOT USED
13. NEW T-MOBILE OVERHEAD TELCO LINE, SEE ELECTRICAL SHEETS FOR DETAIL

Rev.	Revision / Issue	Date
	Issued For Review	2-24-06
	Client Comments	03-30-06
	Client Comments	04-30-06
	OWD Comments	05-15-06
	OWD Comments	01-31-08
	OWD Comments	03-31-08

REVIEWED
DIC
REVIEWED BY
3-27-08
DATE
OTAY WATER DISTRICT

NOTES:
1. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANED. NO (E) PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. (N) CM CONCRETE EQUIPMENT SHELTER IS A PRE-MANUFACTURED CALIFORNIA APPROVED COMMERCIAL CODE. SEE ATTACHED SHELTER DESCRIPTION ADDIONAL INFORMATION.

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG
NOTIFY DIG ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATION OR TRENCHING

ANTENNA COAXIAL CABLE SCHEDULE

SECTOR	AZIMUTH	COAX CABLE LENGTH	COAX SIZE
A	0°	120'	1-5/8"
B	120°	120'	1-5/8"
C	240°	120'	1-5/8"

Overall Site Plan & Notes

EAST LAKE OTAY DISTRICT
2040 LA OTAYA PERS ROAD
CHULA VISTA, CA 91915

T-Mobile
10180 VIRGINIA ST #639
SAN DIEGO, CA 92121

Mitchell J architecture

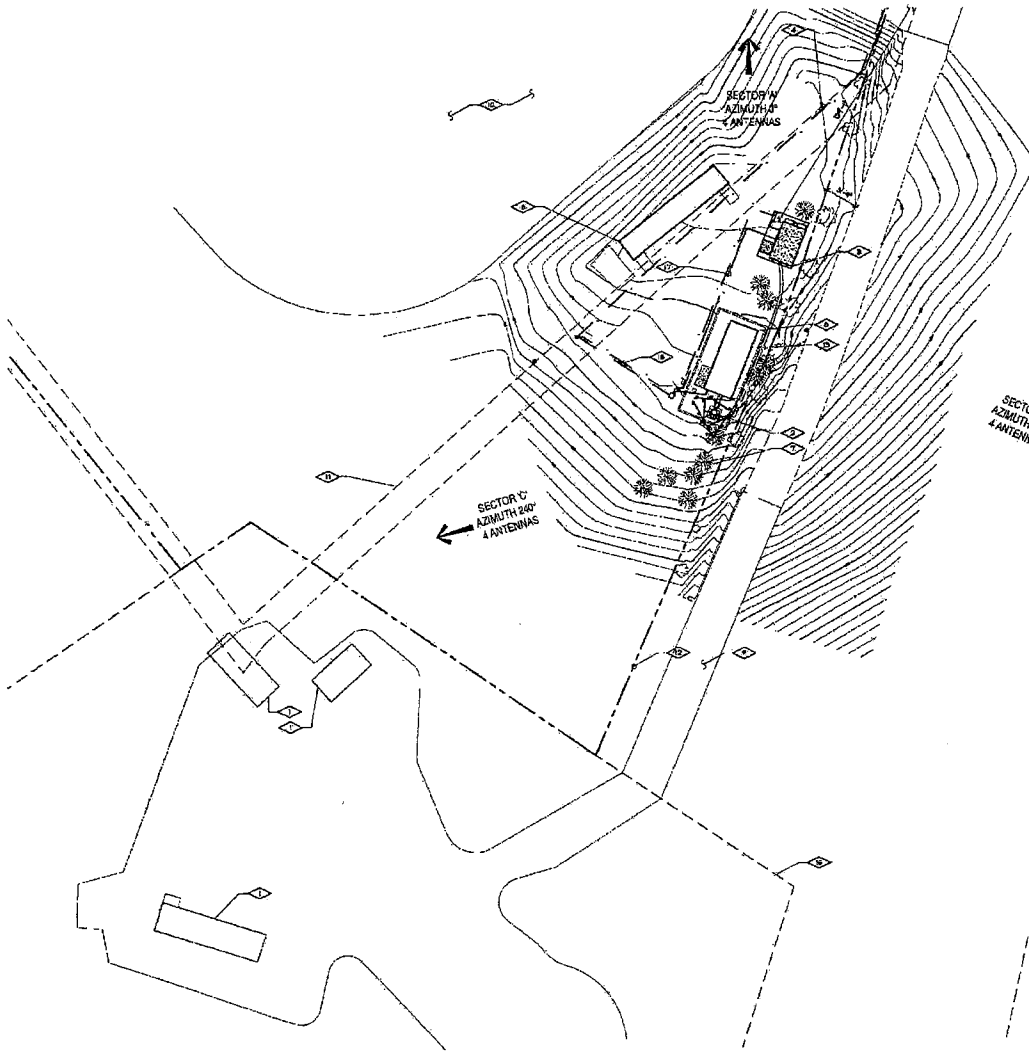
REGISTERED ARCHITECT
MITCHELL J. SCHWARTZ
No. C36335
STATE OF CALIFORNIA

Date: 2-14-05
Drawn by: A.Sanchez
Checked by: MJS
Scale: 1" = 200'-0"

Mitchell J. Architecture

A-0

Plan Check No: B06-0706



KEYED NOTES:

1. (E) WATER TREATMENT FACILITY BUILDING
2. (N) T-MOBILE ANTENNAS (3 PER SECTOR, 4 TOTAL) MOUNTED ON (E) VERIZON 42'-0" HIGH MONOPOLE, SEE SHEET A-3
3. (N) T-MOBILE EQUIPMENT SHELTER (10'-0" X 14'-0") WITH EXPOSED AGGREGATE FINISH SEE SHEET A-2 AND NOTE 9
4. (N) T-MOBILE OVERHEAD TELCO RUN. SEE ELECTRICAL SHEET
5. NOT USED
6. (E) CONSTRUCTION TRAILER (TYP)
7. (E) TREE (TYP)
8. (E) VERIZON SHELTER
9. (E) PAVED ACCESS ROAD
10. (E) RESERVOIR
11. (E) EASEMENT LINES (TYP) SEE SHEET C-3 FOR COMPLETE EASEMENT DESCRIPTION
12. (E) PROPERTY LINE
13. (E) T-MOBILE UNDERGROUND COAX RUN
14. NOT USED
15. FUTURE HWY 125 RIGHT OF WAY
16. (E) LOT LINES (TYP)
17. (N) T-MOBILE UNDERGROUND POWER RUN, SEE SHEET A-3 AND ELECTRICAL SHEETS
18. (N) T-MOBILE B/G UTILITY TRENCH

REVIEWED
DK
REVIEWED BY
3-17-09
DATE
OTAY WATER DISTRICT

D1 **SITE PLAN**
SCALE: 1" = 30'-0"

No.	Revision / Issue	Date
1	Initial Plan Review	3.24.05
2	Client Comments	04-14-05
3	PD Comments	04-26-05
4	DRAFT Comments	05-13-06
5	DRAFT Comments	01.23.08
6	DRAFT Comments	02.17.08

MITCHELL J. ARCHITECTURE, INC.
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Walnut, CA 91789
909.598.8116 (voice) / 909.598.8118 (fax)

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Site Plan And Notes

EAST LAKE OTAY DISTRICT
SITE ID: SD0572
2040 "A" OTAY LAKES ROAD
CHULA VISTA, CA 91915

T · · Mobile ·
10180 TELESIS CT. #633
SAN DIEGO, CA 92121

architecture **Mitchell J** architecture

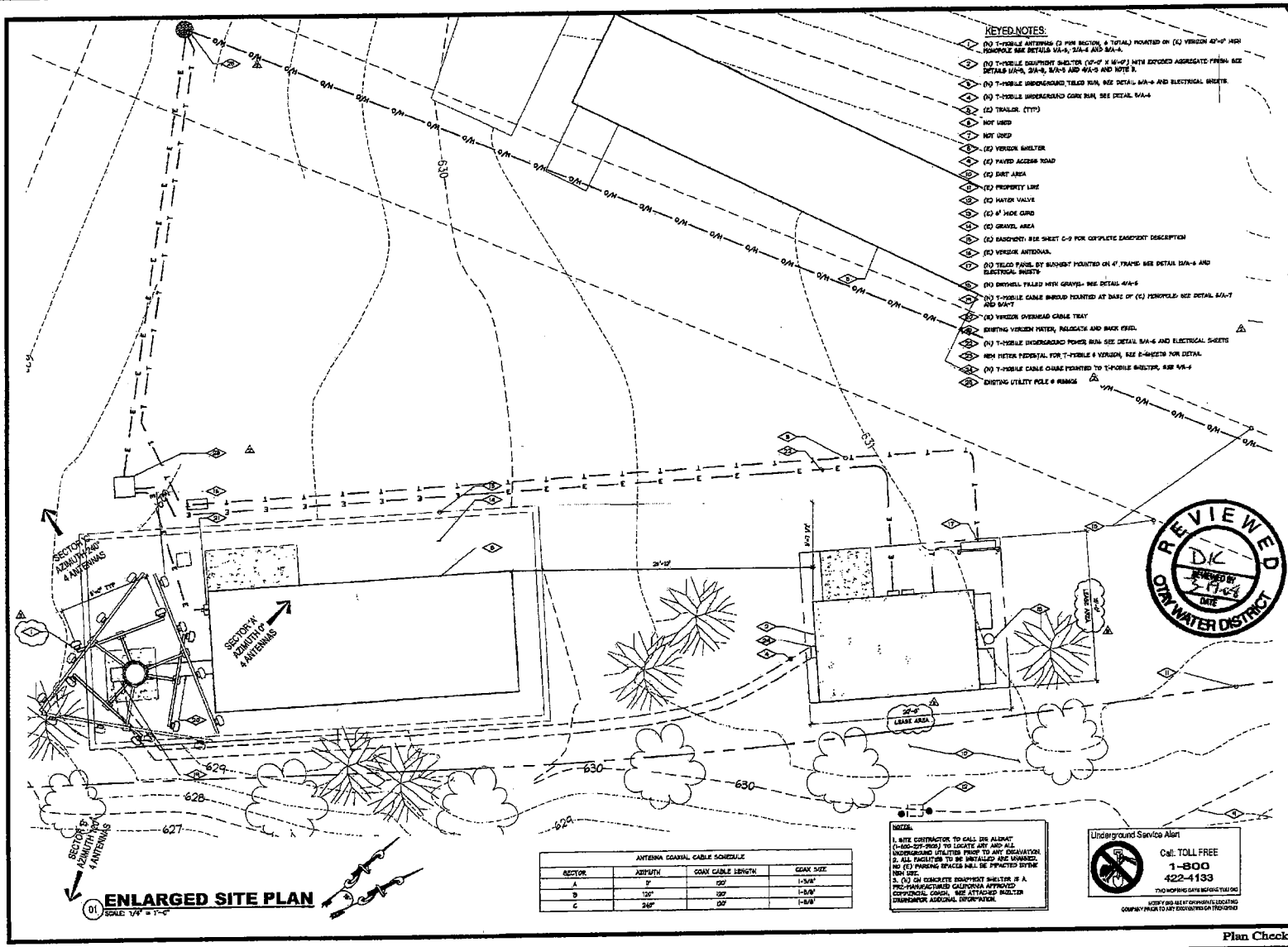
REGISTERED ARCHITECT
Mitchell J. Lederer
No. C20153
STATE OF CALIFORNIA

Date: 3-14-05
Drawn by: J. Hunter
Checked by: MJL
Scale: 1/8" = 1'-0"

Mitchell J. Architecture

A-1

Plan Check No: B06-0706



ENLARGED SITE PLAN

01 SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. (N) T-MOBILE ANTENNAS (2 PER SECTOR, 6 TOTAL) MOUNTED ON (E) VERIZON 42'-0" HIGH MONOPOLE SEE DETAILS 1/A-6, 2/A-6 AND 3/A-6.
2. (N) T-MOBILE EQUIPMENT SHELTER (10'-0" X 16'-0") WITH EXPOSED AGGREGATE FINISH SEE DETAILS 1/A-9, 2/A-9, 3/A-9 AND 4/A-9 AND NOTE 3.
3. (N) T-MOBILE UNDERGROUND TELCO RUN, SEE DETAIL 5/A-6 AND ELECTRICAL SHEETS.
4. (N) T-MOBILE UNDERGROUND CORE RUN, SEE DETAIL 5/A-6
5. (E) TRAILER. (TYP)
6. NOT USED
7. NOT USED
8. (E) VERIZON SHELTER.
9. (E) PAVED ACCESS ROAD
10. (E) DIRT AREA
11. (E) PROPERTY LINE
12. (E) HATCH VALVE
13. (E) 6" WIDE CURB
14. (E) GRAVEL AREA
15. (E) EASEMENT. SEE SHEET C-2 FOR COMPLETE EASEMENT DESCRIPTION
16. (E) VERIZON ANTENNAS.
17. (N) TELCO PANEL BY SUNMART MOUNTED ON 4" FRAME SEE DETAIL 12/A-6 AND ELECTRICAL SHEETS
18. (N) BRYWALL FILLED WITH GRAVEL SEE DETAIL 4/A-6
19. (N) T-MOBILE CABLE SHROUD MOUNTED AT BASE OF (E) MONOPOLE SEE DETAIL 5/A-7 AND 6/A-7
20. (E) VERIZON OVERHEAD CABLE TRAY
21. EXISTING VERIZON METER, RELOCATE AND BACK FEED.
22. (N) T-MOBILE UNDERGROUND POWER RUN SEE DETAIL 5/A-6 AND ELECTRICAL SHEETS
23. NEW METER PEDESTAL FOR T-MOBILE & VERIZON, SEE E-SHEETS FOR DETAIL
24. (N) T-MOBILE CABLE CHASE MOUNTED TO T-MOBILE SHELTER, SEE 4/A-6
25. EXISTING UTILITY POLE & WIRES

ANTENNA COAXIAL CABLE SCHEDULE

SECTOR	AZIMUTH	COAX CABLE LENGTH	COAX SIZE
A	0°	120'	1-5/8"
B	120°	120'	1-5/8"
C	240°	120'	1-5/8"

NOTES:

1. SITE CONTRACTOR TO CALL 811 ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO (E) PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. (N) ON CONCRETE EQUIPMENT SHELTER IS A PRE-MANUFACTURED CALIFORNIA APPROVED COMMERCIAL COACH. SEE ATTACHED BUILTER MANUFACTOR ADDITIONAL INFORMATION.

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG
NOTIFY 811 AT LEAST 48 HOURS BEFORE YOU DIG COMPANY MUST CALL TO ARE EXCAVATIONS CAN PROCEED

Mark	Revisions/Issue	Date
1	Initial For Review	2-24-06
2	Client Comments	03-30-06
3	PC Comments	05-26-06
4	OWD Comments	06-15-06
5	OWD Comments	01-23-08
6	OWD Comments	08-11-08

MITCHELL J. ARCHITECTURE, INC.
1401 Pacific Ave., Suite 1
Redondo Beach, CA 90277
Phone: 310 374 8333
Fax: 310 374 8334
Mitchell J. Architecture

EQUIPMENT LAYOUT

EASTLAKE OTAY DISTRICT
SIP0087Z
2040 "A" OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile
10180 TELEGRAPH CTR 92333
14000 CONFERENCE CENTER DR
CHANTILLY, VA 20151

Mitchell J. architecture

LICENSED ARCHITECT
Ba. 0 80363
REN. 3-31-08
STATE OF CALIFORNIA

Date: 2-14-05
Drawn by: d.ladica
Checked by: jajc
Scale: 1/4" = 1'-0"

Mitchell J. Architecture

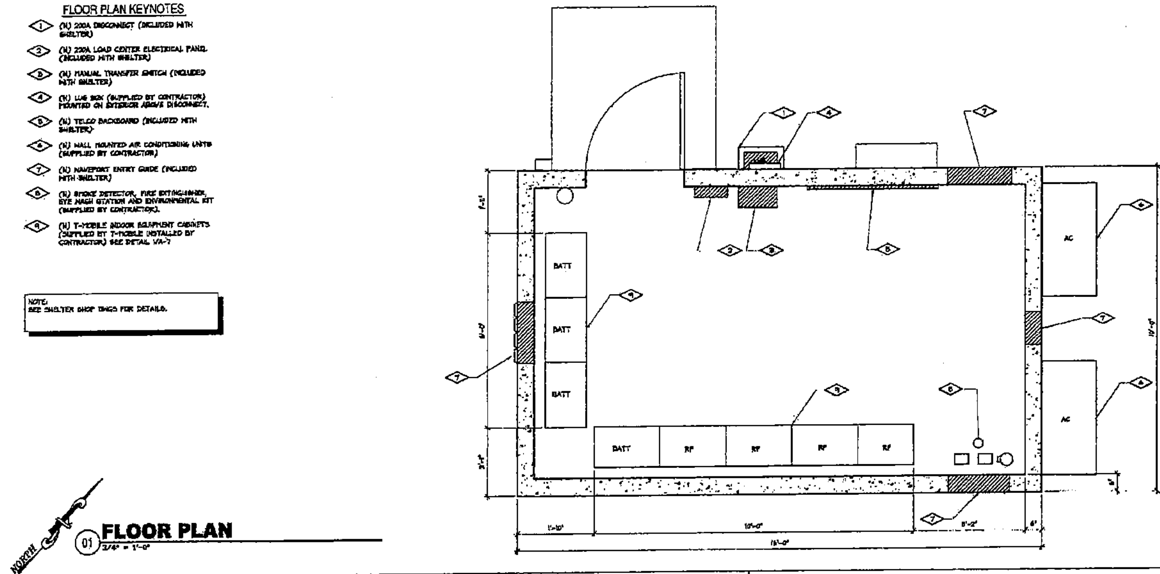
A-2

Plan Check No: B06-0706

FLOOR PLAN KEYNOTES

1. (N) 200A DISCONNECT (INCLUDED WITH SHELTER)
2. (N) 200A LOAD CENTER ELECTRICAL PANEL (INCLUDED WITH SHELTER)
3. (N) MANUAL TRANSFER SWITCH (INCLUDED WITH SHELTER)
4. (N) LUG BOX (SUPPLIED BY CONTRACTOR) MOUNTED ON EXTERIOR ABOVE DISCONNECT.
5. (N) TELCO BACKBOARD (INCLUDED WITH SHELTER)
6. (N) WALL MOUNTED AIR CONDITIONING UNITS (SUPPLIED BY CONTRACTOR)
7. (N) WAVEPORT ENTRY GUIDE (INCLUDED WITH SHELTER)
8. (N) SMOKE DETECTOR, FIRE EXTINGUISHER, EYE WASH STATION AND ENVIRONMENTAL KIT (SUPPLIED BY CONTRACTOR).
9. (N) T-MOBILE INDOOR EQUIPMENT CABINETS (SUPPLIED BY T-MOBILE INSTALLED BY CONTRACTOR) SEE DETAIL VA-7

NOTE:
SEE SHELTER SHOP DWGS FOR DETAILS.

