

0150-11602-0000

TRANSMITTAL

TO Council	DATE 05-05-20	COUNCIL FILE NO.
FROM Municipal Facilities Committee	COUNCIL DISTRICT 11	

At its meeting held on February 27, 2020, the Municipal Facilities Committee (MFC) approved the recommendations of the attached General Services Department (GSD) report, with instructions to staff that is hereby transmitted for Council consideration. This report authorized GSD to negotiate and execute a five-year license agreement between the City and Los Angeles SMSA Limited Partnership dba Verizon Wireless (Verizon) for the installation, maintenance, and operation of antennas and related equipment on the rooftop of Hyperion Water Treatment Plant (Hyperion) operated by the Bureau of Sanitation located at 12000 Vista Del Mar.

The MFC instructed GSD to ensure that the \$41,040 in annual estimated revenues from this license agreement be deposited into the most appropriate revenue account. Subsequent to the meeting, the Office of the City Administrative Officer (CAO) determined that revenues from this agreement should be received in the Sewer Construction and Maintenance Fund, as Hyperion is an asset of the Fund. As such, Council approval is requested to authorize the following Controllers instructions:

Authorize the Controller to deposit revenues related to this license agreement to Fund No. 208, Department 50, Revenue Source Code 493100 – Lease and Rental of City Properties.

Fiscal Impact: The Sewer Construction and Maintenance Fund will receive annual revenue in the amount of \$41,040 with three percent annual escalations throughout the term of this agreement. In addition, Verizon will pay a flat fee of \$300 per month for electrical consumption.



Richard H. Lewellyn, Jr.
City Administrative Officer
Chair, Municipal Facilities Committee

RHL:MFC:05200137

CAO 649-d

CITY OF LOS ANGELES
CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



ERIC GARCETTI
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX NO. (213) 928-9515

February 27, 2020

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, California 90012

Attention: Armando Bencomo, Legislative Assistant

**REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE A NEW
LICENSE WITH LOS ANGELES SMSA LIMITED PARTNERSHIP
DBA VERIZON WIRELESS AT 12000 VISTA DEL MAR, PLAYA DEL REY**

The Department of General Services (GSD) requests authority to negotiate and execute a new license with Los Angeles SMSA Limited Partnership dba Verizon Wireless (Verizon Wireless) for installation, maintenance, and operation of antennas and equipment cabinets on the rooftop of Hyperion Water Treatment Plant operated by the Bureau of Sanitation located at 12000 Vista Del Mar, Playa Del Rey, CA 90293.

BACKGROUND

On November 1, 2019, the City Council adopted a motion authorizing GSD to negotiate a license agreement with Verizon Wireless (C.F. 19-0985).

In February 2017, the Los Angeles Bureau of Sanitation (LA Sanitation) contacted Verizon Wireless to add wireless service at their property for internal use due to almost non-existent signals. Other City departments impacted at this site daily by poor coverage are, Bureau of Engineering, Department of General Services, Contract Administration, Industrial Safety & Compliance Division, Information & Control System Division, and multiple contractors/subcontractors. The proposed installation will provide coverage to the immediate property and surrounding area. Preliminary studies were made to demonstrate the limited coverage in the area.



Currently, another wireless communications provider, AT&T, holds two license agreements with the City for antennas on the rooftop of the same building. AT&T's contract is not exclusive for telecommunications equipment at the site. Verizon's proposed design is similar to AT&T. Verizon Wireless proposes an installation consisting of three sectors with four antennas each for a total of 12 antennas, one four-foot microwave dish and two equipment cabinets on the rooftop. Verizon wireless has already received approval for its application with the City of Los Angeles Planning Department on January 22, 2018.

TERMS AND CONDITIONS

The license is for five years with five five-year extension options. The license fee will generate \$41,040 annually to the General Fund with three percent annual escalations throughout the agreement. The Licensee will be responsible for tenant improvements and pay a flat fee of \$300 for monthly electrical consumption. Either party may terminate the license beyond the tenth year by providing a 90-day written notice. A complete set of terms and conditions are outlined on the attached term sheet.

MARKET ANALYSIS

According to State Telecommunications Guidelines, a commercial telecommunications facility lease in the Prime Urban Category for a Macro-cell site is estimated to cost approximately \$5,198 per month. Verizon Wireless requested a discounted rate because the area has a low-density population and the current service meets their operating standards. They had no future plans to enhance wireless service in the area prior to LA Sanitation's request. Since this was an unplanned project and due to high equipment and installation costs, Verizon initially proposed a rate of \$1,800 per month. GSD renegotiated to \$3,420 per month which is within range of other telecommunication licenses on site as shown below.

Location	Pad Size	Equipment	Monthly Fee
12000 Vista Del Mar	440 SQ FT	12 antennas, 1 microwave dish, 1 GPS	\$4,157.86
12000 Vista Del Mar	440 SQ FT	12 antennas, 1 microwave dish, 1 GPS	\$3,420.68

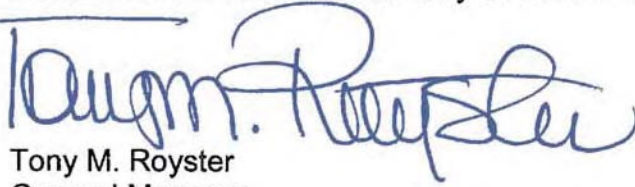
FISCAL IMPACT

The fee of this license will generate revenue of approximately \$41,040 annually to the General Fund along with escalations throughout the license term.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to negotiate and execute a new license agreement with Los Angeles SMSA Limited Partnership dba Verizon Wireless to construct, maintain and

operate rooftop antennas and its equipment at 12000 Vista Del Mar, Playa Del Rey, CA 90293 to enhance wireless coverage for employees, contractors, and guests under the terms and conditions substantially outlined in this report.

A handwritten signature in blue ink, reading "Tony M. Royster". The signature is stylized with a large, sweeping "T" and "R".

Tony M. Royster
General Manager

Attachments: Term sheet
Site plan

LEASING TERM SHEET

MFC DATE 02/27/2020

LANDLORD City of Los Angeles

ADDRESS 111 E 1st Street, Los Angeles, CA 90012

TENANT Los Angeles SMSA Limited Partnership dba Verizon Wireless

ADDRESS One Verizon Way, Mail Stop 4AW100 Basking Ridge, New Jersey 07920

LOCATION 12000 Vista Del Mar, Playa Del Rey 90293

AGREEMENT TYPE Receivable License

USE Construction, maintenance, and operation of wireless site and equipment

SQUARE FEET Approximately 90 SQ FT pad

TERM Five (5) Years

RENT START DATE Date attested

LEASE START DATE Date attested

OPTION TERM Five (5) five (5) year options

HOLDOVER 150% of license fee for last month of the prior term

SUBLET/
ASSIGNMENT Right to Assign - Landlord approval

TERMINATION Beyond the 10th year, either party may terminate with ninety (90) day notice