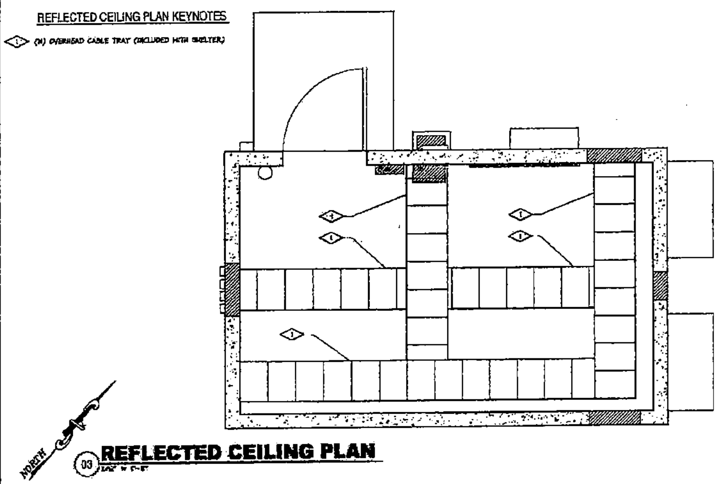


01 **FLOOR PLAN**
3/16" = 1'-0"

REVIEWED
DK
REVIEWED BY
3-19-08
DATE
OTAY WATER DISTRICT

REFLECTED CEILING PLAN KEYNOTES

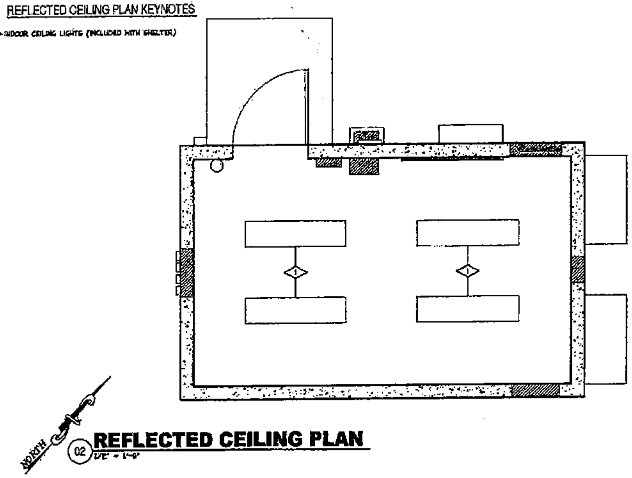
1. (N) OVERHEAD CABLE TRAY (INCLUDED WITH SHELTER)



03 **REFLECTED CEILING PLAN**
3/16" = 1'-0"

REFLECTED CEILING PLAN KEYNOTES

1. INDOOR CEILING LIGHTS (INCLUDED WITH SHELTER)



02 **REFLECTED CEILING PLAN**
1/8" = 1'-0"

Revision / Issue	Date
Issued For Review	2-24-05
Client Comments	03-10-05
PC Comments	04-26-05
OWD Comments	05-25-05
OWD Comments	01-23-08
OWD Comments	03-11-08

Exterior Elevations

EASTLAKE OTAY DISTRICT
SD06972
2040 'A' OTAY LAKES ROAD
CHULA VISTA, CA 91915

T · · Mobile ·
10180 TELESIS CT #333
SAN DIEGO, CA 92121

Mitchell J architecture

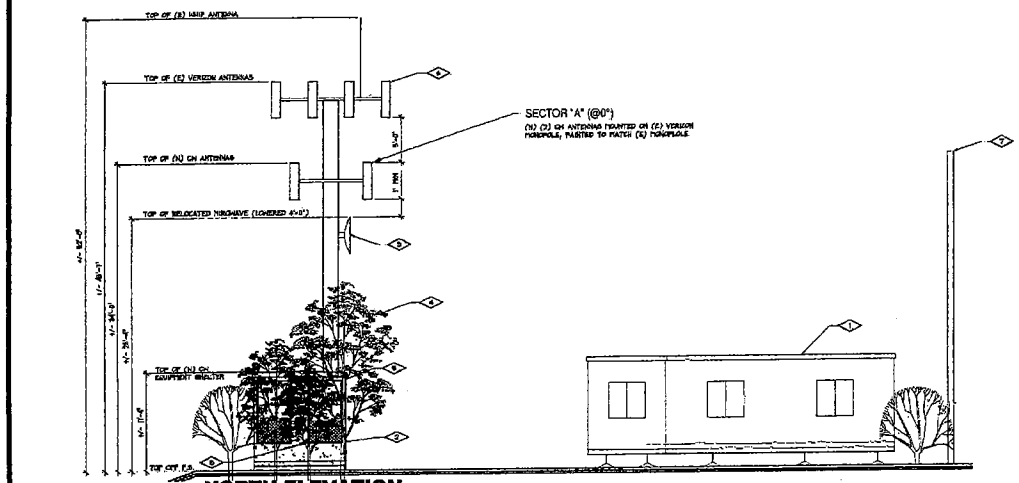
LICENSED ARCHITECT
MITCHELL J. CAMPBELL
No. C20330
STATE OF CALIFORNIA

Date	2-14-05
Drawn By	d.barber
Checked By	mjc
Scale	1/8" = 1'-0"

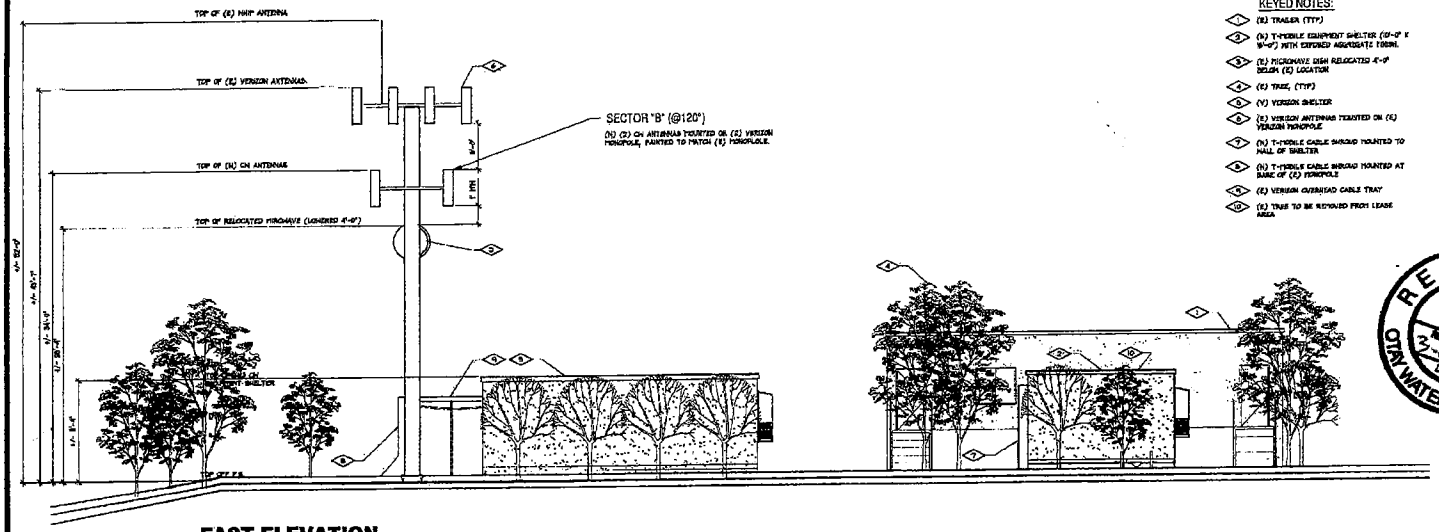
Mitchell J. Architecture

A-2.1

Plan Check No: B06-0706



01 **NORTH ELEVATION**
3/16" = 1'-0"



01 **EAST ELEVATION**
3/16" = 1'-0"

KEYED NOTES:

1. (E) TRAILER (TYP)
2. (N) T-MOBILE EQUIPMENT SHELTER (10'-0" X 8'-0") WITH EXPOSED AGGREGATE FINISH.
3. (E) MICROWAVE DISH RELOCATED 4'-0" BELOW (E) LOCATION
4. (E) TREE, (TYP)
5. (V) VERIZON SHELTER
6. (E) VERIZON ANTENNAS MOUNTED ON (E) VERIZON MONOPOLE
7. (E) UTILITY POLE
8. (E) TREE TO BE REMOVED FROM LEASE AREA

NOTES:

1. SITE CONTRACTOR TO CALL 811 ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO (E) PARKING SPACES WILL BE IMPACTED BY THIS NEW USE.
3. (N) T-MOBILE CONCRETE EQUIPMENT SHELTER IS A PRE-MANUFACTURED CALIFORNIA APPROVED COMMERCIAL COACH. SITE ATTACHED SHELTER DRAWINGS FOR ADDITIONAL INFORMATION.
4. NEW EQUIPMENT SHELTER WILL BE UNDER THE SAME PERMIT.

KEYED NOTES:

1. (E) TRAILER (TYP)
2. (N) T-MOBILE EQUIPMENT SHELTER (10'-0" X 8'-0") WITH EXPOSED AGGREGATE FINISH.
3. (E) MICROWAVE DISH RELOCATED 4'-0" BELOW (E) LOCATION
4. (E) TREE, (TYP)
5. (V) VERIZON SHELTER
6. (E) VERIZON ANTENNAS MOUNTED ON (E) VERIZON MONOPOLE
7. (N) T-MOBILE CABLE SHROUD MOUNTED TO WALL OF SHELTER
8. (N) T-MOBILE CABLE SHROUD MOUNTED AT BASE OF (E) MONOPOLE
9. (E) VERIZON OVERHEAD CABLE TRAY
10. (E) TREE TO BE REMOVED FROM LEASE AREA

REVIEWED
OTAY WATER DISTRICT
Date
REVIEWED BY
2-17-06
DATE

No.	Revision / Issue	Date
1	Initial For Review	2-14-06
2	City Comments	03-16-06
3	CUP Comments	05-26-06
4	OWD Comments	07-15-06
5	OWD Comments	01-23-08
6	OWD Comments	03-11-08

Exterior Elevations

EAST LAKE OTAY DISTRICT
SITE ID: SD06-0272
2040 A OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile
10180 VIRGINIA CT #9333
SAN DIEGO, CA 92127

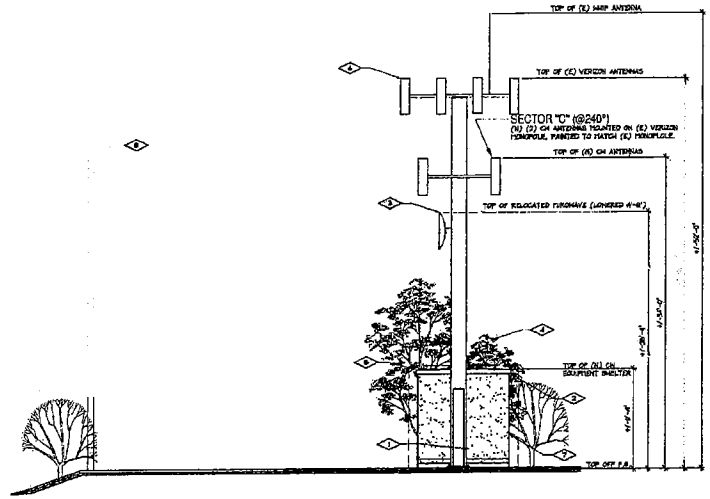
Mitchell J. Architecture
architecture

Date 2-14-05
Drawn by d.barber
Checked by tajo
Scale 3/16" = 1'-0"

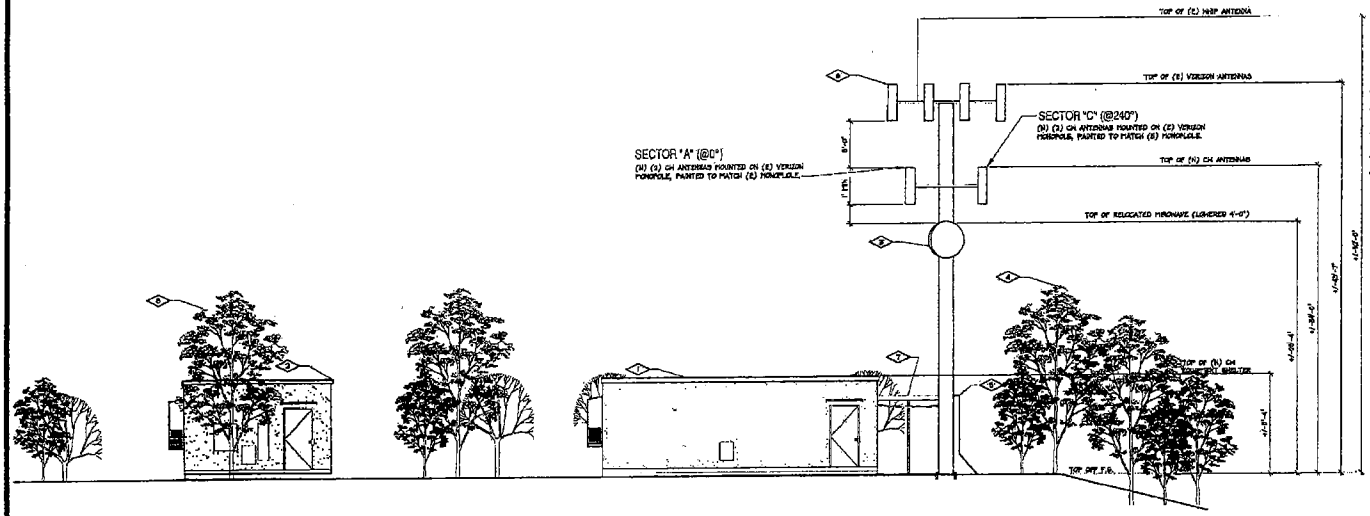
Mitchell J. Architecture

A-3

Plan Check No: B06-0706



01 **SOUTH ELEVATION**
1/8" = 1'-0"



02 **WEST ELEVATION**
1/8" = 1'-0"

KEYED NOTES:

1. (N) CH CABLE SHROUD MOUNTED AT BASE OF (E) MONOPOLE
2. (N) T-MOBILE EQUIPMENT SHELTER (10'-0" X 16'-0") WITH EXPOSED AGGREGATE FINISH.
3. (E) MICROWAVE DISH RELOCATED 4'-0" BELOW (E) LOCATION.
4. (E) TREES, (TYP)
5. (E) VERIZON SHELTER
6. (E) VERIZON ANTENNAS MOUNTED TO WALL (E) VERIZON MONOPOLE
7. (E) T-MOBILE CABLE SHROUD MOUNTED TO WALL OF SHELTER.
8. (E) UTILITY POLE

NOTES:

1. SITE CONTRACTOR TO CALL DIG ALERT (1-800-227-2600) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO (E) PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. (N) T-MOBILE CONCRETE EQUIPMENT SHELTER IS A PRE-MANUFACTURED CALIFORNIA APPROVED COMMERCIAL COACH. SEE ATTACHED SHELTER DRAWINGS FOR ADDITIONAL INFORMATION.

KEYED NOTES:

1. (E) VERIZON SHELTER
2. (N) T-MOBILE EQUIPMENT SHELTER (10'-0" X 16'-0") WITH EXPOSED AGGREGATE FINISH, SEE NOTE 1
3. (E) MICROWAVE DISH RELOCATED 4'-0" BELOW (E) LOCATION
4. (E) TREES, (TYP)
5. (N) T-MOBILE CABLE SHROUD MOUNTED AT BASE OF (E) MONOPOLE.
6. (E) VERIZON ANTENNAS MOUNTED ON (E) VERIZON MONOPOLE.
7. (E) VERIZON OVERHEAD CABLE TRAY
8. (E) TREE TO BE REMOVED FROM LEASE AREA

REVIEWED
REVIEWED BY DK
3-19-08
DATE
OTAY WATER DISTRICT

No.	Revision / Issue	Date
A	Issued For Review	2-24-06
B	Client Comments	03-16-06
C	PC Comments	04-26-06
D	OWD Comments	05-15-06
E	OWD Comments	01-23-08
F	OWD Comments	03-11-08

Exterior Elevations

EASTLAKE OTAY DISTRICT
SIDGEY
2040 'A' OTAY LAKES ROAD
CHULA VISTA, CA 91915

T · Mobile ·
10180 TELSIS CT #335
SAN DIEGO, CA 92121

architecture Mitchell J architecture

LICENSED ARCHITECT
MITCHELL J. CHURCH
No. 23256
STATE OF CALIFORNIA

Date	2-14-05
Drawn By	d.barber
Checked By	mjc
Scale	1/8" = 1'-0"

Mitchell J. Architecture

A-4

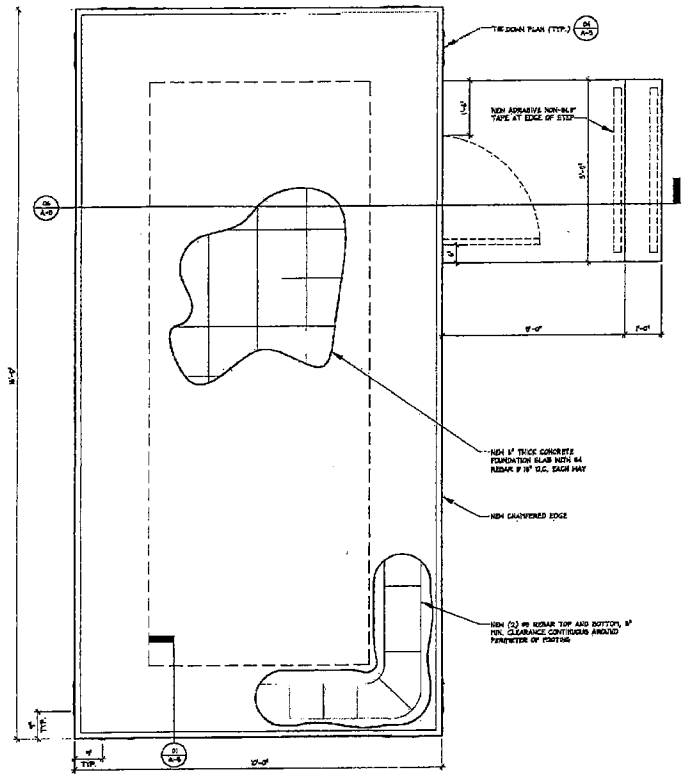
Plan Check No: B06-0706

GENERAL NOTE:

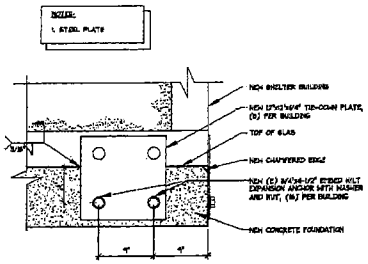
1. SLAB TO BE LEVEL WITH AND FLOAT SURFACE
2. FOOTING TO EXTEND A MINIMUM OF 24" BELOW UNDISTURBED SOIL AND FROST LINE
3. FINAL SITE DESIGN IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
4. CONCRETE STRENGTH SHALL BE MINIMUM OF 2500 PSI
5. VERIFY (E) SOIL COMPACTION. PROVIDE NON-ORGANIC FILL AS REQUIRED TO BRING SITE UP TO 90% COMPACTION.
6. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4".
7. CONCRETE STOOP TO BE NO MORE THAN 1/2" BELOW FINISHED FLOOR OF SHELTER.
8. PROVIDE A FIED, BROOM FINISH WITH TOOLED EDGE AT STOOP. SLOPE TO DRAIN AWAY FROM SHELTER ENTRY.
9. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF.
10. REBAR SHALL CONFORM TO ASTM 615 OR A.C.
11. CONTRACTOR TO VERIFY LOCATION OF DOOR ON ACTUAL SHELTER PRIOR TO POURING CONCRETE LANDING.

INSTALLATION NOTES:

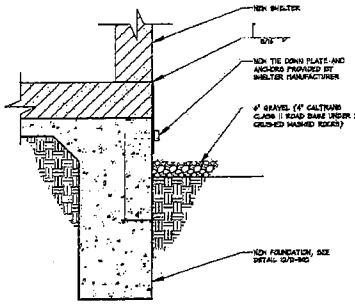
1. SHELTER TO BE DELIVERED TO DESIGNATED LOCATION. CONTRACTOR TO VERIFY LOCATION AND INCLUDE ANY ADDITIONAL SHIPPING FEES IN BID.
2. CONTRACTOR TO REINSTALL ALL PARTS DELIVERED TO SITE NOT ATTACHED. SOME OF THESE MAY INCLUDE EXTERIOR LIGHTS AND DOOR CANOPY. CONTRACTORS BID SHALL INCLUDE ALL OF THESE COST.
3. CONTRACTOR TO PROVIDE NEW FIRE EXTINGUISHER WITH MINIMUM RATING OF 2A-10BC, MOUNT ON INSIDE OF SHELTER.
4. CONTRACTOR TO PROVIDE NEW EYEWASH STATION FROM NORTH SAFETY CATALOG NUMBER 09040 MOUNT ON INSIDE OF SHELTER.
5. CONTRACTOR TO PROVIDE BOX OF ANNEX LATEX POWDER FREE GLOVES (1-800-216-7394), PLACE ON FLOOR BELOW EXTINGUISHER.
6. CONTRACTOR TO PROVIDE NEW FIRST AID KIT FROM NORTH SAFETY CATALOG NUMBER 02010, MOUNT ON INSIDE OF SHELTER ADJACENT TO EXTINGUISHER



12 SHELTER FOUNDATION PLAN
NOT TO SCALE



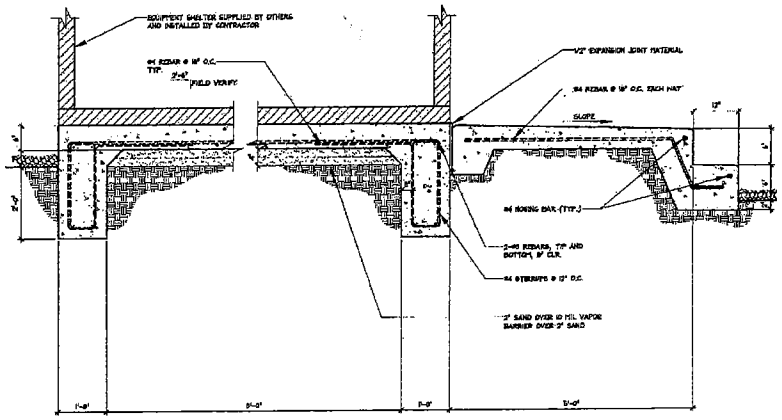
04 TIE DOWN CONNECTION
NOT TO SCALE



01 SHELTER TIE DOWN
SCALE: N.T.S.

NOTES:
1. REPLACE UPPER 24" WITH NON-EXPANSIVE SOILS, COMPACTED FILLS. THE EXTENT OF THE REMOVAL SHOULD BE WITHIN THE PROPOSED CONCRETE SLAB FOOTPRINT AND 5' BEYOND IT, WHEREVER POSSIBLE. ALL FILL AND BACKFILL TO BE PLACED IN ASSOCIATION WITH SITE DEVELOPMENT SHOULD BE ACCOMPLISHED AT SLIGHTLY OVER OPTIMUM MOISTURE CONDITIONS. THE MINIMUM RELATIVE COMPACTION RECOMMENDED FOR FILL IS 90% RELATIVE COMPACTING BASED ON MAXIMUM DRY DENSITY PERFORMED IN ACCORDANCE WITH ASTM D-1557. FILL TO BE COMPACTED BY MECHANICAL MEANS IN UNIFORM HORIZONTAL LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS. BOTH IMPORTED AND ON-SITE SOILS TO BE USED AS FILL MATERIALS SHALL BE FREE OF DEBRIS, ORGANIC AND COBBLES OVER 6" IN, MAX DIMENSION.