RENTAL RATE \$41,040.00 annually / \$3,420.00 monthly

ESCALATION 3% increase annually

RENTAL ABATEMENT None

ADDITIONAL RENT N/A

PROPERTY TAX N/A

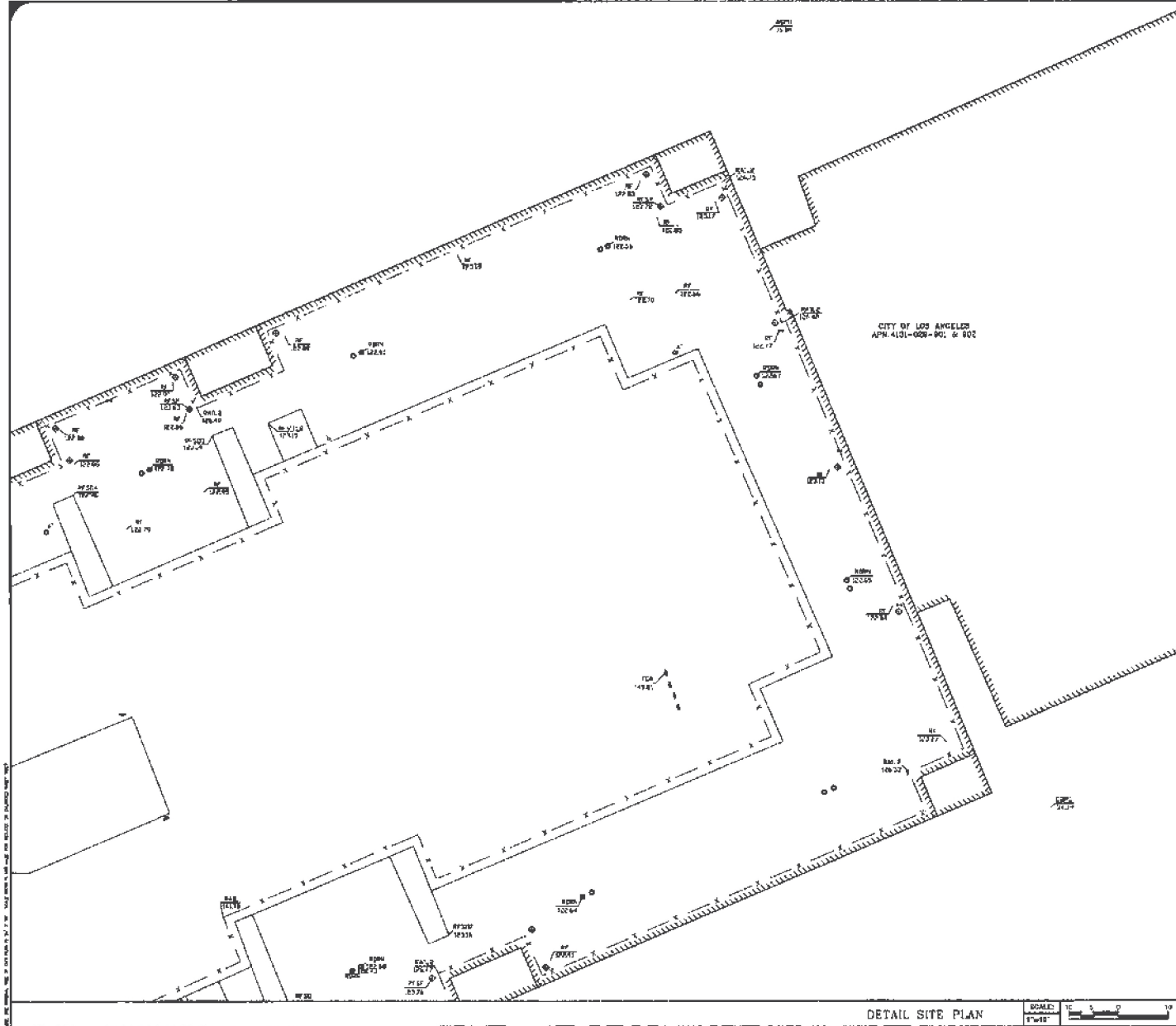
OPEX N/A

CAM N/A

OTHER	N/A
SECURITY DEPOSIT	N/A
MAINTENANCE/ REPAIR	Tenant
MAINTENANCE/ REPAIR DETAILS	Licensee at its sole cost and expense shall be responsible for the maintenance of its Equipment and improvements
TENANT IMPROVEMENTS	Tenant build-to-suit as approved by the City. Three (3) sectors with four (4) antennas each for a total of twelve (12) antennas, one (1) 4-ft microwave dish and two (2) equipment cabinets including required cabling on the rooftop.
PARKING	Right to occasionally park vehicles for installation, maintenance, and servicing
UTILITIES	\$300.00 monthly flat rate based on estimated electrical consumption
CUSTODIAL	N/A
SECURITY	N/A
PROP 13 PROTECTION	Other
INSURANCE	Tenant shall indemnify and hold harmless the City
OTHER:	



MTX 43 / BSC 11
MCE 4X5
12000 VISTA DEL MAR
PLAYA DEL REY, CA 90293



LEGEND

These standard symbols will be found in the drawing.