REVIEWED
DK
REVIEWED BY
3-19-07
DATE
OTAY WATER DISTRICT



06 FOUNDATION SECTION
FOUNDATION SECTION

No.	Revision / Issue	Date
1	Initial City Review	2-24-06
2	City Comments	05-16-06
3	DCI Comments	06-26-06
4	FWD Comments	08-15-06
5	OWD Comments	08-22-06
6	OWD Comments	10-11-06

NEWELL J. MITCHELL, INC.
ARCHITECTURE & PLANNING
1441 Broadway, Suite 6100, San Diego, CA 92101-5823
Telephone (619) 702-9390 Fax (619) 702-9391
Mitchell J. Architecture

FOUNDATION PLAN & DETAILS

EAST LAKE OTAY DISTRICT
T-Mobile
SP0687A
2040 OTAY LAKES ROAD
CHULA VISTA, CA 91915

architecture

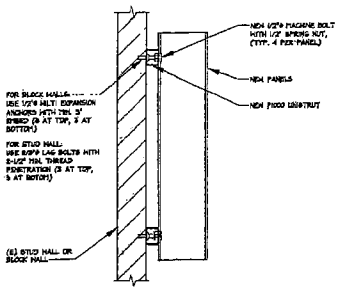
REGISTERED ARCHITECT
NEWELL J. MITCHELL
No. C20333
STATE OF CALIFORNIA

Date	2-14-06
Drawn by	d.harber
Checked by	mjc
Scale	AS SHOWN

Mitchell J. Architecture

A-5

Plan Check No: B06-0706



10 PANEL MOUNT TO WALL
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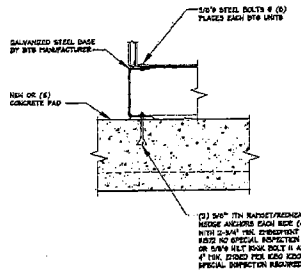
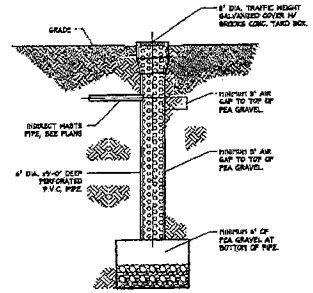


07 BTS BASE ATTACHMENT
NOT TO SCALE



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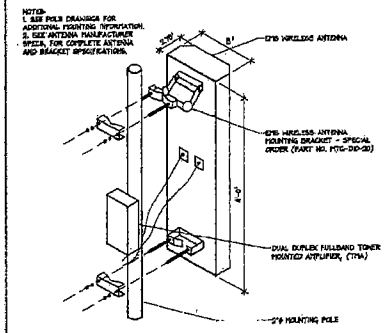

01 ANTENNA MOUNT DETAIL
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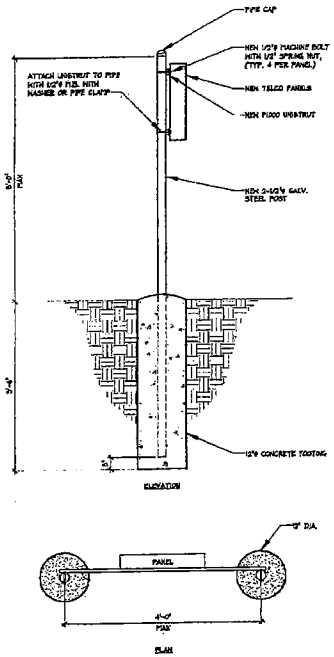
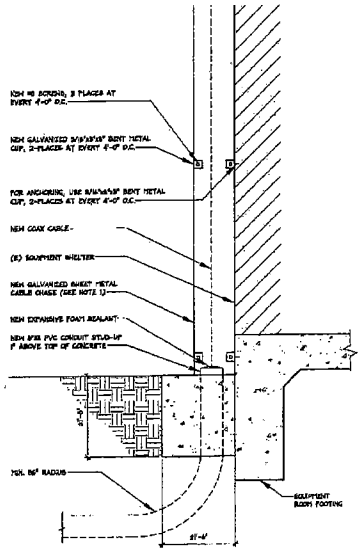
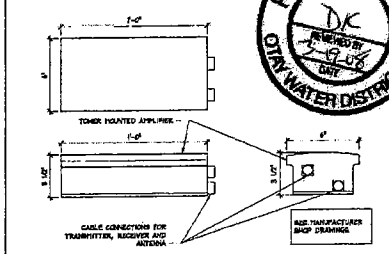


12 H-FRAME MOUNT
NOT TO SCALE

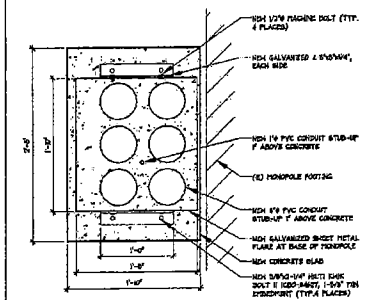


09 CABLE CHASE AT SHELTER
NOT TO SCALE

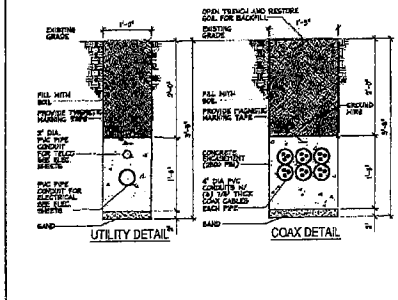
05 CABLE SHROUD
NOT TO SCALE



02 TMA DETAIL
NOT TO SCALE



06 CABLE SHROUD PLAN
NOT TO SCALE



03 UTILITY & COAX TRENCH DETAIL
NOT TO SCALE

REVIEWED
DK
7-6-06
DATE
OTAY WATER DISTRICT

DETAILS & NOTES

EASTLAKE OTAY DISTRICT

T-Mobile

SITE OWNER
EASTLAKE OTAY DISTRICT
1980 EASTLAKE PKWY
CHULA VISTA, CA 91915

architecture

Mitchell J. Architecture

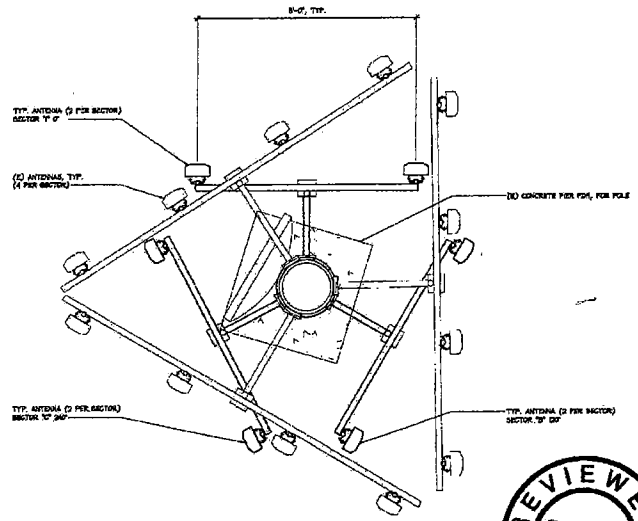
Date: 3-14-05
Drawn by: J. Sanchez
Checked by: MJA
Scale: AS SHOWN

A-6

Plan Check No: B06-0706

10 **NOT USED**
NOT TO SCALE

07 **NOT USED**
NOT TO SCALE

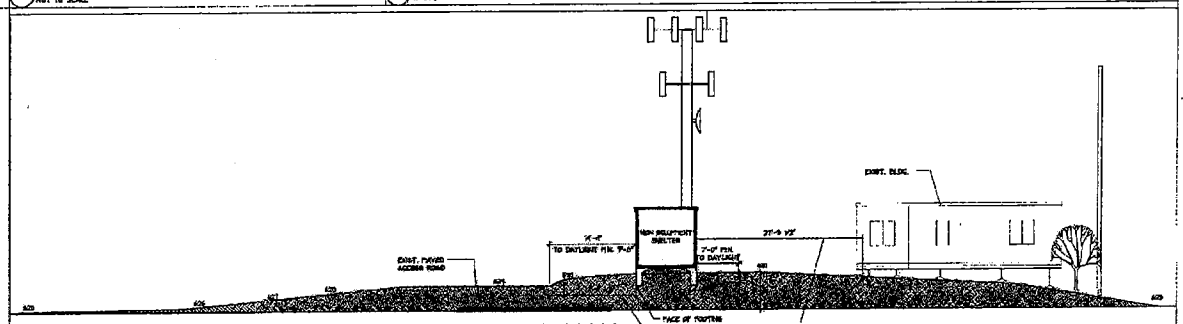


REVIEWED
DIC
REVIEWED BY
3-19-08
DATE
OTAY WATER DISTRICT

11 **NOT USED**
NOT TO SCALE

08 **NOT USED**
NOT TO SCALE

05 **ANTENNA LAYOUT PLAN**
1/4"=1'-0"



12 **NOT USED**
NOT TO SCALE

09 **SETBACK DIMENSION FROM DESCENDING SLOPES**
SCALE: 1/8"=1'-0"

ANTENNA LAYOUT PLAN

1	Revised Per Review	2-27-06
2	Client Comments	03-14-06
3	PC Comments	03-30-06
4	CWD Comments	05-15-06
5	LUWD Comments	05-30-06
6	DRB Comments	03-11-08

T-Mobile
101 BO TELESIS CT. 4533
SAN DIEGO, CA 92121

EAST LAKE OTAY DISTRICT
SITE NAME
2040 "A" OTAY LAKES ROAD
CHULA VISTA, CA 91915

Mitchell J. architecture

REGISTERED ARCHITECT
MITCHELL A. JOHNSON
No. C-23628
STATE OF CALIFORNIA

Date	5-14-05
Drawn by	d.barber
Approved by	mjc
Scale	NO SCALE

Mitchell J. Architecture

A-7

Plan Check No: B06-0706

ELECTRICAL NOTES

1. ALL WORK AND MATERIAL SHALL BE IN COMPLETE COMPLIANCE WITH THE LATEST EDITION OF THE C.E.C AND ALL REGULATIONS, LAWS, SAFETY ORDERS, ORDINANCES OR CITY CODES AND MAY ANY OTHER LAWFUL OWNER OF ANY PUBLIC AUTHORITY WITH JURISDICTION BEARING ON THIS PROJECT, IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

2. THE SEISMIC BEARING AND ANCHORAGE OF ELECTRICAL CONDUITS AND WIRE WAYS SHALL BE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, CHAPTER 23 AND "GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS" PUBLISHED BY SMACNA AND PPIC, OR THE SUPERSTRUT-SEISMIC RESTRAINT SYSTEM, OR THE KIN-LINE SEISMIC RESTRAINT SYSTEM.

3. ALL ELECTRICAL MATERIAL AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS AND SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL) AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY MANUFACTURER ATTESTING TO ITS SAFETY, IN ADDITION, THE MATERIALS, EQUIPMENT OF THE FOLLOWING CODES AND REGULATIONS:

   AMERICAN SOCIETY OF TESTING (ASTM)
   INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
   NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
   AMERICAN STANDARD ASSOCIATION (ASA)
   NATIONAL FIRE PROTECTION AGENCY (NFPA)
   AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
   CALIFORNIA ELECTRICAL CODE (C.E.C.)
   CALIFORNIA CODE OF REGULATIONS TITLE 24 (CCR)
   INSULATED POWER CABLE ENGINEERS ASSOCIATES (IPCEA)
   ALL LOCAL CODES HAVING JURISDICTION

4. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AS WELL AS THE ELECTRICAL AND GROUNDING REQUIREMENTS OF THIS PROJECT AND BY SUBMITTING A BID, ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM WORK.

5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, ADDENDA, DRAWINGS AND SPECIFICATIONS AS WELL AS THE EDITION OF ANY T-MOBILE WIRELESS DESIGN SPECIFICATIONS. HE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES; FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

6. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE T-MOBILE PROJECT MANGER AND THE ARCHITECT IN WRITING PRIOR TO SUBMITTING A BID. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE T-MOBILE WIRELESS PROJECT MANAGER AT NO ADDITION COST.

7. THE CONTRACTOR SHALL OBTAIN AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE T-MOBILE WIRELESS PROJECT MANAGER, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREIN BY THE CONTRACTOR WITH RED INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSION MANNER.

8. ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY, THE SHUTDOWN MUST BE COORDINATED WITH T-MOBILE WIRELESS AND THE PROPERTY OWNER 14 DAYS PRIOR TO HE OUTAGE. ANY OVERTIME PAY SHALL BE INCLUDED IN THE CONTRACTOR'S BID. WORK IN EXISTING SWITCHBOARDS OR PANEL BOARDS SHALL BE COORDINATED WITH THE T-MOBILE WIRELESS PROJECT MANAGER AND THE BUILDING OWNER PRIOR TO REMOVING ACCESS PANELS OR DOORS.

9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ITEMS INDICATED ON PLANS. SHOP DRAWINGS SHALL INCLUDE ALL DATA WITH CAPACITIES, SIZES DIMENSIONS, CATALOG NUMBERS AND MANUFACTURERS BROCHURES.

10. AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS AND THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF T-MOBILE WIRELESS WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION OF THOSE REPRESENTATIVES. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY T-MOBILE WIRELESS AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.

11. THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION.

12. COORDINATE WITH OTHER TRADES AS TO THE EXACT LOCATION OF THEIR RESPECTIVE EQUIPMENT. SUPPLY POWER AND MAKE CONNECTION TO EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS. REVIEW THE DRAWINGS OF OTHER TRADES AND LOCATION OF EQUIPMENT.

13. EXACT METHOD AND LOCATION OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS OR STRUCTURAL STEEL MEMBERS SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER. PERFORM CORING, SAW CUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY OT PENETRATE. OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING.

14. UTILITY PENETRATIONS OF ANY KIND IN FIRE AND SMOKE PARTITIONS AND CEILING ASSEMBLIES, SHALL BE FIRE STOPPED AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.

15. CONNECTION TO VIBRATING EQUIPMENT AND SEISMIC SEPARATIONS:

    LIQUID TIGHT FLEXIBLE STEEL CONDUIT IN DRY INTERIOR LOCATIONS AND IN AREAS EXPOSED TO WEATHER, DAMP LOCATIONS, CONNECTIONS TO TRANSFORMER ENCLOSURES, AND FINAL CONNECTIONS TO MOTORS.

    PROVIDE A SEPARATE INSULATED GROUNDING CONDUCTOR IN FLEXIBLE CONDUIT RUNS. MAXIMUM LENGTH SHALL BE SIX FEET UNLESS OTHERWISE NOTED.

16. ROUTE EXPOSED AND CONCEALED CONDUIT PARALLEL AND PERPENDICULAR TO WALL AND ADJACENT PIPING. ARRANGE CONDUIT TO MAINTAIN HEADROOM AND TO PRESENT A NEAT APPEARANCE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAW CUTTING, TRENCHING, BACK FILLING, COMPACTION AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION AND COORDINATION WITH ALL PROPERTY OWNERS, UTILITIES AND APPROPRIATE "DIG-ALERT" UNDERGROUND MARKING AGENCIES AND COMPANIES. THE CONTRACTOR SHALL ALWAYS USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED DURING THE COURSE OF HIS WORK.

18. STRAIGHT FEEDER, BRANCH CIRCUIT, AND CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT WEATHER PROOF PULL BOXES OF JUNCTION BOXES TO LIMIT THE MAXIMUM LENGTH OF ANY SINGLE CABLE PULL TO 100 FEET. PULL SHALL BE SIZED PER CODE OR PER THE LATEST EDITION OF THE AT&T DESIGN SPECIFICATIONS.

    WHICHEVER IS MOST RESTRICTIVE. LOCATIONS SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.

19. MAXIMUM NUMBER OF CONDUCTORS IN OUTLET OR JUNCTION BOXES SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE CODES.

20. IDENTIFICATION NAME PLATES SHALL BE MICARTA 1/8" INCH THICK AND OF APPROVED SIZE WITH BEVELED EDGES AND ENGRAVED WHITE LETTERS A MINIMUM OF 1/4" INCH HIGH ON BLACK BACKGROUND. NAMEPLATES SHALL BE PROVIDED FOR ALL CIRCUITS IN THE SERVICE DISTRIBUTION AND POWER DISTRIBUTION SWITCH BOARDS OR PANEL BOARDS, DISCONNECTION SWITCHES, TRANSFORMERS, TERMINAL CABINETS, TELEPHONE CABINETS, ETC. ALL NAMEPLATES SHALL BE ATTACHED WITH SCREWS. PULL BOXES, JUNCTION BOXES, AND DEVICE BOXES SHALL BE MARKED WITH A PERMANENT MARKER.

21. THE EXACT LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE PLANS AND DETAILS, PRIOR TO INSTALLATION.

22. DRAWINGS ARE DIAGRAMMATIC ONLY, ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES.

23. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DIRECT BURIED PVC SCHEDULE 40 MAY BE INSTALLED BENEATH SLAB OR BELOW GRADE AND SHALL BE CONCRETE ENCASED UNLESS NOTED OTHERWISE. RIGID GALVANIZED STEEL CONDUIT SHALL BE FULL WEIGHT THREADED TYPE AND SHALL ONLY BE USED WHEN REQUIRED BY PERMITTING AUTHORITY. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUIT RUNS.

24. ELECTRICAL METALLIC TUBING (EMT) CONDUIT FITTINGS SHALL BE STEEL, RAIN TIGHT THREAD LESS COMPRESSION TYPE. DIE CAST, SET SCREW, OR INDENTURE TYPES ARE NOT ACCEPTABLE. ET SCREW TYPE IS NOT ACCEPTABLE. RIGID STEEL CONDUIT FITTINGS INCLUDING COUPLINGS, LOCK NUTS, NIPPLES, ETC. SHALL BEAR THE THE UL LABEL AND SHALL BE THREADED AND THOROUGHLY GALVANIZED EXCEPT WHERE AN ADAPTER IS NEEDED IS NEEDED TO CONNECT TO PVC.

25. ALL TELCO CONDUIT INSTALLATIONS AND OTHER CONDUIT RUNS AND SHALL INCLUDE A YELLOW 3/8" POLYPROPYLENE PULL STRING WITH MINIMUM 200 POUNDS OF PULLING TENSION.

26. ALL CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM SIZE; TYPE THWN/THHN THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET AND 90 DEGREES CELSIUS DRY AND UL LISTED UNLESS NOTED OTHERWISE. CONDUCTORS #12 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #10 AWG AND LARGER SHALL BE STRANDED, UNLESS SPECIFICALLY NOTED TO THE CONTRARY.

27. JUNCTION AND PULL BOXES FOR INTERIOR DRY LOCATIONS, BOXES SHALL BE GALVANIZED ONE-PIECE, DRAWN STEEL, KNOCKOUT TYPE WITH REMOVABLE MACHINE SCREW SECURED COVERS. FOR OUTSIDE, DAMP, OR SURFACE LOCATIONS, BOXES SHALL BE HEAVY CAST ALUMINUM OR CAST IRON WITH REMOVABLE, GASKETED, NONFERROUS MACHINE SCREW SECURED COVERS. BOXES SHALL BE SIZED FOR THE NUMBER AND SIZES OF CONDUCTORS AND CONDUIT ENTERING THE BOX AND EQUIPPED WITH PLASTER EXTENSION RINGS WHERE REQUIRED. BOXES SHALL BE LABELED TO INDICATE PANEL AND CIRCUIT NUMBER, OR TYPE OF SIGNAL OR COMMUNICATIONS SYSTEM.

28. ALL OUTDOOR ELECTRICAL DEVICES OR EQUIPMENT SHALL BE OF WEATHERPROOF TYPE.

29. ALL EQUIPMENT, MONOPOLE, FRAME, CABLE TRAY AND ANTENNA GROUND WIRE CONNECTIONS TO GROUND BUSSES SHALL BE MADE WITH CRIMP TYPE COMPRESSION CONNECTIONS TO CONNECTORS (MINIMUM 2 HOLE LUGS WITH FULL BOLTING). BUSS SHALL BE PRE-DRILLED TO ACCOMMODATE ALL CONNECTORS.

30. ALL GROUNDING SHALL BE PER CEC, SECTION 250 AND 810 AND..

31. ALL GROUND WIRE CONNECTIONS BETWEEN GROUND BUSSES AND OTHER GROUND BUSSES AND GROUND RODS SHALL BE CADWELDED.

32. ALL METALLIC GROUND WIRE CONDUIT SHALL BE GROUNDED TO THE GROUND WIRE USING SET SCREW CONNECTIONS AT CONDUIT END CAPS AND CRIMP CONNECTIONS AT WIRE.

33. COAT ALL BOLTED LUG AND BUSS GROUND CONTACT SURFACES WITH KOPR-SHIELD, NO-OX, OR EQUAL PRIOR TO ATTACHMENT.

34. MAIN FUSES SHALL BE RATED FOR STANDARD A.I.C. RATING HIGHER THAN INCOMING A.I.C.

35. ALL EQUIPMENT SHALL BE U.L. LISTED.

36. ALL EQUIPMENT SHALL BE BRACED FOR STANDARD A.I.C. RATING HIGHER THAN INCOMING FROM UTILITY COMPANY.

37. ALL CORING CLEARANCES SHALL BE FIELD VERIFIED AND ALL CONDUIT ROUTING SHALL BE COORDINATED WITH PROPERTY OWNERS REPRESENTATIVE.

38. ALL CONNECTIONS TO EXISTING MAIN SWITCH GEAR INCLUDING "BUS-TAPS" AND/OR "HOT-TAPS" REQUIRE CERTIFICATION AND APPROVAL. FABRICATION AND CERTIFICATION SHALL BE FURNISHED BY A CONTRACTOR APPROVED BY THE APPLICABLE UTILITY.

39. CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANIES FOR FINAL AND EXACT WORK AND MATERIAL REQUIREMENTS. CONSTRUCT TO UTILITY COMPANIES ENGINEERING PLANS AND SPECIFICATIONS ONLY.

40. ALL BROCHURES, OPERATION MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE T-MOBILE WIRELESS PROJECT MANAGER AT THE COMPLETION OF WORK.

TELEPHONE NOTES

1. HE CONTRACTOR SHALL VERIFY AND COORDINATE THE POINT OF CONNECTION, CONDUIT ROUTE, INSTALLATION DETAILS AND SPECIFIC PROJECT PARAMETERS WITH THE T-MOBILE WIRELESS SINGLE POINT OF CONTACT (SPOC) PRIOR TO BEGINNING ANY WORK IN THE FIELD.

2. THE PROJECT ADDRESS AND ANY SPECIFIC UNIT NUMBER MUST BE PROVIDED TO THE T-MOBILE WIRELESS SPOC MINIMUM 1 WEEK PRIOR TO FINAL INSPECTION TO AVOID DELAY IN INSTALLATION OF SERVICE.

3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT FACILITIES AS SHOWN AND DETAIL ON THE PLANS.

4. CONDUIT SPECIFICATIONS SHALL BE AS FOLLOWS:

   a. GENERAL : ALL TELEPHONE SERVICE CONDUIT SHALL RUN FROM POLE, VAULT, PULL-BOX, MANHOLE OR OTHER POINT OF CONNECTION ESTABLISHED BY T-MOBILE WIRELESS SPOC AND SHALL RUN CONTINUOUS TO AN EDGE OF THE TELEPHONE TERMINAL BACKBOARD (OR PANEL).

   b. UNDERGROUND CONDUIT AND BENDS SHALL BE MINIMUM 2" DIAMETER SCHEDULE 40 PVC. TRENCH DEPTH SHALL PROVIDE FOR MINIMUM 24" COVER OVER CONDUIT. CONDUIT RUN SHALL BE NO MORE THAN 150 FEET IN LENGTH OR HAVE NO MORE THAN (2) 90° BENDS (OR EQUIVALENT) BETWEEN PULL BOXES.

      PULL BOXES SHALL BE 17" X 30" X 15" DEEP CONCRETE BOXES WITH DEPTH EXTENSIONS AND CONCRETE BOLT DOWN COVERS. STEEL COVERS SHALL BE PROVIDED WHERE BOX IS EXPOSED TO VEHICULAR TRAFFIC.

   c. ABOVE GROUND CONDUIT AND CONDUIT INSIDE BUILDINGS SHALL BE 2" DIAMETER EMT WITH FITTINGS AS NOTED IN ELECTRICAL NOTES. PROVIDE A UL APPROVED 12" HIGH 12" WIDE X 6" DEEP WEATHER RESISTANT NEMA 3R RATED PULL BOX ON ALL ABOVE GRADE CONDUIT RUNS AT INTERVALS NOT EXCEED 50 FEET OR (2) 90° BENDS (OR EQUIVALENT).

   d. OVERHEAD EXTERIOR FEEDS SHALL BE 2" DIAMETER RIGID GALVANIZED CONDUIT WITH A WEATHER HEAD OF A TYPE AND AT A HEIGHT APPROVED BY T-MOBILE WIRELESS SPOC (MINIMUM 20 FEET ABOVE FINISHED GRADE).

5. A MINIMUM 3/8" YELLOW POLYPROPYLENE PULL ROPE SHALL BE INCLUDED IN EVERY CONDUIT;

6. PROVIDE A UL APPROVED 30" WIDE X 36" HIGH X 9" DEEP WEATHER RESISTANT NEMA 3R RATED METAL TELEPHONE CABINET AT TERMINATION OF THE TELEPHONE SERVICE AT THE BTS UNIT. THE CABINET SHALL CONTAIN A 3/4" THICK PLYWOOD BACKBOARD AND SHALL HAVE FULL HINGES AND LOCKABLE DOORS.

7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A NEW 120V RECEPTACLE AT THE TELEPHONE TERMINAL BACKBOARD.

8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A #6 SOLID INSULATED COPPER GROUND WIRE FROM A GROUND SOURCE APPROVED BY T-MOBILE SPOC. MINIMUM STANDARD SOURCE SHALL BE A 5/8" DIAMETER X 8'-0" LONG COPPER CLAD STEEL GROUND ROD.

9. ALL INSIDE WIRE RUNS SHALL BE (2) #22 GAUGE SHIELDED WIRE AS APPROVED AND RATED FOR T-MOBILE WIRELESS AND THE FCC. INSIDE WIRE LINES SHALL BE TERMINATED AND IDENTIFIED BY UNIT NUMBER ON THE 66 BLOCK LOCATED ON THE TELEPHONE TERMINAL BACKBOARD.

MINIMUM OUTLINE SPECIFICATIONS

DESCRIPTION	REQUIREMENT
CONDUIT	- 1"-2" DUCTS OF APPROVED MATERIAL - ELECTRO-METALLIC TUBING (EMT) USE MOUNTING STRAPS FOR SECURING CONDUIT TO BUILDING STRUCTURE UNISTRUT TO BE USED ONLY WHEN ABSOLUTELY NECESSARY - RIGID GALVANIZED STEEL (ONLY WHEN ABSOLUTELY REQUIRED BY THE GOVERNMENT PERMITTING AUTHORITY) - PVC SCHEDULE 40 DIRECT BURIAL OR EQUIVALENT - 1 1/2" CONDUIT FROM SERVICE BOX TO PLINTH FOR PLACEMENT OF SHIELDED CABLE, WITH 1 PULL ROPE - MAXIMUM OF 2-90 DEGREE SWEEP RADIUS BENDS OR PULL/SPLICE BOXES REQUIRED - PULL LINES IN ALL DUCTS (MINIMUM 200 POUNDS PULLING TENSION) - FIRE STOPPING REQUIRED WHEN OPENINGS ARE MADE IN ANY FIRE RATED BARRIER (WALLS, FLOORS AND CEILINGS) AND MUST CONFORM TO LOCAL BUILDING CODES - FOR GREEN FIELD, THE DIMENSION OF THE SPLICE BOX SHOULD BE 17" X 30", WITH NO SECTION OF CONDUIT GREATER THAN 300 FEET OR PULL/SPLICE BOX IS REQUIRED
TRENCHING	- MAY BE REQUIRED ON GREEN FIELD WIRE - MINIMUM COVERAGE OF DUCTY TO PROPERTY LINE = 24" - MAXIMUM COVERAGE OF DUCTY TO PROPERTY LINE = 24" - FOR JOINT TRENCH CONSTRUCTION, MINIMUM SEPARATION OF 12" REQUIRED BETWEEN TELCO AND POWER
SERVICE BOX	- MINIMUM DIMENSIONS = 30" WIDE 36" HIGH 9" DEEP - 3/4" PLYWOOD BACKBOARD MOUNTED IN SERVICE BOX - 36" CLEARANCE FROM GROUND LEVEL TO BOTTOM OF CABINET - FULL ACCESS FROM FRONT OF CABINET - MUST BE WATER RESISTANT - GALVANIZED STEEL BOX PAINTED IN AND OUT - CONDUIT KNOCKOUTS IN BOX
GROUNDING AT SERVICE BOX	- MINIMUM #6 AWG COPPER WIRE
POWER	- AVAILABILITY OF 110V AC DUPLEX OUTLET FOR USE OF POWER TOOLS, TEST SETS, ETC.
FACILITIES	- STATION PROTECTION REQUIRED DUE TO EXPOSURE OF CABLE TO POWER POTENTIAL ON ROOFTOPS/GREEN FIELDS - CABLE ENTRANCES MUST BE BONDED - PROTECTORS MUST BE GROUNDED TO AN ACCEPTABLE GROUNDING SYSTEM - METAL FRAME OF A BUILDING WHERE THE FRAME IS EFFECTIVELY GROUNDED - CONCRETE-ENCASED ELECTRODE - BURIED GROUND RING - METAL UNDERGROUND PUBLIC OR PRIVATE WATER PIPE MINIMUM REQUIREMENT OF 10 FEET IN DIRECT CONTRACT WITH THE EARTH - SEPARATE PULL BOXES REQUIRED FOR TELCO AND POWER - ON SHARED STRUCTURE - CABLE WITHIN A BUILDING MUST MEET FIRE CODE REQUIREMENTS

SYMBOL LIST AND ABBREVIATIONS

SYMBOL	DESCRIPTION
	5/8" X 8'-0" COPPER CLAD STEEL GROUND ROD SHALL BE DRIVEN 8" BELOW GRADE
	EXOTHERMIC WELD (CADWELD)
	EXTERNAL GROUND RING #2 BARE TINNED SOLID COPPER WIRE WIRE SHALL BE 18" MIN. BELOW GRADE.
	5/8" X 8' COPPER CLAD STEEL GROUND ROD WITH TEST WELL
	MECHANICAL CONNECTION (DOUBLE LUG CONNECTORS)
	FLOURESCENT FIXTURE
	EXIT SIGN - UNIVERSAL MTD W/ BATTERY BACKUP
	SINGLE POLE SINGLE THROW WALL TOGLE SWITCH MTD @ +48" (SUBSCRIPT INDICATES OUTLET CONTROLLED)
	S_3 - THREE WAY
	DUPLEX RECEPTACLE MTD @ +18" U.O.N. (120V -20A-3W)
	DOUBLE DUPLEX RECEPTACLE MTD @ +18" U.O.N. (120V -20A-3W)
	SPECIAL USE RECEPTACLE (AS NOTED ON PLAN)
	TELEPHONE OUTLET MTD +18" U.O.N.
	THERMOSTAT
	HEAVY DUTY DISCONNECT SWITCH
	EXHAUST FAN
	TELEPHONE BACKBOARD 4' X 8' X 3/4" PLYWOOD
	BRANCH CIRCUIT PANELBOARD
	CONDUIT RUN CONCEALED IN WALLS OR CEILINGS 2#12-1/2"C, U.O.N. — 5#12-3/4"C, U.O.N. 3#12-1/2"C, U.O.N. — 6#12-1"C, U.O.N. 4#12-3/4"C, U.O.N. — 7#12-1"C, U.O.N.
	CONDUIT RUN BELOW GRADE
	CONDUIT HOMERUN TO PANEL AND BREAKERS INDICATED
	CONDUIT STUB OUT
	CONDUIT RISER UP
	CONDUIT RISER DOWN
PROVIDE	FURNISH, INSTALL AND CONNECT
GND	GROUND
UG	UNDERGROUND
CO	CONDUIT ONLY
+48"	HEIGHT TO CENTERLINE OF DEVICE ABOVE FINISH FLOOR
U.O.N.	UNLESS OTHERWISE NOTED
MTD	MOUNTED
PP	POWER POLE
TYP	TYPICAL
PNL	PANEL
GFI	GROUND FAULT INTERRUPTING

REVIEWED
DC
REVIEWED BY
3-17-08
DATE
OTAY WATER DISTRICT

GROUNDING NOTES

ALL DETAILS ARE SHOWN DIAGRAMMATIC. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.

ALL EXTERIOR GROUNDING AND TOP OF GROUNDING RODS SHALL BE BURIED TO A MINIMUM DEPTH OF 1'-6" BELOW FINISH GRADE, ELECTRIC METER GROUND ROD EXCEPTED.

ALL #2 GROUNDING CONDUCTORS SHALL BE SOLID TINNED BARE COPPER, AND ALL #6 CU GROUNDING CONDUCTORS SHALL TO BE GREEN INSULATED.

GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS SUBMIT AN INDEPENDENT "FALL POTENTIAL" TESTING REPORT.

NOTIFY CONSTRUCTION ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.

CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROD OR APPROVED EQUAL, WHEN REQUIRED.

ALL UNDERGROUND GROUNDING CONNECTIONS ARE TO BE CAD WELDED ABOVE GRADE. GROUNDING SHALL BE EITHER CAD WELD OR SPLIT BOLT CONNECTORS, AS SPECIFIED ON DRAWINGS.

GROUNDING INSTALLATION TO BE IN ACCORDANCE WITH THE MOTOROLA R56 STANDARD AND CONSTRUCTION CONTRACT SPECIFICATIONS.

GROUNDS TO BE INSTALLED A MINIMUM OF 2'-0" FROM BUILDING.

CONNECT THE FOLLOWING TO 'HALO' GROUND RING USING #6 AWG GREEN WIRE

A.	CABLE TRAY	- FOUR CONNECTIONS
B.	DOOR FRAME	- ONE CONNECTION
C.	HVAC EQUIPMENT	- ONE CONNECTION
D.	PANELBOARD	- ONE CONNECTION
E.	TRANSFER SWITCH	- ONE CONNECTION
F.	SURGE ARRESTOR	- ONE CONNECTION
G.	BREAKER SWITCH	- ONE CONNECTION

USE 2 HOLE COPPER LUGS AT EQUIPMENT, AND COAT WITH OXIDIZING, PREVENTIVE COMPOUND ON ALL MECHANICAL CONNECTIONS.

	Revision / Issue	Date
	Initial Eq. Review	2-24-06
	Client Comments	03-15-06
	PC Comments	04-16-06
	OWD Comments	05-15-06
	OWD Comments	11-13-07
	OWD Comments	03-11-08

GENERAL NOTES & SDG&E WORK ORDER

EASTLAKE OTAY DISTRICT
SD05972
2040 'A' OTAY LAKES ROAD
CHULA VISTA, CA 91915

T - Mobile
10180 TELESIS CT #333
SAN DIEGO, CA 92121

Mitchell J. architecture

LICENSED ARCHITECT
MITCHELL J. CAMPBELL
No. C20333
REN. 3-31-08
STATE OF CALIFORNIA

Date	2-14-05
Drawn by	d.barber
Checked	mjc
Scale	NO SCALE

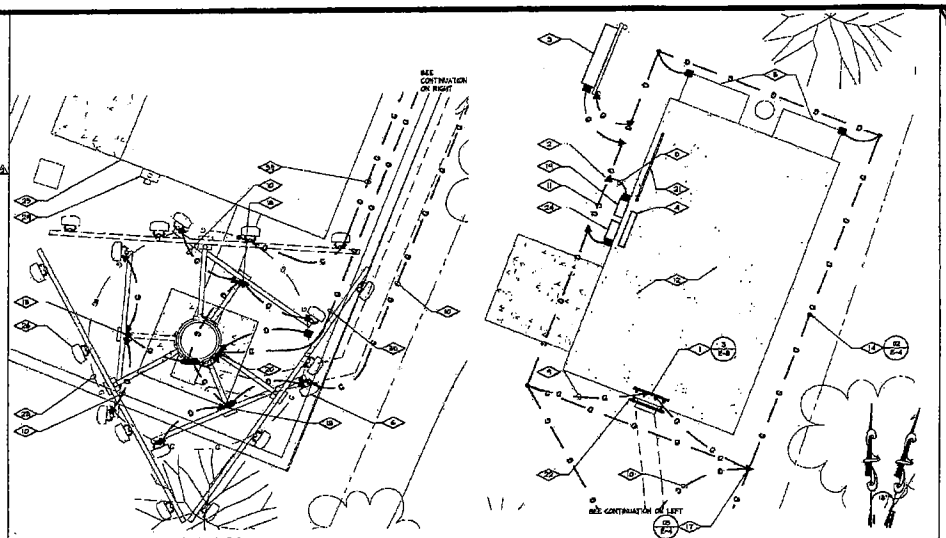
Mitchell J. Architecture

E-1

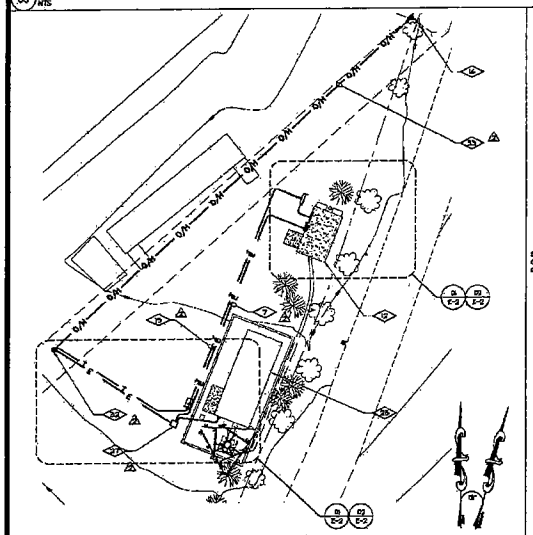
Plan Check No: B06-0706

1. EXTERIOR MASTER GROUND BAR "MGB"
2. GROUND CONDUCTOR CONDUCTOR BELOW GRADE: EXOTHERMALLY-WELDED SPLICE, TYP.
3. NEW TELCO CABINET "TC", BY SUMMIT, MOUNTED ON 4-PRATE.
4. NEW COMBINATION TRANSFER SWITCH/PANELBOARD UNIT (PROVIDED WITH SHELTER)
5. NEW WALL MOUNTED HVAC UNITS (PROVIDED WITH SHELTER).
6. NEW T-MOBILE ANTENNA MOUNTED ON EXISTING VERIZON MONOPOLE.
7. NEW UNDERGROUND ELECTRICAL TRENCH, SEE SINGLE LINE DIAGRAM FOR CONDUIT SIZE AND FILL, DETAIL 04/E-3.
8. NEW #2 GROUND TO EQUIPMENT CABINETS.
9. NEW #2/0 TO EXTERIOR GROUND BAR, TYP.
10. PROVIDE GROUND CONDUCTORS TO T-MOBILE ANTENNAS PIPE MOUNTS.
11. NEW #2 AWG TINNED BARE COPPER CONDUCTOR GROUND RING 30" MIN. BELOW GRADE.
12. NEW T-MOBILE EQUIPMENT SHELTER ON GRADE.
13. 2" CONDUIT ONLY WITH 2/0" PULLROPE
14. NEW 5/8" X 10'-0" COPPERCLAD STEEL GROUND ROD, INCLUDING EXOTHERMICALLY-WELDED CONNECTIONS TO EXTERNAL GROUND RING, TYP.
15. NEW UNDERGROUND TELCO TRENCH.
16. EXISTING UTILITY POLE # 3842T
17. NEW GROUND ROD AS NOTED IN <14> WITH ACCESS.
18. NEW ANTENNA GROUND BAR MOUNTED NEXT TO T-MOBILE ANTENNA AND INSTALL CONE GROUND WIRE, MOUNT TO EXISTING TOWER WITH NO STANDOFF INSULATORS.
19. NEW LIG BOX, SEE SINGLE LINE DIAGRAM ON 04/E-3.
20. BOND EXISTING VERIZON GROUND RING TO NEW T-MOBILE GROUND RING WITH 1 #2 SOLID TINNED COPPER GROUND WIRE. (VERIFIED 2 LOCATIONS).
21. NEW TELCO BACKBOARD (SUPPLIED WITH SHELTER)
22. EXTERIOR GROUND BAR, 20"L4"WX4"T.
23. EXISTING GROUND RING AND RODS AROUND EXISTING MONOPOLE. V.I.F. AND PROVIDE IF NOT PRESENT.
24. NEW NON-FUSED 200A DISCONNECT SWITCH, INTEGRAL PART OF SHELTER (SUPPLIED WITH SHELTER)
25. EXISTING VERIZON EQUIPMENT SHELTER.
26. EXISTING VERIZON ANTENNAS.
27. NEW 2-GANG METER PEDESTAL FOR T-MOBILE AND VERIZON
28. NEW 24"W4" SPLICE BOX, COVER SHALL BE LABELED "TELEPHONE"
29. EXISTING VERIZON METER, RELOCATE AND BACK FEED OR REPLACE WITH NF PULLBOX
30. EXISTING WEATHERHEAD, TO BE ABANDONED
31. NEW ELECTRICAL UTILITY TRENCH FOR VERIZON, SEE SINGLE LINE DIAGRAM FOR CONDUIT SIZE AND WIRE FILL.
32. EXISTING UTILITY POLE #18863, ELECTRICAL P.O.C.
33. NEW OVERHEAD LINE FOR TELCO SERVICE
34. 4" CONDUIT ONLY WITH PULLROPE FOR NEW TELCO SERVICE.
35. #2 GROUNDING DOWNLEAD FROM AGB TO GROUND ROD AT T-MOBILE SHELTER