- A DOOR
- STORM DRAIN ROOF
- △ ROOF CUT OUT
- ▽ ROOF VENT
- TOP OF ANTENNA
- ASPHLT SURFACE
- CONCRETE SURFACE
- GABLE ROOF
- ROOF STORM DRAIN
- ROOF FLOOR
- ROOF HATS
- ROOF SQUARE
- ROOF VENT
- ROOF PLATFORM
- BOUNDARY LINE
- CENTER LINE
- WATER PROPERTY LINE
- WATER OF THE
- RIGHT-OF-WAY LINE
- ADJACENT LINE
- FENCE LINE
- BUILDING EDGE
- OVERHEAD WIRE

LEGEND

- This is not a boundary survey. This is a site plan and topographic map. The property lines and easements shown herein are from recent information as noted herein. Floyd Surveying is not a boundary survey. In recent information shown the two found monuments shown herein. No other monuments were performed by Floyd Surveying.
- Any changes made to the information on this plan, without the written consent of Floyd Surveying, shall be the responsibility of the client.
- These drawings & specifications are the property of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written permission shall be obtained in writing. Any changes shall be brought to the attention of the Surveyor and to the satisfaction of any work.
- Field survey completed on September 17, 2017.

DETAIL SITE PLAN

SCALE: 1" = 10' 0"

LEGEND

ISSUE STATUS			
NO.	DATE	DESCRIPTION	BY
1	10/23/2017	1ST SURVEY	LS
2	10/23/2017	2ND SURVEY	LS
3	10/23/2017	3RD SURVEY	LS
4	10/23/2017	4TH SURVEY	LS
5	10/23/2017	5TH SURVEY	LS
6	10/23/2017	6TH SURVEY	LS
7	10/23/2017	7TH SURVEY	LS
8	10/23/2017	8TH SURVEY	LS
9	10/23/2017	9TH SURVEY	LS
10	10/23/2017	10TH SURVEY	LS

FLOYD SURVEYING
 3400 S. GALLERON STREET
 TEMECULA, CA 92592
 PHONE: (949) 200-0928
 EMAIL: floyd@floydsurveying.com

PROPRIETARY INFORMATION
 THIS DOCUMENT CONTAINS THE PROPRIETARY INFORMATION OF FLOYD SURVEYING. IT IS THE PROPERTY OF FLOYD SURVEYING AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FLOYD SURVEYING.

verizon
 5500 SAND CANYON AVENUE, 21
 RIVINGTON, CA 92518



HYPERION WATER RECLAMATION PLANT
 12000 VISTA DEL MAR
 PLAYA DEL REY, CA 90293

SHEET TITLE:
SITE SURVEY
 GENERAL INFORMATION

LS3

[illegible]

English for 'other' email: 'val & Sonnet Book Purchase Deal' will be the subject line. We're sending this in Book 2007 Page 17

[illegible]

Receiving Unit, Bureau of
Records Management
1005 North 17th Street
Phoenix, Arizona 85003

Name — Coleman, J. S.
 Address — 1870 N. 1st St.,
 Apt. 2, Phoenix, Ariz.
 Public Street —
 Telephone —
 Mailing Date —
 Mailing Date —

ITC #1 - Environment has been approved above Indian and regular executive branch by granted a \$50 million

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REF: FBI - Written Confirmed in that cert. document Enlisted Promotion A.D. 1943
 Received No. in Book 3467 Page 327 Clinical Methods
 (DCS NO CROSS INDEX) etc.)