03 KEYED NOTES
NTS

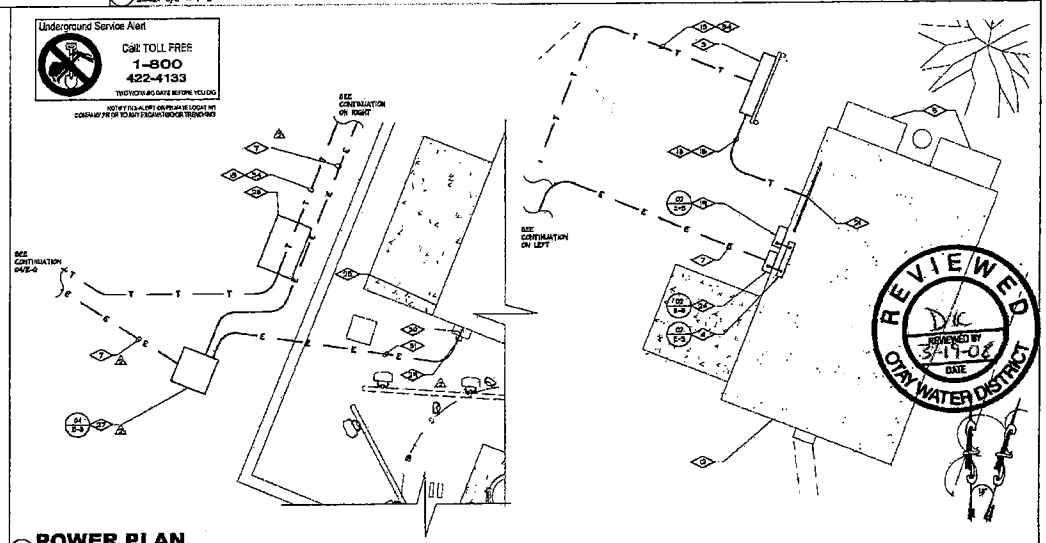


01 GROUNDING PLAN
SCALE: 3/8" = 1'-0"



04 ELECTRICAL SITE PLAN
SCALE: 1/16" = 1'-0"

Underground Service Alert
Call TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG
NOTHY TO ALERT OR PRIVATE LOCAT NT COMPANY PR OR TO ANY EXCAVATION OR TRENCHING



02 POWER PLAN
SCALE: 3/8" = 1'-0"

POWER GROUNDING SITE PLANS & KEY NOTES

EAST LAKE OTAY DISTRICT
SD0557A
2040 "A" OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile
20100 TECHNOLOGY CT. #2333
SAN DIEGO, CALIFORNIA 92127

Mitchell I architecture

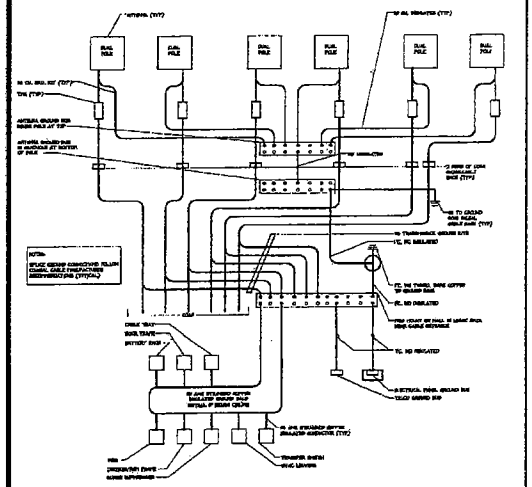
No.	Revision / Issue	Date
1	Initial Plan Review	2-24-06
2	Client Comments	06-15-06
3	DCS Comments	04-10-06
4	OWD Comments	05-15-06
5	UWD Comments	01-23-06
6	UWD Comments	03-11-06
7		
8		
9		
10		

Date: 2-14-06
Drawn: d. barber
Checked: mjc
Scale: 1/8" = 1'-0"

Mitchell I. Architecture

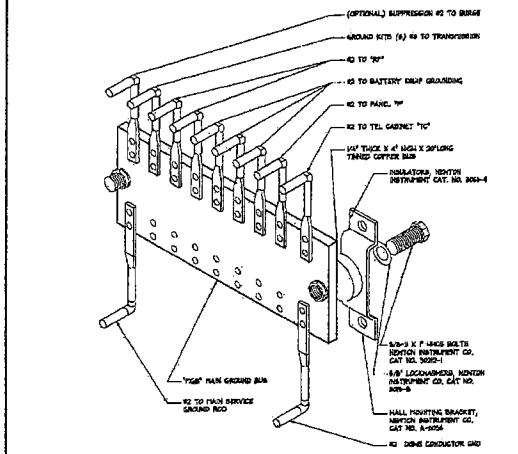
E-2

Plan Check No: B06-0706



01 GROUNDING SYSTEM SCHEMATIC

NTS



03 MASTER GROUND BAR

NTS

PANEL "A" 120/240V 1φ 225A 42,000 AIC — 200A/2P MAIN CIRCUIT BREAKER SURFACE MOUNT

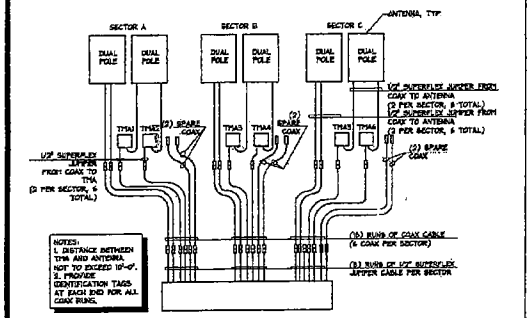
DESCRIPTION	A/P	NO.	LOAD A	LOAD B	NO.	A/P	DESCRIPTION
HVAC # 1	30	1	2500 1920		2	20	RECTIFIER #1
2 TON	2	3		2500 1920	4	2	RECTIFIER #1
HVAC # 2	30	5	2500 1920		6	20	RECTIFIER #2
2 TON	2	7		2500 1920	8	2	RECTIFIER #2
LIGHTS	20	9	240 1920		10	25	RECTIFIER #3
SMOKE DETECTOR	20	11		100 1920	12	2	RECTIFIER #3
RECEPTACLES	20	13	720 1920		14	20	RECTIFIER #4
GFI RECEPTACLE	20	15		180 1920	16	2	RECTIFIER #4
SPACE		17			18	20	RECTIFIER # 5
SPACE		19			20	2	RECTIFIER#5
SPACE		21			22		SPACE
SPACE		23			24		SPACE
SPACE		25			26		SPACE
SPACE		27			28		SPACE
SPACE		29			30		SPACE
LOAD PHASE			18,848	14,880			

TOTAL LOAD = 30,448VA

[(30,448VA + 25% LIGHT MOTOR)]
[(30,448VA + (1,250VA))] = 31,698VA / 240V = 132AMPS @ 120/240V, 1 PH, 3W

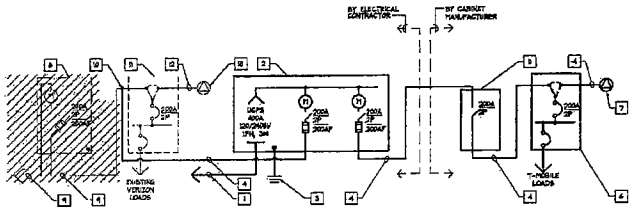
05 PANEL SCHEDULE

NTS



02 COAXIAL CABLE SCHEDULE

NTS



04 SINGLE LINE DIAGRAM

NTS

SINGLE LINE DIAGRAM NOTES

1. 4" PVC SCH 40 CONDUIT ONLY WITH PULLROPE TO EXISTING SDGE UTILITY POLE. INSTALL PER SDGAE REQUIREMENTS.
2. 400AMP, 120/240V, 1 PH, 3 WIRE 3 GANG METER PEDESTAL, WEATHERPROOF 4 JAW METER SOCKET, WITH (2) 200A MANUAL FUSED PULLOUTS, BURNDY TYPE, CLASS T FUSES, 200,000 AIC.
3. MAIN ELECTRICAL GROUND 5/8"X8'-0" COPPER CLAD STEEL GROUND ROD, BOND TO METER PEDESTAL GROUND LUG WITH #6 STRANDED GRD.
4. 2" CONDUIT, 3#4/0 + #4 GND THWN COPPER.
5. 200A/2 POLE NON-FUSED DISCONNECT SWITCH, RATED 240V.
6. 200A, 120/240V, 1 PHASE, 3 WIRE COMBINATION TRANSFER SWITCH/PANELBOARD UNIT.
7. 200A, 120/240V, 1 PH, 8 POLE, LUG BOX IS NEMA 3R ENCLOSURE.
8. EXISTING VERIZON METER PANEL TO BE ABANDONED.
9. EXISTING CONDUIT AND FEEDER TO BE ABANDONED.
10. INTERCEPT EXISTING CONDUIT WITH NEW CONDUIT FROM NEW METER PEDESTAL. INSTALL PULLBOX AS NEEDED.
11. EXISTING VERIZON TRANSFER SWITCH/PANELBOARD
12. EXISTING CONDUIT AND FEEDER
13. EXISTING GENERATOR RECEPTACLE

REVIEWED BY DK 3-19-08 DATE OTAY WATER DISTRICT

No.	Revision/Issue	Date
1	Issued for Review	7-24-07
2	City Comments	03-16-08
3	DK Comments	03-26-08
4	OWD Comments	04-15-08
5	OWD Comments	05-21-08
6	OWD Comments	07-14-08

SINGLE LINE DIAGRAM, PANEL SCHEDULE AND DETAILS

EASTLAKE OTAY DISTRICT
BASESTATION
2040 "A" OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile
10150 SORRENTO VALLEY RD.
SAN DIEGO, CA 92121

Mitchell architecture

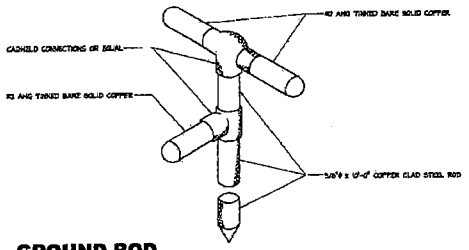
Mitchell A. Architecture

Date	3-14-08
Drawn by	K.Barber
Checked by	DK
Scale	NO SCALE

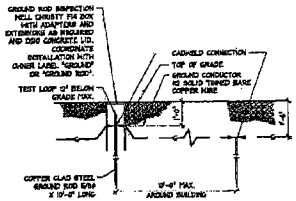
Mitchell A. Architecture

E-3

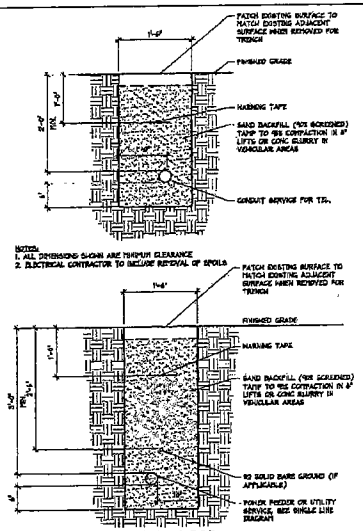
Plan Check No: B06-0706



02 **GROUND ROD**
NTS



03 **GROUND ROD WITH ACCESS**
NTS



04 **POWER/TELCO TRENCH**
NTS

01
NTS

REVIEWED
DK
REVIEWED BY
3-19-08
DATE
OTAY WATER DISTRICT

NO	Revision / Issue	Date
02	Initial Jur Review	3-04-05
01	GDM Comments	03-16-05
A	Per Comments	04-26-05
A	GWD Comments	05-15-05
A	GWD Comments	01-23-08
A	GWD Comments	03-11-08

UTILITY COORDINATION AND DETAILS

EASTLAKE OTAY DISTRICT
SITE NAME
2040 N. OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile

Mitchell 3 architecture

Project	
Date	2-14-05
Drawn by	d.bother
Checked by	mjc
Scale	NO SCALE

Mitchell 3, Architecture

E-4

Plan Check No: B06-0706

GENERAL NOTES:

1. DESIGN CRITERIA:
   DESIGN CODE: 2001 CALIFORNIA BUILDING CODE (CBC)
   SEISMIC ZONE = 4 SOIL PROFILE = TYPE SD
   NEAR SOURCE FACTOR Na= 1.0 WIND SPEED = 70 M.P.H.
   NEAR SOURCE FACTOR Nv= 1.0 WIND EXPOSURE = C

2. ALL MATERIAL AND WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE 2001 CBC AND GOVERNING BUILDING ORDINANCES.

3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

4. WHERE A SECTION OR TYPICAL DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

5. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THIS ENGINEER. UNAUTHORIZED CHANGES MAKING THESE DRAWINGS VOID.

6. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS, SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY OR FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

7. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES INCLUDING BUT, NOT LIMITED TO BRACING & SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT OR ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.

8. GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

10. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

STRUCTURAL STEEL:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE, IDENTIFY AND MARK STEEL PER CBC 2205.

2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION.

3. MATERIAL SPECIFICATIONS:
   C-, M-, AND ANGLE SHAPES: ASTM 36
   BASE & PLATES: ASTM 36
   TUBE STEEL & PIPE COLUMNS: ASTM A500, GRADE B

4. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE SHIMMED AND GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO THE GROUTING.

5. ALL WELDING SHALL BE ACCOMPLISHED USING THE SHIELDED METAL ARC WELDING PROCESS WITH E70XX ELECTRODES OR THE SUBMERGED ARC WELDING PROCESS WITH E70-EXXX ELECTRODES. LOW HYDROGEN ELECTRODES SHALL BE USED AND KEPT DRY, AND PARENT METALS SHALL BE PREHEATED IN ACCORDANCE WITH AWS STANDARDS.

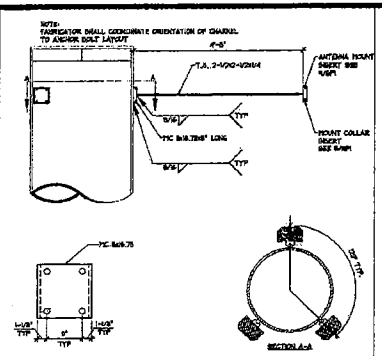
6. ALL WELDING SHALL BE UNDER CONTINUOUS SPECIAL INSPECTION BY REGISTERED SPECIAL INSPECTOR, EXCEPT WELDING DONE IN A BUILDING DEPARTMENT APPROVED FABRICATORS SHOP IN ACCORDANCE WITH CBC 1701.7. WELDING INSPECTION MAY BE PERIODIC WHERE ALLOWED BY CBC TABLE 3.3.1. WELDING SHALL BE PERFORMED BY AWS OR BUREAU DEPARTMENT CERTIFIED WELDERS. WELDERS SHALL HAVE LIGHT GAUGE STEEL CERTIFICATION WHEN WELDING LIGHT GAUGE STEEL.

7. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.

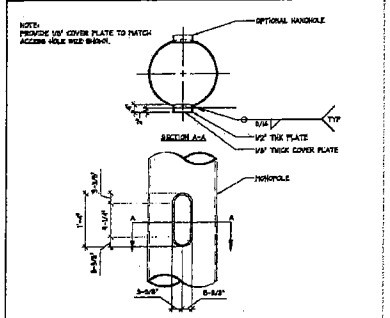
8. ALL SHOP AND FIELD BOLTED CONNECTIONS SHALL BE IN ACCORDANCE WITH ASTM A-307 USING UNFINISHED AMERICAN STANDARD REGULAR BOLTS, UNLESS OTHER WISE NOTED.

9. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL EXTENDED. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.

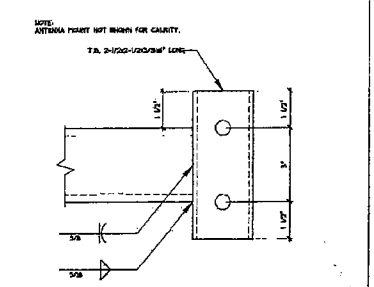
07 NOT USED
NOT TO SCALE



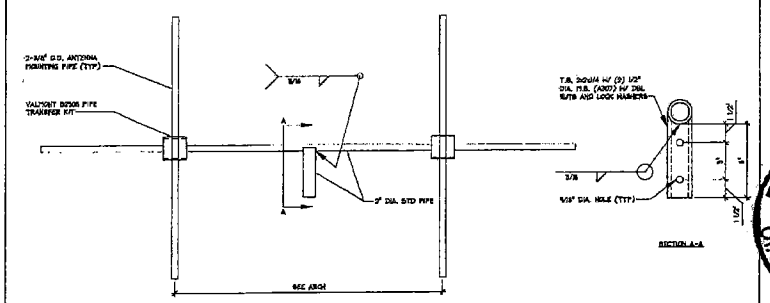
04 ANTENNA ARM
NOT TO SCALE



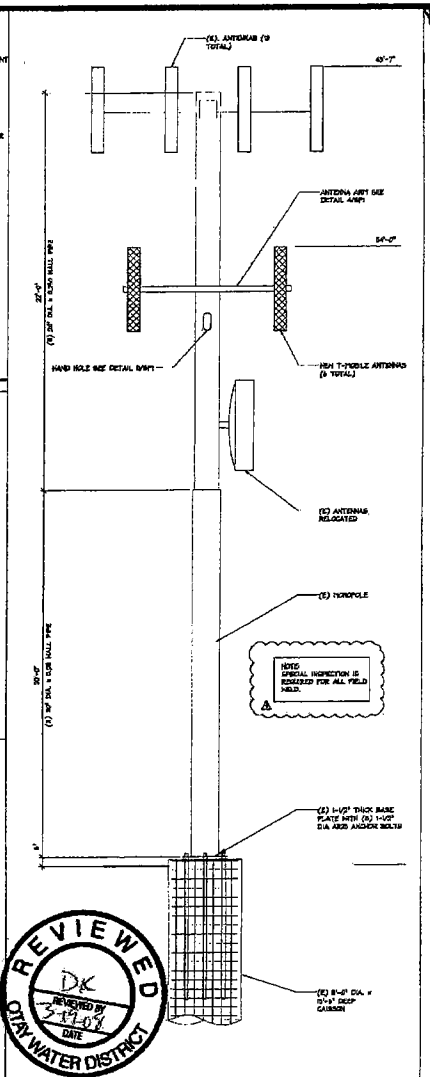
08 HAND HOLE DETAIL
NOT TO SCALE



05 MOUNT COLLAR
NOT TO SCALE



09 ANTENNA MOUNT
NOT TO SCALE



REVIEWED
DK
REVIEWED BY
3-11-09
DATE
OTAY WATER DISTRICT

03 MONOPOLE ELEVATION
NOT TO SCALE

1	Bid/Issue / Item	Date
2	Initial Re Review	12-24-08
3	Client Comments	03-16-09
4	PC Comments	04-30-09
5	OWD Comments	05-15-09
6	OWD Comments	01-27-09
7	OWD Comments	03-11-09

STRUCTURAL DETAILS

BASTLAKE OTAY DISTRICT
2040 A OTAY LAKES ROAD
CHULA VISTA, CA 91915

T-Mobile
10180 TELESIS CT. #125
SAN DIEGO, CA 92121

Mitchell J. architecture

LICENSED ARCHITECT
MITCHELL J. SCHWARTZ
No. C29738
STATE OF CALIFORNIA

Date	2-14-05
Drawn	d.barber
Checked	mjs
Scale	AS SHOWN

Mitchell J. Architecture

SP1

Plan Check No: B06-0706

AGENDA ITEM 6

STAFF REPORT

TYPE MEETING:	Regular Board	MEETING DATE:	July 2, 2008
SUBMITTED BY:	Mark Watton, General Manager	W.O./G.F. NO:	DIV. NO. All
APPROVED BY:			
SUBJECT:	Consideration to Nominate a Member to the California Special Districts Association's Board of Directors representing Region 6 and Adopting Resolution No. 4124 in Nomination of a District Candidate		

GENERAL MANAGER'S RECOMMENDATION:

That the Board of Directors consider nominating a District member to the California Special Districts Association's (CSDA) Board of Directors representing Region 6 and adopt Resolution No. 4124 in nomination of the District's candidate (Attachment B).

COMMITTEE ACTION: _____

Please see Attachment A.

PURPOSE:

To bring to the Board of Directors attention that CSDA is holding elections for a seat on their Board of Directors representing Region 6 (please see Attachment C).

ANALYSIS:

The District received a notice from CSDA calling for nominations for their Board of Directors. The current seat up for election is held by Mr. Dewey Ausmus, North County Cemetery District. The Otay Water District Board may consider nominating a Board member or a management staff member to CSDA's Board of Directors.

Should the Board wish to nominate a candidate, a resolution must be formally adopted. Resolution No. 4124 is presented for this purpose.

The deadline for submitting nominations is July 18, 2008. CSDA will be mailing the voting instructions and ballots on July 25, 2008.

FISCAL IMPACT:

None.

STRATEGIC GOAL:

The nomination would support the strategic goal of maintaining effective communications with other cities, special districts, State and Federal governments, community organizations and Mexico.

LEGAL IMPACT:

None.

General Manager

G:\UserData\DistSec\WINWORD\STAFRPTS\CSDA Election 2005 7-2-08.doc

ATTACHMENT A

SUBJECT/PROJECT:	Consideration to Nominate a Member to the California Special Districts Association's Board of Directors representing Region 6 and Adopting Resolution No. 4124 in Nomination of a District Candidate

COMMITTEE ACTION:

The Finance and Administration Committee reviewed this item at their meeting held on June 19, 2008 and supported presentation to the full board.

NOTE:

The "Committee Action" is written in anticipation of the Committee moving the item forward for board approval. This report will be sent to the Board as a committee approved item, or modified to reflect any discussion or changes as directed from the committee prior to presentation to the full board.

ATTACHMENT B

RESOLUTION No. 4126

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
OTAY WATER DISTRICT
PLACING IN NOMINATION OF _____
FOR ELECTION TO THE CSDA BOARD OF DIRECTORS AND
WHEN ELECTED, APPROVING HIM AS THE DISTRICT'S REPRESENTATIVE
TO THAT BOARD

WHEREAS, the Otay Water District is a member District of the California Special Districts Association (CSDA), and

WHEREAS, the Otay Water District Board of Directors has nominated _____ _____ as a candidate for the CSDA Board of Directors, and:

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF DIRECTORS OF THE OTAY WATER DISTRICT, does place its full unreserved support in the nomination of _____ for the Director of CSDA Region 6 Seat C; and

BE IT FURTHER RESOLVED that the District Secretary is hereby directed to transmit a certified copy of this resolution to CSDA, 1112 I Street, Suite 200, Sacramento, California 95814, forthwith.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Otay Water District at a regular meeting held this 2nd day of July, 2008.

Ayes:
Noes:
Abstain:
Absent:

_____
President

ATTEST:

_____
Secretary

ATTACHMENT C

CALIFORNIA SPECIAL DISTRICTS ASSOCIATION
BOARD OF DIRECTORS - CALL FOR NOMINATIONS

CSDA

SEAT C – TERM WILL EXPIRE IN 2011

The California Special Districts Association (CSDA) Board of Directors is the governing body responsible for all policy decisions related to CSDA's member services, advocacy, education and resources. Its functions are crucial to the operation of the Association and to the representation of the common interests of all California's special districts before the Legislature and the State Administration.

Serving on the Board requires one's interest in the issues confronting special districts statewide. In addition, it means traveling to all Board meetings, usually six to eight per year. CSDA reimburses directors for all related travel expenses as outlined in Board policy.

Election Rules

Each of CSDA's six (6) regional divisions has three seats on the Board. Candidates must be affiliated with a member district located within the geographic region that they seek to represent. Directors are nominated and elected by region. In 1999, the CSDA membership passed an amendment changing the election from in-person at the annual meeting to an all-mail ballot.

The officers of the Board of Directors are elected from the Board membership.

Directors elected from the six (6) regions will hold staggered, three (3) year terms. Individuals elected to fill an unexpired term will be up for reelection when original seat term expires.

Nomination Procedures

Any independent special district with current "Regular Member" status in CSDA is eligible to designate one person, such as a board member or managerial employee (as defined by that district's Board of Directors) for election as a director of CSDA. **A copy of the member district's resolution or minute action must accompany the nomination form. The deadline for receiving nominations is July 18, 2008 at 5:00 p.m.** Nominations and supporting documentation can be mailed or faxed.

Election ballots will be mailed out by July 25, 2008 and must be returned and received in the mail by CSDA no later than 5:00 p.m. on September 18th. Successful candidates will be notified after ballot counts and announced at CSDA's Annual Conference, September 23-25, 2008 in Irvine. Watch your mailbox for registration materials.

Nominees will receive a candidates' packet in the mail once the nominations deadline has passed. The packet will include campaign guidelines. If you have any questions, please contact Diana Zavala at (877) 924-CSDA, dianaz@csda.net.

Expiring Terms

(see enclosed map for regional breakdown)

Region 1	Seat C	Phil Schoefer, Western Shasta RCD
Region 2	Seat C	Pete Kampa, Tuolumne Utilities District
Region 3	Seat C	Joan Gallegos, Kensington Police Protection & Community Services District
Region 4	Seat C	Thomas LeClair, West Kern Water District
Region 5	Seat C	Jim Acosta, Saticoy Sanitary District
Region 6	Seat C	Dewey Ausmus, North County Cemetery District

CSDA
1112 I Street, Suite 200
Sacramento, CA 95814
(916) 442-7887/ (916) 442-7889 fax
(877) 924-CSDA
www.csda.net

CALIFORNIA SPECIAL DISTRICTS ASSOCIATION
BOARD OF DIRECTORS

NOMINATION FORM

Name of Candidate:_____

District: _____

Mailing Address:_____

Region: _____ **(see attached map)**

Telephone:_____ **Fax:**_____

E-mail: _____

Nominated by (optional): _____

Return this **form and a Board resolution/minute action** supporting the candidate by fax or mail to:

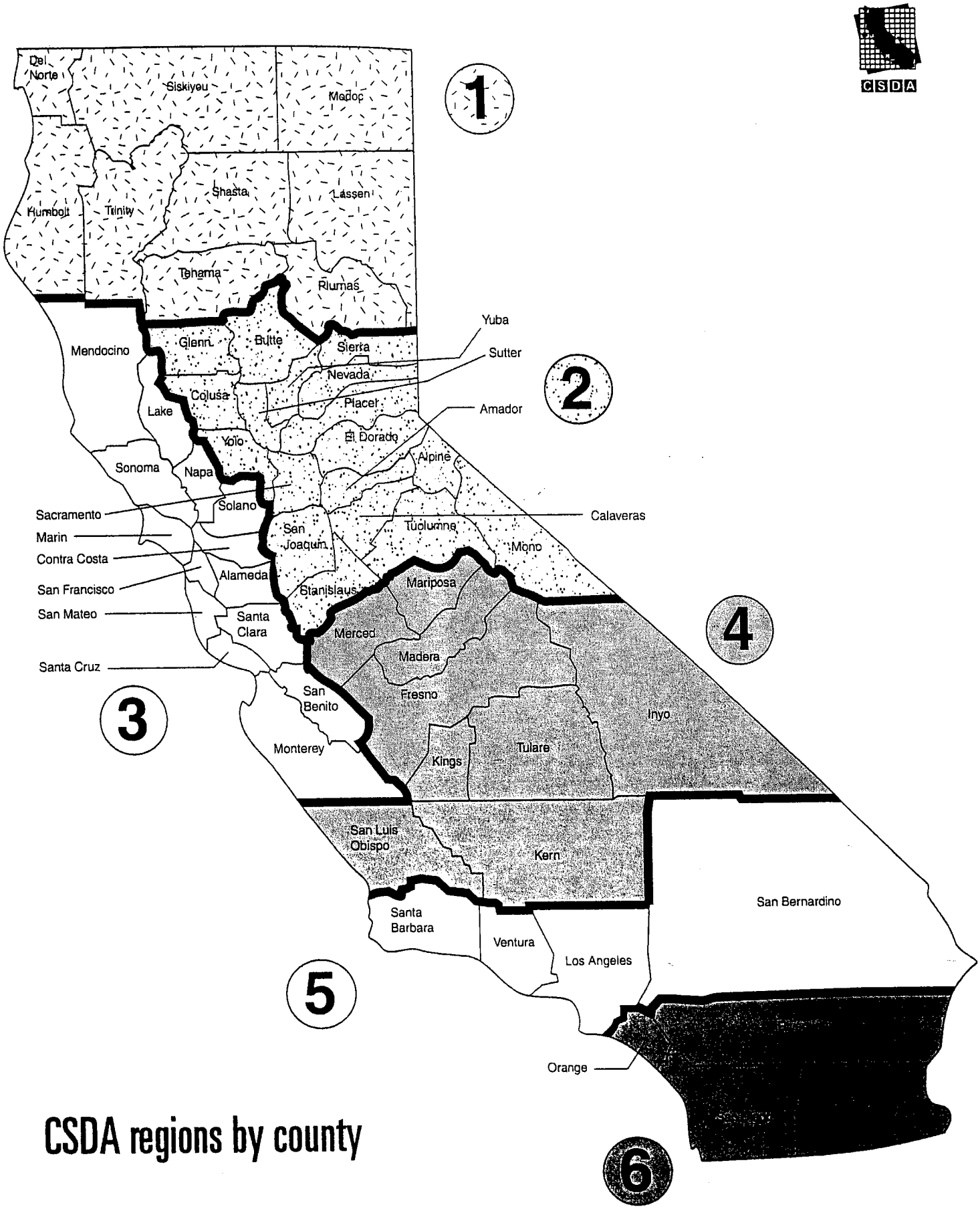
CSDA
Attn: Diana Zavala
1112 I Street, Suite 200
Sacramento, CA 95814
(916) 442-7887/(916) 442-7889 fax

DEADLINE FOR RECEIVING NOMINATIONS – July 18, 2008

2007-2008 CSDA BOARD OF DIRECTORS TERMS

	SEAT	Seat Expires
REGION ONE		
Mark Bryant (2000)	A	2009
Alan Schoenstein (2007)	B	2010
Phil Schoefer (2005)	C	2008
REGION TWO		
Larry Brilliant (2006)	A	2009
David Edwards (2007)	B	2010
Pete Kampa (2005)	C	2008
REGION THREE		
Peggy Shirrel (2003)	A	2009
Sherry Sterrett (*1997)	B	2010
Joan Gallegos (*2002)	C	2008
REGION FOUR		
Ann Mathews (*2005)	A	2009
Sandy Young (2006)	B	2010
Thomas LeClair (2005)	C	2008
REGION FIVE		
Jack Curtis (2003)	A	2009
John Fox (2001)	B	2010
Jim Acosta (2002)	C	2008
REGION SIX		
Jo MacKenzie (2003)	A	2009
Arlene Schafer (*2000)	B	2010
Dewey Ausmus (*2007)	C	2008

*appointed
(year) = service began



CSDA regions by county

AGENDA ITEM 7

STAFF REPORT

TYPE MEETING:	Regular Board	MEETING DATE:	July 2, 2008		
SUBMITTED BY:	William Granger, Water Conservation Manager WG	W.O./G.F. NO:	n/a	DIV. NO.	all
APPROVED BY: (Chief)	Rom Sarno, Chief of Administrative Services				
APPROVED BY: (Asst. GM):	German Alvarez, Assistant General Manager, Finance & Administration				
SUBJECT:	Authorization for the General Manager to sign the MOU Between Otay Water District and San Diego County Water Authority Regional Residential Rebate Program and Save a Buck Program				

GENERAL MANAGER'S RECOMMENDATION:
That the Board authorize the General Manager to execute the attached Memorandum of Understanding (MOU) with the San Diego County Water Authority (Authority) to continue participation in the residential water conservation programs.

COMMITTEE ACTION: _____
Please see Attachment A.

PURPOSE:
To authorize the General Manager to execute the attached Memorandum of Understanding (MOU) with the San Diego County Water Authority.

ANALYSIS:
The Residential Rebate Program and Save a Buck (commercial and multi-family programs) MOU is a multi-year agreement involving the reimbursement of up to $64,450 a year and exceeds the General Manager's signing authority. The District will have just one MOU with the Water Authority as compared to three MOUs in the past.

By signing the MOUs and participating in regionally implemented programs, the District is able to meet its water conservation goals in a cost-effective manner. The District's participation to date resulted in water savings of over 1,380 acre-feet in fiscal year 2008. Without these Water Conservation programs last year, the District would have needed to spend $1,003,260 to purchase this water, at a marginal cost of $727 per acre-foot.

Co-funding the program's costs also helps the District meet its BMP targets. There are fourteen Water Conservation Best Management Practices (BMPs), which the District voluntarily agreed to implement

in 1992 as one of the original signatories to the Memorandum of Understanding Regarding Urban Water Conservation in California.

A summary of the Residential Voucher Incentive Program MOU is listed below:

Residential Rebate Program: the District agrees to reimburse the Water Authority at $.50 per square foot for artificial turfgrass and $120 for weather-based ("smart") irrigation controllers installed at single-family residences within its service area. The District's customers will receive a rebate in the amount of $1 for every square foot of artificial turfgrass installed and $350 for every "smart" controller installed by its single-family homeowner.

Single family customers will be eligible to receive the following rebates, with no additional contribution from the District, as noted in Attachment C:

- $175 rebate for purchasing a residential high-efficiency clothes washer (HEWs)
- $200 rebate for replacing a pre 1994 toilet with a high-efficiency (1.28 gallons per flush) toilet (HET)
- $30 rebate for replacing a 1.6 gallon-per-flush toilet with a HET
- $4 per rotating sprinkler nozzle

Save a Buck Programs: Rebates are available for the District's commercial and multi-family customers for artificial turfgrass, HETs, HEWs, high efficiency or ultra-low water urinals, water brooms, cooling tower conductivity controllers, food steamers, pre-rinse spray valves, and other water saving devices. The agency contribution, per device as well as the total incentive to the customer, is noted in Attachment C.

The District will be funding $.50 per square foot for up to 32,900 square feet of artifial turfgrass installed at commercial properties within the District's service area. This translates to a $1 per square foot incentive to the customer. Public agencies are eligible to receive a $.75 per square foot up front incentive from Metropolitan for installing artificial Turfgrass; two of the District's high schools (Monte Vista and Eastlake High Schools) are taking advantage of Metropolitan's Public Sector enhanced device incentive program. In addition, the District has budgeted to fund $.25 per square foot for artificial turf installed at these public sites.

FISCAL IMPACT:

There are sufficient funds in the FY-09 operating budget to cover the $64,450 cost for Year 1 of the MOU.

STRATEGIC GOAL:

Signing the MOU will allow the District to cost effectively implement its water conservation strategic plan and continue to meet its BMP goals.

LEGAL IMPACT:

n/a

General Manager

Attachment A: Committee Action

Attachment B: MOU Between Otay Water District and San Diego County Water Authority Regional Residential Rebate Program and Save a Buck Program

Attachment C: Potential Member Agency Funding Levels for FY 09

ATTACHMENT A

SUBJECT/PROJECT:	Authorization for the General Manager to sign the MOU Between Otay Water District and San Diego County Water Authority Regional Residential Rebate Program and Save a Buck Program

COMMITTEE ACTION:

This item was presented to the Finance/Administration Committee on June 19, 2008 and the committee supported presentation to the full board.

NOTE:

The "Committee Action" is written in anticipation of the Committee moving the item forward for board approval. This report will be sent to the Board as a committee approved item, or modified to reflect any discussion or changes as directed from the committee prior to presentation to the full board.

MEMORANDUM OF UNDERSTANDING BETWEEN OTAY WATER DISTRICT AND SAN DIEGO COUNTY WATER AUTHORITY REGIONAL RESIDENTIAL REBATE PROGRAM AND SAVE A BUCK PROGRAM

This Memorandum of Understanding (MOU) between the San Diego County Water Authority, a county water authority (Water Authority) and the Otay Water District (Agency) is entered into effective July 1, 2008.

RECITALS:

Metropolitan Water District is operating a Residential Region-wide Water Conservation Program (Residential Program) under Water Conservation Funding Agreement No. 78189 with the Water Authority. Under this agreement, Metropolitan issues water conservation device rebates to residential customers within the Water Authority's member agencies' service areas.

Metropolitan is also operating a Save A Buck Program (SAB Program) under Water Conservation Funding Agreement No. 66654 with the Water Authority. Under this agreement, Metropolitan issues water conservation device rebates to commercial, industrial, and institutional customers within the Water Authority's member agencies' service areas.

San Diego Gas and Electric (SDG&E) is also a program sponsor, and contributes $50 towards each rebate amount of $175 per residential high-efficiency clothes washer.

The Residential Program and SAB Program offer Agency's customers financial incentives to replace existing high-volume water use devices as listed in Exhibit A of this MOU;

Rebates will be made available to residential and commercial customers within Water Authority's member agencies' service areas during Fiscal Years (FY) 2009-2015.

Metropolitan shall ensure that the Residential Program and SAB Program complies with the requirements of the California Environmental Quality Act and all necessary documents are filed.

The parties desire to set forth the respective roles of Water Authority and Agency and establish the terms of the MOU.

Now, therefore, in consideration of the recitals which are incorporated herein and mutual obligations of the parties , Water Authority and Agency agree as follows:

1. Water Authority's Responsibilities

   a. Water Authority will coordinate between Metropolitan and Agency to ensure that Agency's voluntary funding contributions are passed-though to Metropolitan's Residential Program and SAB Program. Water Authority staff will assist Agency in program implementation, answer questions, and provide advisory support during the Residential Program and SAB Program.

   b. Water Authority shall provide to Agency quarterly invoices for reimbursement of funds provided to Agency's customers through the Residential Program and SAB Program in the per device amounts shown in Exhibit A incorporated and made a part of this MOU.

   c. Water Authority shall provide Agency with all promotional or informational materials available from Metropolitan for the Residential Program and SAB Program. Agency will decide how to utilize the materials in their service area.

2. Agency's Responsibilities

   a. Agency's role is that of financial supporter. Agency is not expected to devote substantial staff time to program administration, but Agency staff shall provide occasional staff support during the Residential Program and SAB Program, and support marketing efforts.

   b. Residential Program and SAB Program will be jointly funded by Metropolitan, Water Authority, and Agency. SDG&E will jointly fund with Metropolitan and the Water Authority residential single-family high-efficiency clothes washer (HEW) rebates through the Residential Program, and multifamily HEW rebates through the SAB Program. Should additional outside grant funds become available, per unit reimbursement amounts will be adjusted accordingly.

   c. The maximum funding amount Agency would be responsible for in the Residential Program and SAB Program is shown in Exhibit A. The exact amount of each device cost may vary if the customer's actual purchase price is less than maximum rebate amount, but it will not exceed the funding amounts shown in Exhibit A. During the term of the MOU, Agency may provide additional funding, reallocate or reduce its existing funding to the Residential Program and SAB Program by written confirmation acceptable to the parties.

d. Agency will provide Water Authority, or its authorized representative, with data as required and requested by Water Authority to evaluate Residential Program and SAB Program implementation, costs, and water savings.

3. HOLD HARMLESS AND LIABILITY

Agency and Water Authority each agree to mutually indemnify, defend at its own expense, including attorneys' fees, and hold each other harmless from and against all claims, costs, penalties, causes of action, demands, losses and liability of any nature whatsoever, including but not limited to liability for bodily injury, sickness, disease or death, property damage (including loss of use) or violation of law, caused by or arising out of or related to any negligent act, error or omission, or willful misconduct of that party, its officers or employees, or any other agent acting pursuant to its control and performing under this MOU.

4. DOCUMENT REVIEW

Water Authority and Agency will each make available for inspection to the other party, upon reasonable advanced notice, all records, books, and other documents relating to the Residential Program and SAB Program.

5. TERM AND FUNDING

The term of this MOU shall be from July 1, 2008, through June 30, 2015. However, the term is contingent upon funding and participation by Water Authority, Metropolitan, SDG&E, and Agency. In the event that future budget appropriations are not approved by the participants, this MOU shall terminate at the beginning of the fiscal year for which such appropriations are not made. Also, if appropriations are different than anticipated, program funding shall be adjusted based on available funding.

6. NOTICE

Any notice, payment, credit, or instrument required or permitted to be given hereunder will be deemed received upon personal delivery or 24 hours after deposit in any United States mail depository, first class postage prepaid, and addressed to the party for whom intended, as follows:

If to Water Authority:

San Diego County Water Authority
4677 Overland Avenue
San Diego, CA 92123
Attn: Jeff Stephenson

If to AGENCY: Otay Water District
2554 Sweetwater Springs Boulevard
Spring Valley, CA 91977
Attn: William Granger

Either party may change such address by notice given to the other party as provided herein.

7. AMENDMENTS

The MOU may be amended as circumstances necessitate by written agreement executed by both parties. A letter signed by both parties, may also serve as an amendment to this MOU.

8. ASSIGNMENT

Agency shall not assign, sublet or transfer this MOU or any rights under or interest in this MOU without written consent of Water Authority, which may be withheld for any reason.

9. SEVERABILITY

The partial or total invalidity of one or more parts of this MOU will not affect the intent or validity of this MOU.

10. GOVERNING LAW

This MOU will be deemed a contract under the laws of the State of California. Agency hereby agrees and consents to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought hereunder shall be in San Diego County, California.