[illegible][illegible]

1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2423-2424, 2425-2426, 2427-2428, 2429-2430, 2431-2432, 2433-2434, 2435-2436, 2437-2438, 2439-2440, 2441-2442, 2443-2444, 2445-2446, 2447-2448, 2449-2450, 2451-2452, 2453-2454, 2455-2456, 2457-2458, 2459-2460, 2461-2462, 2463-2464, 2465-2466, 2467-2468, 2469-2470, 2471-2472, 2473-2474, 2475-2476, 2477-2478, 2479-2480, 2481-2482, 2483-2484, 2485-2486, 2487-2488, 2489-2490, 2491-2492, 2493-2494, 2495-2496, 2497-2498, 2499-2500, 2501-2502, 2503-2504, 2505-2506, 2507-2508, 2509-2510, 2511-2512, 2513-2514, 2515-2516, 2517-2518, 2519-2520, 2521-2522, 2523-2524, 2525-2526, 2527-2528, 2529-2530, 2531-2532, 2533-2534, 2535-2536, 2537-2538, 2539-2540, 2541-2542, 2543-2544, 2545-2546, 2547-2548, 2549-2550, 2551-2552, 2553-2554, 2555-2556, 2557-2558, 2559-2560, 2561-2562, 2563-2564, 2565-2566, 2567-2568, 2569-2570, 2571-2572, 2573-2574, 2575-2576, 2577-2578, 2579-2580, 2581-2582, 2583-2584, 2585-2586, 2587-2588, 2589-2590, 2591-2592, 2593-2594, 2595-2596, 2597-2598, 2599-2600, 2601-2602, 2603-2604, 2605-2606, 2607-2608, 2609-2610, 2611-2612, 2613-2614, 2615-2616, 2617-2618, 2619-2620, 2621-2622, 2623-2624, 2625-2626, 2627-2628, 2629-2630, 2631-2632, 2633-2634, 2635-2636, 2637-2638, 2639-2640, 2641-2642, 2643-2644, 2645-2646, 2647-2648, 2649-2650, 2651-2652, 2653-2654, 2655-2656, 2657-2658, 2659-2660, 2661-2662, 2663-2664, 2665-2666, 2667-2668, 2669-2670, 2671-2672, 2673-2674, 2675-2676, 2677-2678, 2679-2680, 2681-2682, 2683-2684, 2685-2686, 2687-2688, 2689-2690, 2691-2692, 2693-2694, 2695-2696, 2697-2698, 2699-2700, 2701-2702, 2703-2704, 2705-2706, 2707-2708, 2709-2710, 2711-2712, 2713-2714, 2715-2716, 2717-2718, 2719-2720, 2721-2722, 2723-2724, 2725-2726, 2727-2728, 2729-2730, 2731-2732, 2733-2734, 2735-2736, 2737-2738, 27

ITEM # — Equipment; New Line Controls and Right Vehicle Control, as specified by a description:

Deputy Secretary General
Bureau of Economic Affairs
U.S. Trade Representative
Washington, D.C.

[illegible][illegible]

FILE # - Bureau(s) for the jurisdiction where below and with extended travel as set forth - to document Passport Public Inquiry
 Travel Surveys
 (DOES NOT COVER MEDICAL AREA)

Interrog. No. 14, Stock 8229, Type 314, St. Urbain
Allevia. "I got out of bed and the detector blew"
(CODES NOT CROSS-PRODUCED) (a)

[illegible][illegible]

Recording: Boon, June 21, 1966
 Recording: Hix, 1968. DFC = 7.66-10.00
 (100% NOT CROSS-FED) etc. a)

ITN #21 - Fugitive(s) for the purpose(s) shown above and "giving intentional trouble, as granted in a recentral, caused by
part work of the City of Los Angeles
Parade Member of public school and highway
August 8, 1990
Received Date

RTI 432 - Confidentiality for the document's author and editor and/or the document's author and editor is not required in document. Confirmed in Release of

1990s. 011 200900. Email: 027 4362 43.

ITM 428 - Experimental (or the published) shown below and figs. similarly inserted, as specified in a document.