11. TERMINATION OF MOU

This MOU may be terminated by either party hereto for any reason 30 days after notice in writing to the other party.

12. SIGNATURES

The individuals executing this MOU represent and warrant that they have the legal capacity and authority to do so on behalf of their respective legal entities.

In witness whereof, the parties have executed this MOU as of the date above.

San Diego County
Water Authority

By: _____
Ken Weinberg
Director of Water Resources

Approved as to form:

By: _____
General Counsel

Otay Water District

By: _____
Mark Watton
General Manager

By: _____

Exhibit A

Member Agency Funding for
Save A Buck Program and Residential Region-Wide Conservation Program

Member Agency Name: Otay Water District

Save A Buck Program	Member Agency Contribution Per Device	Maximum Annual Member Agency Contribution Per Device	OR	Maximum Annual Member Agency Contribution For All Devices [1]
Synthetic Turf (per sq. ft.)	$ 0.50	$ 16,450		
Food Steamer - Connectionless (per compartment)	$ -	$ -		
Cooling Tower Conduct Controller/PH	$ -	$ -		
Dry Vacuum Pump (per .5 horsepower)	$ -	$ -		
Steam Sterilizer	$ -	$ -		
CII ULFT (MWD will not offer ULFTs after Dec. 31, 2008)	$ -	$ -		
CII HET (upgrade/new construction)	$ -	$ -		
CII HET	$ -	$ -		
CII High Effic. Clothes Washer	$ -	$ -		
Pre-Rinse Spray Valve	$ -	$ -		$ -
Urinal (high effic upgrade/new construction)	$ -	$ -		
Urinal (high effic)	$ -	$ -		
Urinal (ultra-low water/zero)	$ -	$ -		
Urinal (ultra-low water/zero upgrade/new construction)	$ -	$ -		
Waterbroom	$ -	$ -		
X-Ray Processing Unit	$ -	$ -		
Multi-Family HET (upgrade/new construction)	$ -	$ -		
Multi-Family HET	$ -	$ -		
Multi-Family ULFT (MWD will not offer ULFTs after Dec. 31, 2008)	$ -	$ -		
Multi-Family HEW	$ -	$ -		

Residential Region-wide Conservation Program	Member Agency Contribution Per Device	Maximum Annual Member Agency Contribution For Device	OR	Maximum Annual Member Agency Contribution For All Devices [1]
Single-Family HET	$ -	$ -		
Single-Family HET Upgrade	$ -	$ -		
Single-Family HEW	$ -	$ -		$ -
Weather Based Irrigation Controller	$ 120	$ 18,000		
Rotating Nozzles (one set per address)	$ -	$ -		
Synthetic Turf (one installation per address)(per sq. ft.)	$ 0.50	$ 30,000		

[1] Member agency may provide device funding on first-come, first-served basis, without allocating a specific funding amount to each device.

ATTACHMENT C

Potential Member Agency Funding Levels for FY 09

Member Agency Name: Otay Water District

A Save A Buck Program	B MWD Contribution Per Device	C SDCWA / Other Contribution Per Device	D Member Agency Contribution Per Device	E Total Incentive Per Device
Synthetic Turf (per sq. ft.)	$ 0.30	$ 0.20	$ 0.50	$ 1.00
Food Steamer - Connectionless (per compartment)	$ 485	$ -		$ 485
Cooling Tower Conduct Controller/PH	$625/$1,900	$ -		$625/$1,900
Dry Vacuum Pump (per .5 horsepower)	$ 125	$ -		$ 125
Steam Sterilizer	$ 1,900	$ -		$ 1,900
CII ULFT (MWD will not offer ULFTs after Dec. 31, 2008)	$ 135	$ -		$ 135
CII HET (new construction)	$ 30	$ -		$ 30
CII HET	$ 165	$ 35		$ 200
High Effic. Clothes Washer	$ 210	$ -		$ 210
Pre-Rinse Spray Valve	$ 60	$ -		$ 60
Urinal (High Effic or Zero) new construction	$ 60	$ -		$ 60
Urinal (High Effic)	$ 200	$ -		$ 200
Urinal (Zero)	$ 400	$ -		$ 400
Urinal (High Effic or Zero) new construction	$ 120	$ -		$ 120
Waterbroom	$ 150	$ -		$ 150
X-Ray Processing Unit	$ 3,120	$ -		$ 3,120
Multi-Family HET (upgrade)	$ 30	$ -		$ 30
Multi-Family HET	$ 165	$ 35		$ 200
Multi-Family Ultra Low Flush Toilet	$ 60	$ -		$ 60
Multi-Family HEW	$ 110	$ 65		$ 175

Maximum Annual Member Agency Contribution for all Save A Buck Devices: $ 16,450

A Regional Residential Program	B MWD Contribution Per Device	C SDCWA / Other Contribution Per Device	D Member Agency Contribution Per Device	E Total Incentive Per Device
Single-Family HET	$ 165	$ 35		$ 200

Single-Family HET Upgrade	$ 30	$ -		$ 30
Single-Family HEW	$ 110	$ 65		$ 175
Weather Based Irrigation Controller	$ 80	$ 150	$ 120	$ 350
Rotating Nozzles (one set per address)	$ 4	$ -		$ 4
Synthetic Turf (one installation per address)(per sq. ft.)	$ 0.30	$ 0.20	$ 0.50	$ 1.00
Maximum Annual Member Agency Contribution for all Residential Program Devices:				$ 48,000

AGENDA ITEM 8

STAFF REPORT

TYPE MEETING:	Finance, Administration and Communications Committee	MEETING DATE:	6/18/08
SUBMITTED BY:	Armando Buelna AB Communications Officer	W.O./G.F. NO:	DIV. NO. All
APPROVED BY:			
SUBJECT:	Review of the 2008 Consumer Confidence Report		

GENERAL MANAGER'S RECOMMENDATION:

That the Finance, Administration and Communications Committee review and comment on the 2008 Consumer Confidence Report.

PURPOSE:

To give the Finance, Administration and Communications Committee the opportunity to review and comment on the 2008 Consumer Confidence Report.

BACKGROUND:

Every community water system must prepare and distribute an annual water quality report to customers before July 1st of the calendar year. The report may be called either a Consumer Confidence Report or Water Quality Report.

The content of the report is set forth in guidelines issued by the California Department of Public Health, Division of Drinking Water and Environmental Management, in a document entitled *Preparing Your California Drinking Water Consumer confidence Report (CCR): Guidance for Water Suppliers (January 1, 2008 update)*.

Since much of the text within the report, as well as the map depicting the district's sources of water and the tables, are required by the state guidelines, little room is left for other material. The material added over and above that required by the state guidelines include an article explaining options to bottled water, a brief conservation message, a page dedicated to Spanish language customers, and images and borders aimed at making the document appealing and attractive to readers.

FISCAL IMPACT:

Printing for approximately 49,000 reports is projected at $9,750 plus sales tax. Postage charges are projected to be $6,900. These costs are budgeted in the Purchasing Division's accounts 523401-2231 and 523301-2231. Processing to prepare the documents for mailing are projected $2,700, and graphic design costs are included in the General Manager's Outside Services account (526101-1211).

STRATEGIC GOAL:

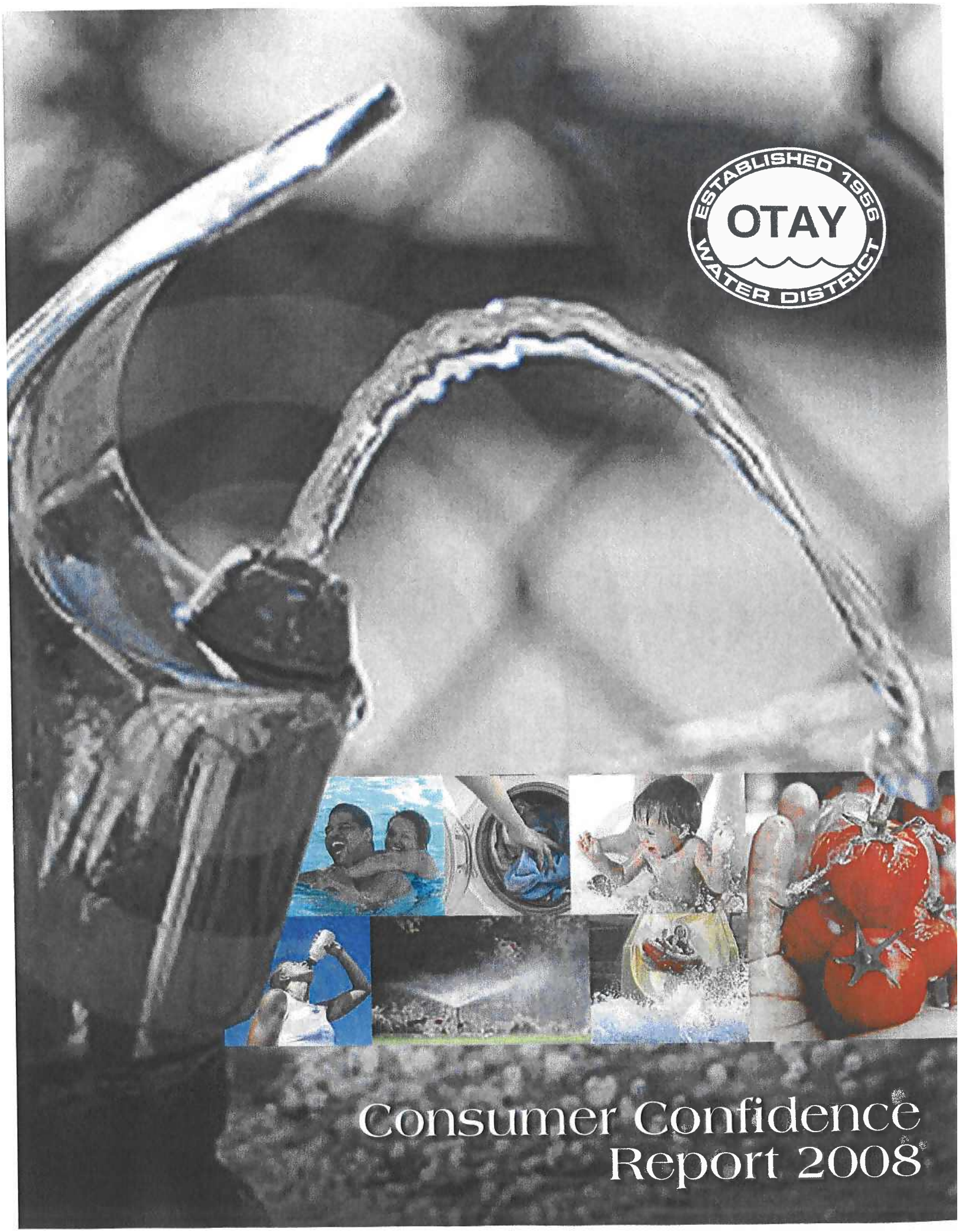
Enhance Customer Satisfaction and Outreach.

LEGAL IMPACT:

None.

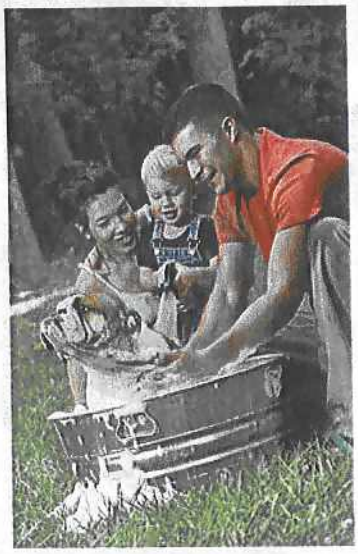
General Manager

2008 Consumer Confidence Report



Consumer Confidence Report 2008

Your Consumer Confidence Report



The Otay Water District is pleased to provide you with your annual consumer confidence report. This brochure is a snapshot of last year's water quality. Included are details about where your water comes from, what it contains and how it compares to state standards.

The information included in this water quality report represents only a small fraction of what we do to ensure high quality drinking water. Using state certified laboratories, we routinely scrutinize the water supply for an entire range of elements that have the potential to degrade the quality of your water.

As in years past, your tap water met all U.S. Environmental Protection Agency (USEPA) and State of California drinking water health standards. The Otay Water District vigilantly safeguards its water supplies and once again we are proud to report that our system has never violated a maximum contaminant level or any other water quality standard.

Sources

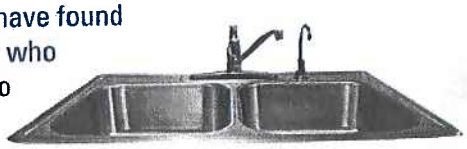
The Otay Water District imports an average of 85 percent of its water. This imported water is provided by the San Diego County Water Authority, which purchases water from the Metropolitan Water District of Southern California. Imported water is a blend of Colorado River water and State Water Project water. The Otay Water District also purchases treated water from the City of San Diego and the Helix Water District.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals that are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.
- Radioactive contaminants that can be naturally-occurring or be the result of oil and gas production and mining activities.

The Truth about Tap



BELIEFS — Surveys have found that most consumers who drink bottled water do so because they enjoy its taste or its portable convenience. Others drink bottled water because they believe it to be more pure or safer than their tap water.

THE TRUTH — Did you know that the average bottle of water can cost up to 1,000 times more than tap water? Despite what its higher cost would lead us to believe, estimates are that 25- 40% of the bottled water on the market is simply repackaged tap water.

Tap water is regulated by the Environmental Protection Agency (EPA) under the Safe Drinking Water Act, while bottled water is considered a food and is thus regulated by the Food and Drug Administration (FDA). Though some bottlers may voluntarily exceed FDA standards, those standards are less stringent than the EPA standards for tap water.

YOUR OPTIONS — During these economically sensitive times, it's important to know that you have other, more affordable, options to bottled water.

Chill a pitcher of tap water in your refrigerator

- To enhance the taste of tap water, one simple suggestion is to leave an open pitcher in the refrigerator overnight. The exposure to the air allows the small amount of chlorine, which is added to all tap water to ensure adequate disinfection and maintain high quality, to evaporate. Using the chilled water pitcher with refillable water bottles or thermoses allows for an inexpensive way to achieve portability and a refreshing taste.

Water Filtration Systems

- Another possibility is to install a home water filter system. These systems are convenient, easy to use, and enhance the taste of water. These systems achieve the same desired results, while still costing a fraction of the price of bottled water.

For more information on California state certified water filtration systems, click on the Devices and Machines link under the Certificates and Licenses section of the California Department of Public Health website, www.cdph.ca.gov.

Conservation

It's Easy to Conserve!

San Diego County has a semi-arid climate that receives only about 10 inches of rainfall per year. This does not provide enough water to meet local needs and the region must import as much as 90 percent of its water from the Colorado River and Northern California. To maintain our quality of life and ensure adequate water supplies now and for future generations, San Diego County residents are encouraged to make a conscious effort to use our limited supply of water as efficiently as possible.

The Otay Water District offers a number of programs to save water both indoors and outdoors. For useful ways to conserve water around the house visit our website at www.otaywater.gov and click on conservation.

Safety

In order to ensure that tap water is safe to drink, the USEPA and the State Department of Public Health (Department) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. Department regulations also establish limits for contaminants in bottled water that must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline 1-800-426-4791 or online at http://www.epa.gov/safewater/hfacts.html.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

2008 Otay Water District Consumer Confidence Report

PARAMETER	UNITS	STATE OR FEDERAL MCL [MRDL]	PHG (MCLG) [MRDLG]	STATE DLR	RANGE AVERAGE	SKINNER PLANT	HELIX PLANT	OTAY PLANT	MAJOR SOURCES IN DRINKING WATER
CLARITY									
Combined Filter Effluent Turbidity	NTU	0.3	NA	NA	Highest	0.13	0.10	0.29	Soil runoff
	%	95 (a)			% < 0.3	100%	100%	100%	
MICROBIOLOGICAL									
Total Coliform Bacteria	%	5.0 (b)	(0)	NA	Otay Distribution System = 0%				Naturally present in the environment
Fecal Coliform and *E. coli*	(c)	(c)	(0)	NA	Otay Distribution System = 0%				Human and animal fecal waste
INORGANIC CHEMICALS									
Aluminum (d)	ppb	1000	600	50	*Range*	ND - 57	150-200	ND	Residue from water treatment process; natural deposits erosion
					Average	ND	175	ND	
Barium	ppb	1000	2000	100	*Range*	ND	ND-100	ND	Oil and metal refineries discharge; natural deposits erosion
					Average	ND	ND	ND	
Fluoride (e) Naturally-occurring	ppm	2.0	1	0.1	*Range*	0.2 - 0.3	0.2 - 0.3	0.2 - 0.3	Erosion of natural deposits; discharge from fertilizer and aluminum factories
					Average	0.2	0.3	0.3	
Fluoride (e) Treatment-related	Optimal Fluoride Control Range					0.7 - 1.3	0.7 - 1.3	0.7 - 1.3	Water additive for dental health
	ppm	(i)	1	0.1	*Range*	0.5 - 0.9	0.5-1.0	not added	
					Average	0.8	0.8	not added	
Nitrate (as N) (f)	ppm	10	10	0.4	*Range*	ND - 0.4	ND	ND - 2.1	Runoff and leaching from fertilizer use; septic tank and sewage; natural deposits erosion
					Average	ND	ND	ND	
RADIOLOGICALS (g)									
Gross Alpha Particle Activity	pCi/L	15	(0)	3	*Range*	ND - 5.5	3.2-5.4	ND	Erosion of natural deposits
					Average	ND	4.6	ND	
Uranium	pCi/L	20	0.43	1	*Range*	1.5 - 3.2	1.6-4.6	ND - 2.5	Erosion of natural deposits
					Average	2.3	3.1	ND	
DISINFECTION BY-PRODUCTS, DISINFECTANT RESIDUALS, AND DISINFECTION BY-PRODUCTS PRECURSORS (h)									
Total Trihalomethanes (TTHM)	ppb	80	NA	0.5	Otay Distribution System Range = 39 - 72				By-product of drinking water chlorination
					Otay Distribution System Highest RAA Average = 50				
Haloacetic Acids (five) (HAA5)	ppb	60	NA	1	Otay Distribution System Range = 8 - 34				By-product of drinking water chlorination
					Otay Distribution System Highest RAA Average = 23				
Total Chlorine Residual	ppm	[4.0]	[4.0]	NA	Otay Distribution System Range = 0.1 - 4.0				Drinking water disinfectant added for treatment
					Otay Distribution System Highest RAA Average = 2.6				
Bromate (i)	ppb	10	(0)	5.0	*Range*	NA	ND-8.5	NA	By-product of drinking water ozonation
					Highest RAA	NA	ND	NA	
DBP Precursors Control (TOC) (h)	ppm	TT	NA	0.30	*Range*	1.9 - 2.7	2.6-3.2	2.2 - 4.9	Various natural and man-made sources
					Average	2.3	2.9	3.3	
PRIMARY STANDARDS — LEAD AND COPPER RULE — SAMPLED AT THE TAP IN 2007									
Copper (j)	ppm	NL=1.3	0.17	0.05	0 sites above NL out of 54 sampled				Internal corrosion of household pipes; erosion of nautural deposits
					90th percentile=0.33				
Lead (j)	ppb	NL=15	2	5	0 sites above NL out of 54 sampled				Internal corrosion of household pipes; erosion of nautural deposits
					90th percentile=2.9				

ABBREVIATIONS

AL ..... Action Level
DBP ..... Disinfection By-Products
DLR ..... Detection Limits for purposes of Reporting
MCL ..... Maximum Contaminant Level
MCLG ..... Maximum Contaminant Level Goal
MFL ..... Million Fibers per Liter
MRDL ..... Maximum Residual Disinfectant Level
MRDLG ..... Maximum Residual Disinfectant Level Goal
N ..... Nitrogen
NA ..... Not Applicable
ND ..... None Detected
NL ..... Notification Level
NTU ..... Nephelometric Turbidity Units
pCi/L ..... picoCuries per Liter
PHG ..... Public Health Goal
ppb ..... part per billion
ppm ..... part per million
TT ..... Treatment Technique
uS/cm ..... micro-siemens/centimeter

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency.

Public Health Goal (PHG): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

Primary Drinking Water Standard (PDWS): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

Maximum Residual Disinfectant Level (MRDL): The level of a disinfectant added for water treatment that may not be exceeded at the consumer's tap.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a disinfectant added for water treatment below which there is no known or expected risk to health. MRDLGs are set by the U.S. Environmental Protection Agency.

PARAMETER	UNITS	STATE OR FEDERAL MCL [MRDL]	PHG (MCLG) [MRDLG]	STATE DLR	RANGE AVERAGE	SKINNER PLANT	HELIX PLANT	OTAY PLANT	MAJOR SOURCES IN DRINKING WATER
SECONDARY STANDARDS--Aesthetic Standards									
Aluminum (f)	ppb	200	600	50	Range	ND - 57	150-200	ND	Residue from water treatment process; natural deposits erosion
					Average	ND	175	ND	
Chloride	ppm	500	NA	NA	Range	84 - 96	84-92	98 - 101	Runoff/leaching from natural deposits; seawater influence
					Average	92	88	92	
Color	Units	15	NA	NA	Range	1 - 2	1 - 2	1 - 2	Naturally occurring organic materials
					Average	2	2	1	
Odor Threshold	TON	3	NA	1	Range	2	2	ND - 2	Naturally-occurring organic materials
					Average	2	2	ND	
Specific Conductance	µS/cm	1600	NA	NA	Range	755 - 927	818-920	832 - 1330	Substances that form ions in water; seawater influence
					Average	841	869	986	
Sulfate	ppm	500	NA	0.5	Range	134 - 202	180-210	126 - 202	Runoff/leaching from natural deposits; industrial wastes
					Average	169	195	155	
Total Dissolved Solids (TDS)	ppm	1000	NA	NA	Range	438 - 551	532-550	418 - 555	Runoff/leaching from natural deposits; seawater influence
					Average	495	541	498	
Turbidity (a)	NTU	5	NA	NA	Range	0.05 - 0.07	0.04 - 0.10	0.05 - 0.29	Soil runoff
					Average	0.05	.06	0.13	
UNREGULATED CHEMICALS REQUIRING MONITORING									
Boron	ppb	NA	NL = 1000	100	Range	130 - 160	120-140	101 - 129	Runoff/leaching from natural deposits; industrial wastes
					Average	140	125	114	
Chromium VI (k)	ppb	NA	NA	1	Range	0.07 - 0.18	ND	ND	Industrial waste discharge; could be naturally present as well
					Average	0.12	ND	ND	
Vanadium	ppb	NA	NL = 50	3	Range	ND	3.7-5.2	ND	Naturally-occurring; industrial waste discharge
					Average	ND	4.5	ND	
FEDERAL REGULATED CONTAMINANTS WITH NO MCLs									
List 1 - Assessment Monitoring									
Perchlorate	ppb	NA	NA	4	Range	ND - 4.6	ND	ND	Industrial waste discharge
					Average	ND	ND	ND	
OTHER PARAMETERS									
Alkalinity	ppm	NA	NA	NA	Range	91 - 106	94-129	103 - 131	
					Average	98	109	119	
Calcium	ppm	NA	NA	NA	Range	44 - 60	59-61	47 - 79	
					Average	53	60	57	
Chlorate (l)	ppb	NA	NL =800	20	Range	ND - 23	NA	NA	By-product of drinking water chlorination; industrial processes
					Range	24 - 43	NA	NA	
Hardness	ppm	NA	NA	NA	Range	194 - 254	250-260	194 - 254	Municipal and industrial waste discharges
					Average	226	255	226	
Magnesium	ppm	NA	NA	NA	Range	19 - 25	24-25	4 - 24	
					Average	22	24.5	19	
pH	Units	NA	NA	NA	Range	8.1	7.8-8.1	6.9 - 8.5	
					Average	8.1	8.0	8.1	
Potassium	ppm	NA	NA	NA	Range	3.8 - 4.5	4.1-4.4	4.0 - 9.6	
					Average	4.2	4.3	4.9	
Sodium	ppm	NA	NA	NA	Range	73 - 89	79-84	82 - 90	
					Average	83	82	85	

FOOTNOTES:

(a) The turbidity level of the filtered water shall be less than or equal to 0.3 NTU in 95% of the measurements taken each month and shall not exceed 1 NTU at any time. Turbidity is a measure of the cloudiness of the water and is an indicator of treatment performance. The monthly averages and ranges of turbidity shown in the Secondary Standards were based on the treatment plant effluent.

(b) Total coliform MCLs: No more than 5.0% of the monthly samples may be total coliform-positive. Compliance is based on the combined distribution system sampling from all the treatment plants.

(c) Fecal coliform/*E.coli* MCLs: The occurrence of two (2) consecutive total coliform-positive samples, one of which contains fecal coliform/*E. coli*, constitutes an acute MCL violation.

(d) Aluminum has both primary and secondary standards.

(e) Data for the naturally-occurring fluoride were taken before the fluoridation treatment began. Fluoridation treatment of water supplies at the Skinner and Helix plants started in December, 2007.

(f) State MCL is 45 mg/L as nitrate, which equals 10 mg/L as N.

(g) Reported results were taken from four consecutive quarters of monitoring from August 2005 to April 2006 for the Skinner Plant, November 2006 - August 2007 for Helix, and calender year 2006 for the Otay Plant.

(h) In 2007, all plants were in compliance with all provisions of the Stage 1 Disinfectants/Disinfection By-Products (D/DBP) Rule including the DBP precursor (TOC) control requirement.

(i) Running annual average was calculated from quarterly results of weekly samples. Only Helix is required to test for Bromate due to the use of ozone for disinfection. Bromate reporting level is 3 ppb.

(j) Lead and copper are regulated as a Treatment Technique under the Lead and Copper Rule. It requires systems to take water samples at the consumers' tap. The action levels, which trigger water systems into taking treatment steps if exceeded in more than 10% of the tap water samples, are 1.3 ppm for copper and 15 ppb for lead.

(k) Chromium VI reporting level is 0.03 ppb.

(l) Ranges for the plant effluent were taken from two quarterly samples. Helix not requred to sample.

Su Reporte de Confianza al Consumidor

Otay Water District (OWD) esta orgulloso de proporcionarle su reporte de confianza al consumidor. Este folleto es una fotografía de la calidad del agua del año pasado. Vienen incluidos los detalles de donde proviene el agua, que contiene y como se compara con los estándares del estado.

La información incluida en este reporte de calidad del agua representa una pequeña fracción de lo que hacemos para asegurar agua potable de alta calidad. Usando laboratorios certificados por el estado, rutinariamente escudriñamos el suministro de agua por un completo rango de elementos que tienen el potencial de degradar la calidad de su agua.

Así como en años pasados, su agua potable reunió todos los estándares de salud del EPA y el estado para agua potable. OWD de una manera vigilante salvaguarda los suministros de agua y una vez más estamos orgullosos de reportar que nuestro sistema nunca ha violado un nivel contaminante máximo o ningún otro estándar de calidad del agua.

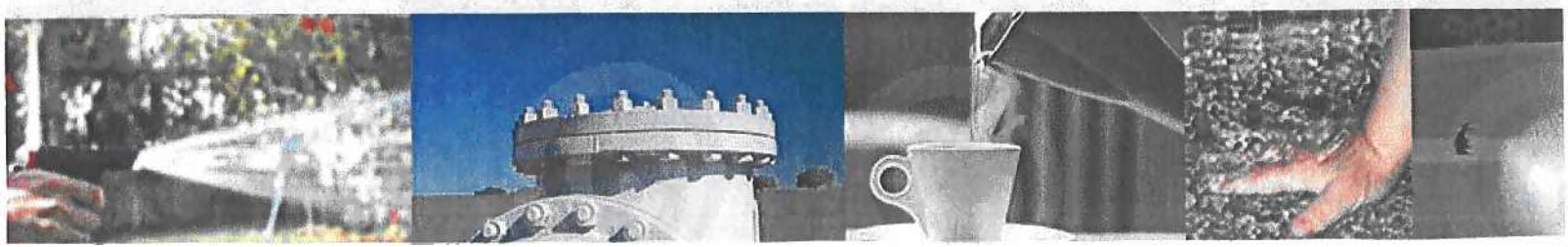
Una Plática Directa Sobre Agua

Todos tienen interés en la calidad de su agua y algunos a veces preguntan, "¿Puedo sentirme seguro bebiendo agua de la llave?" En el Condado de San Diego, la respuesta es que sí. Sistemas Públicos de Agua, tales como los operados por Otay Water District, deben cumplir con estándares para agua potable muy altos impuestos por la United States Environmental Protection Agency (EPA).

El agua de la llave es regulada de una manera más rigurosa que el agua embotellada y debe cumplir con todos los estándares de calidad de agua tanto federales como estatales. Estas regulaciones son típicamente límites numéricos en las concentraciones, o cantidades de ciertos contaminantes en el agua. Para poder cumplir con estas regulaciones, los suministros de agua deben proporcionar un tratamiento específico, como desinfección y filtración, para asegurar que el agua sea potable.

Si todavía estas preocupado o prefieres beber agua con un sabor diferente, puedes comprar agua embotellada, pero puede costar hasta 1,000 veces más que el agua de la llave. Además, existen otras opciones más económicas que comprar agua embotellada. Para mejorar el sabor o el olor del agua de la llave, la cual esta tratada con cloro para asegurar una desinfección adecuada y mantener su alta calidad, la manera más fácil de hacer esto es dejar un recipiente abierto en el refrigerador toda la noche. Al exponer el agua al aire permite que cantidades pequeñas de cloro se evaporen. Además enfriar el agua la hace más refrescante.

Otras opciones incluyen sistemas de filtración para casas que son convenientes, mejoran el sabor, y solo cuestan una fracción del precio de agua embotellada. Los consumidores que deciden comprar una unidad de tratamiento de agua para casas deben leer cuidadosamente la información del producto para que comprendan lo que están comprando. También, deben seguir cuidadosamente las instrucciones de manufactura para la operación y mantenimiento del sistema, y recordar cambiarle el filtro de una manera regular.



Additional Fluoride Information Available

The Otay Water District's water comes from multiple sources, each with varying fluoride levels, which blend together within the distribution system. As a result, levels of fluoride differ between individual service connections within our wide service area. In some communities, fluoride concentrations will be adequate for dental protection, and in others, supplemental fluoride prescriptions may be needed. For consumers' benefit, fluoride levels are measured per area and posted to the district's website monthly. To view the fluoride concentration level in your community, please visit the Water Resources section of our website, www.otaywater.gov, and click on Fluoridation.

Public Participation

The Otay Water District encourages public participation from the customers we serve. The board of directors generally meets on the first Wednesday of each month at 3:30 p.m. at district headquarters, 2554 Sweetwater Springs Blvd., Spring Valley, 91978. We encourage the public to attend these meetings.

For directions, agendas or for further information, call (619) 670-2222 or visit our website at www.otaywater.gov.

Otay Water District Board of Directors

Gary Croucher, President ..... Division 3
Jose Lopez, Vice President ..... Division 4
Jaime Bonilla, Treasurer ..... Division 2
Larry Breitfelder, Director ..... Division 1
Mark Robak, Director ..... Division 5

For More Information

The Otay Water District appreciates your comments and active participation. If you have questions about the information contained in this report, or testing processes, please contact Gary Stalker, System Operations Manager, at (619) 670-2228 or visit our website at www.otaywater.gov. You can also find helpful information by contacting the following agencies:

California Department of Public Health
Division of Drinking Water and
Environmental Management
1350 Front Street, Room 2050
San Diego, CA 92115
http://www.cdph.ca.gov/programs/Pages/DWP.aspx

United States Environmental Protection Agency
Office of Water (4101 M)
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460
Safe Drinking Water Hotline: (800) 426-4791
http://www.epa.gov/safewater/

Este informe contiene información muy importante sobre su agua potable.
Tradúzcalo o hable con alguien que lo entienda bien.

"هذا ألتقرير يحتوي على معلومآ ت مهمّة تتعلق بمياه ألشفة (أو ألشرب).
ترجم ألتقرير , أو تكلم مع شخص يستطيع أن يفهم ألتقرير."

Chi tiết này thật quan trọng. Xin nhờ người dịch cho quý vị.

Mahalaga ang impormasyong ito. Mangyaring ipasalin ito.

www.otaywater.gov
E-mail: opinion_form@otaywater.gov

OTAY WATER DISTRICT
2254 Sweetwater Springs Blvd.
Spring Valley, CA 91978-2096
619-670-2222

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AGENDA ITEM 9

STAFF REPORT

TYPE MEETING:	Finance, Administration and Communications Committee	MEETING DATE:	6/19/08		
SUBMITTED BY:	Armando Buelna AB Communications Officer	W.O./G.F. NO:		DIV. NO.	All
APPROVED BY:					
SUBJECT:	Review of the Summer 2008 Customer Newsletter				

GENERAL MANAGER'S RECOMMENDATION:

That the Finance, Administration, and Communications Committee review the summer 2008 Customer Newsletter.

PURPOSE:

To give the Finance, Administration, and Communications Committee the opportunity to review and comment on the summer 2008 Customer Newsletter.

BACKGROUND:

As your committee is aware, customer newsletters are produced quarterly and included with customer bills. A page in each newsletter is reserved for water conservation information and announcements. A second page is also reserved for Spanish translations of important articles in the newsletter. Since January 2008, customer newsletters have been produced in full color.

The articles in the summer 2008 newsletter initially related to the 20-gallon challenge, as well as conservation measures and other information to motivate and help customers save water this summer.

Due to the recent Level 1 Drought Watch announcement, the newsletter is being redesigned to give the Level 1 drought announcement more prominence. As a result, a revised draft of the summer 2008 newsletter will be emailed to your committee on the 18th and presented the the committee on the 19th.

In this edition of the newsletter, the district is also working with the San Diego Natural History Museum to promote

the west coast premiere of the *Water: H2O = Life* exhibition which opens July 19, 2008 and runs through November 30, 2008. In addition, Museum staff developed a separate section of the exhibit titled, *Water: A California Story* that illustrates the fragility of water supplies in the west. The special exhibition devoted exclusively to Southern California's water issues will be on display at the Museum for at least two years.

FISCAL IMPACT:

Printing expenses for 49,000 customer newsletters per quarter are budgeted in the Purchasing Division's printing budget(11-2231-523301). Graphic design costs for developing customer newsletter are in the General Manager's Outside Services account (11-1211-526101).

STRATEGIC GOAL:

Enhance Customer Satisfaction and Outreach.

LEGAL IMPACT:

None.

General Manager

Attachment - initial draft of the summer newsletter

THE OTAY WATER DISTRICT • PROUDLY SERVING EAST COUNTY AND THE SOUTH BAY SINCE 1956

pipeline

SUMMER 2008

A NEWSLETTER FOR CUSTOMERS OF THE OTAY WATER DISTRICT

San Diego Natural History Museum Presents: **West Coast Premiere of Water:**

H2O = Life Exhibition Explores Earth's Precious and Vulnerable Resource

Celebrate water, our natural resource – more valuable than oil, more precious than gold – the essential ingredient of our life, culture, and history. The Water: H2O = Life exhibition opens July 19, 2008 and runs through November 30, 2008. A special section of the exhibition devoted exclusively to southern California's water issues will be on display at the Museum for at least two years. That section, titled Water: A California Story, illustrates the fragility of water supplies in the west.

In southern California, most of the water—about 85%—is imported from either the Colorado River or northern California. Since recent drought conditions have affected the water supply from the Colorado River, and because San Diego is in the driest two-year period since yearly rainfall began being recorded in 1801, the issue of water conservation and infrastructure is at the forefront of many people's minds.

CASH FOR PLANTS

The photo on the right was taken before August 10, 2005, and below one year later. This road median was replanted as part of the district's Cash for Plants program. The homeowner's association replaced 6,537 sq. ft. of irrigated turf with low water use Mediterranean and California native

plants. In addition to using less water, the median also requires less frequent maintenance. In the before photo, notice the street damage caused by overspray from the irrigation system.

Because of the savings resulting from the replanted median as well as the attractive new landscaping, the HOA has started another project to replace 11,000 more sq. ft. of turf. For more information on the Cash for Plants program, visit our website at www.otaywater.gov and click on Conservation.

JULY CLASSES

Saturday, July 12, 9:30am-12:30pm

XERISCAPE: Beautiful Landscape on a Low-Water Budget

Landscape Designer Connie Beck takes the mystery out of Xeriscape landscaping, and shows you why Xeriscape is not "Zeroscape"! Learn the seven principles of xeriscape, plant selection, and planting techniques. The workshop includes a classroom lecture and an interpretive tour of our own xeriscape garden. This class is offered in partnership with Cuyamaca College's Community Learning Program. For information and to register, call 619-660-4350, or visit www.cuyamaca.edu/preview. *Cost is $30.*

Saturday, July 19, 10am-12pm

Cooking with Native Plants

Cook with a local resource....native plants! Native plant expert Lisa Chaddock shows you where to gather these plants growing wild in San Diego, and how to use them to make tasty dishes at home. Elderberry, fennel, and flat top buckwheat are some of the foods you'll be introduced to. Included in the price of the class is Lisa's cookbook and a locator map for finding native edibles growing in San Diego.

$12 Members / $15 Non-Members.

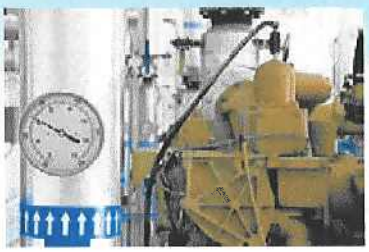
Saturday, July 27, 10am-12pm

Firescaping With Native Plants

Join us for this important fire-wise gardening seminar with Yvette Anderson of California's Own Native Landscape Design. Yvette will guide you through the essentials of fire-wise landscaping using native plants, including plant identification and selection, proper placement and grouping, and native plant care.

$10 Members / $15 Non-Members.

Green Energy Facility
UNVEILED AT
Water Treatment Plant



The Otay Water District's (OWD) Board of Directors were joined by County Supervisor Dianne Jacob and Irene Stillings, Executive Director for the California Center for Sustainable Energy, to dedicate the Jamacha Landfill Gas Utilization Project. The project converts methane gas from the Jamacha Landfill to electrical power. The power is then used to run the OWD's water treatment plant that converts sewage to clean recycled water.

As trash decomposes within landfills, it produces gases including carbon dioxide and. Methane gas is an especially potent greenhouse gas that climatologists believe has contributed to the sharp rise in global temperatures. Methane gas composes by volume about 50 to 60 percent of landfill gas generated by the Jamacha Landfill, which operated as a municipal landfill from 1960 through 1978.

Now, three highly efficient micro turbines will burn the gas, generating 1.5 million kilowatt hours (kWh) of electricity annually, enough power to satisfy the requirements of more than 250 homes, while reducing the amount of methane released to the earth's atmosphere.

The project received incentive funds from the California Public Utilities Commission's Self-Generation Incentive Program, which is administered by the California Center for Sustainable Energy (CCSE). The CCSE provides cash incentives for customers who have elected to produce their own energy through clean distributed generation technologies.

Factoid - Energy use related to water - pumping and treatment - consumes 19 percent of the state's electricity, 30 percent of its natural gas, and 88 billion gallons of diesel fuel, according to a 2005 California Energy Commission Report.

2008 California-Friendly Landscape Contest Winner

Congratulations to Linda Whitney, the winner of the 5th Annual California Friendly Landscape contest. Her home in the EastLake community of Chula Vista was selected as the best regional example of a water saving, California Friendly garden. Linda and her husband Gordon Whiney received a $500 gift certificate presented at a special ceremony on Saturday, May 17, and a commemorative paver that will be installed at the Water Conservation Garden in Rancho San Diego.

Plant Soup Inc.

Nan Sterman's

Bye Bye Grass

Lawns are so demanding! No other garden plants require as much water or as frequent fertilizing. None require weekly pruning (mowing, after all, is pruning), made even worse by the need for power tools. No plants generate as much green waste either.

Isn't it time to say "bye-bye" to your lawn — or at least to most of it?

Summertime is the best time to eliminate your lawn. The best method depends on the type of grass you have. Or rather, on the type of roots your grass has. Dig up a patch of grass. Are the roots fine and threadlike? Or are they as thick and fleshy like the roots that grow out of an old potato? Here are some suggestions for each kind of grass. There are more options but these will get you started.

Grasses with thread-like roots are fairly easy to remove. If you have a strong back (or a strong teenager), dig it out by hand. Or rent a sod cutter. A sod cutter is a bit like a lawn mower, but it has a broad blade that cuts into the ground and slices out a ribbon of grass. It takes some skill to maneuver, especially to avoid hitting sprinkler pipes.

Solarize your grass. Cover the grass with sheets of plastic (clear or black), then let the sun "cook" the grass, roots and all. Solarization works best for grass in full sun, in parts of the county that get really hot. Gardeners along the coast may have little success with solarization.

Alternatively, spray your grass with one of the new, organic certified products or with horticultural grade vinegar (10 - 20% acetic acid. Household vinegar which is typically 5% acetic acid). Once the grass blades are dead, fine roots die too. Follow all label directions.

Grasses with thick, creeping roots are harder to kill, unfortunately. They store energy in their roots (that's why they are so thick). If you kill the top growth, blades soon resprouts. Roots are so brittle that digging them leaves tiny pieces behind to resprout and regrow.

Even most organic gardeners will tell you that the only way to kill fleshy-root grasses roots is with glyphosate, the active ingredient in products like Roundup™ and Remuda™.

Glyphosate interferes with the synthesis of an enzyme critical to plant metabolism. Insects and animals (that includes humans) don't make this enzyme so it doesn't have the same effect on us. And once the spray dries, it is no longer active.

The best time to spray glyphosate is in summer when grass is growing most actively. Follow label directions. Wait two weeks then spray any grass that is still alive. Repeat a third time if necessary.

For more details and information on what to plant in place of grass, attend "Bye Bye Grass" offered at The Water Conservation Garden, www.TheGarden.org.

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