[illegible]

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LEGEND

DATE	EVENT	DESCRIPTION
6/1/2017	1000000000	AMT. 1000000000
6/1/2017	1000000000	AMT. 1000000000

**FLOYD
SURVEYING**
34006 GALLERON STREET
THERMESA, CA 92597
OFFICE: (949) 200-0682
EMAIL: floyd@floydsurveying.com

PROFETARY INFORMATION
The company has been a member of the S&P 500 since 1981. It is a member of the Dow Jones Industrial Average and the New York Stock Exchange. The company is a member of the S&P 500 and the Dow Jones Industrial Average. The company is a member of the S&P 500 and the Dow Jones Industrial Average.

verizon
15505 SAND CANYON AVENUE, D*
IRVINE, CA 92619



**HYPERION WATER
RECLAMATION PLANT**
12000 VISTA DEL MAR
P.O. BOX 100
AYALA DEL REY, CA 90202

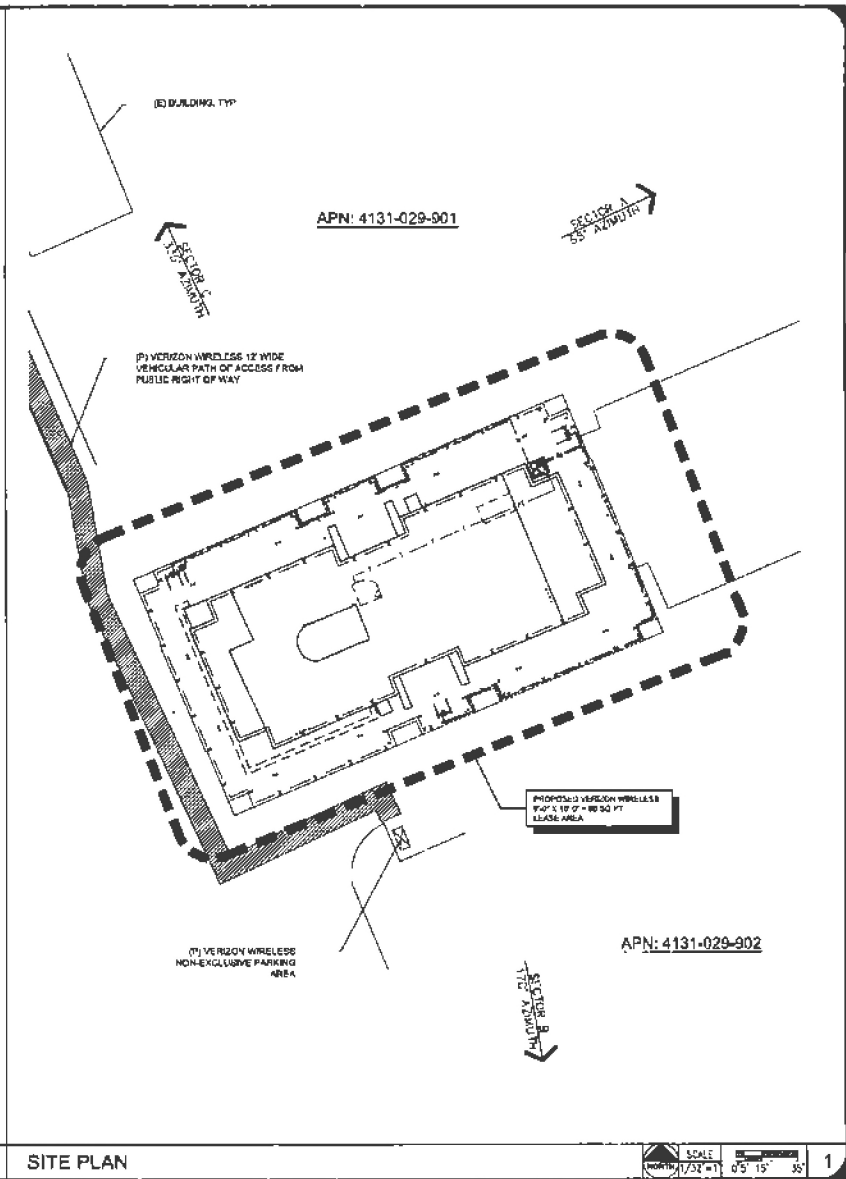
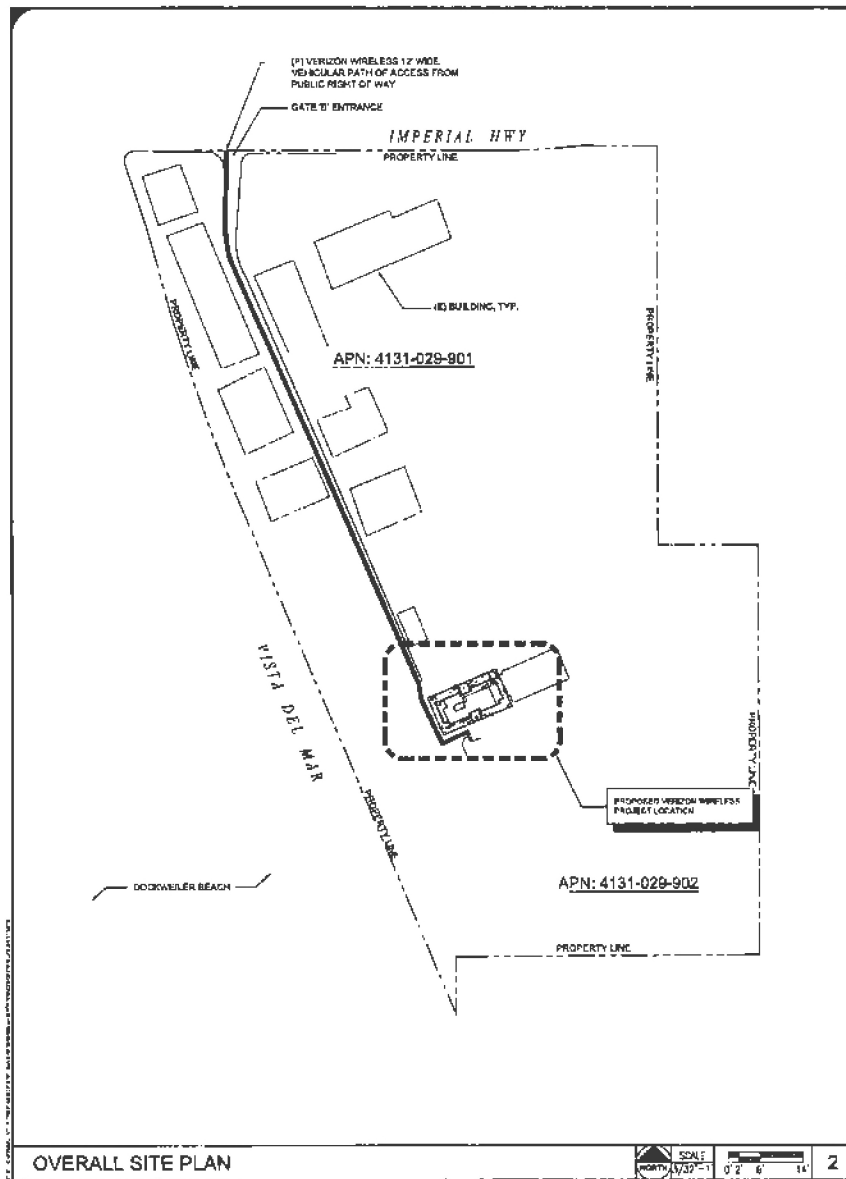
SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS4

LEGEZ

LEGEND

	1980-1984	1985-1989	1990-1994	1995-1999	2000-2004
Number of cases	167	167	167	167	167
% of total cases	100	100	100	100	100



REV	DATE	DESCRIPTION	BY
1	1/15/17	ACR ZONING	JLB
2	1/15/17	10' x 10' ZONING	JLB
3	1/15/17	CITY COUNCIL	JLB

RLS
REGISTERS LAND SERVICES
AN VERIZON WIRELESS AND ITS 100% OWNED SUBSIDIARY
10000 VISTA DEL MAR, SUITE 100, IRVINE, CA 92618

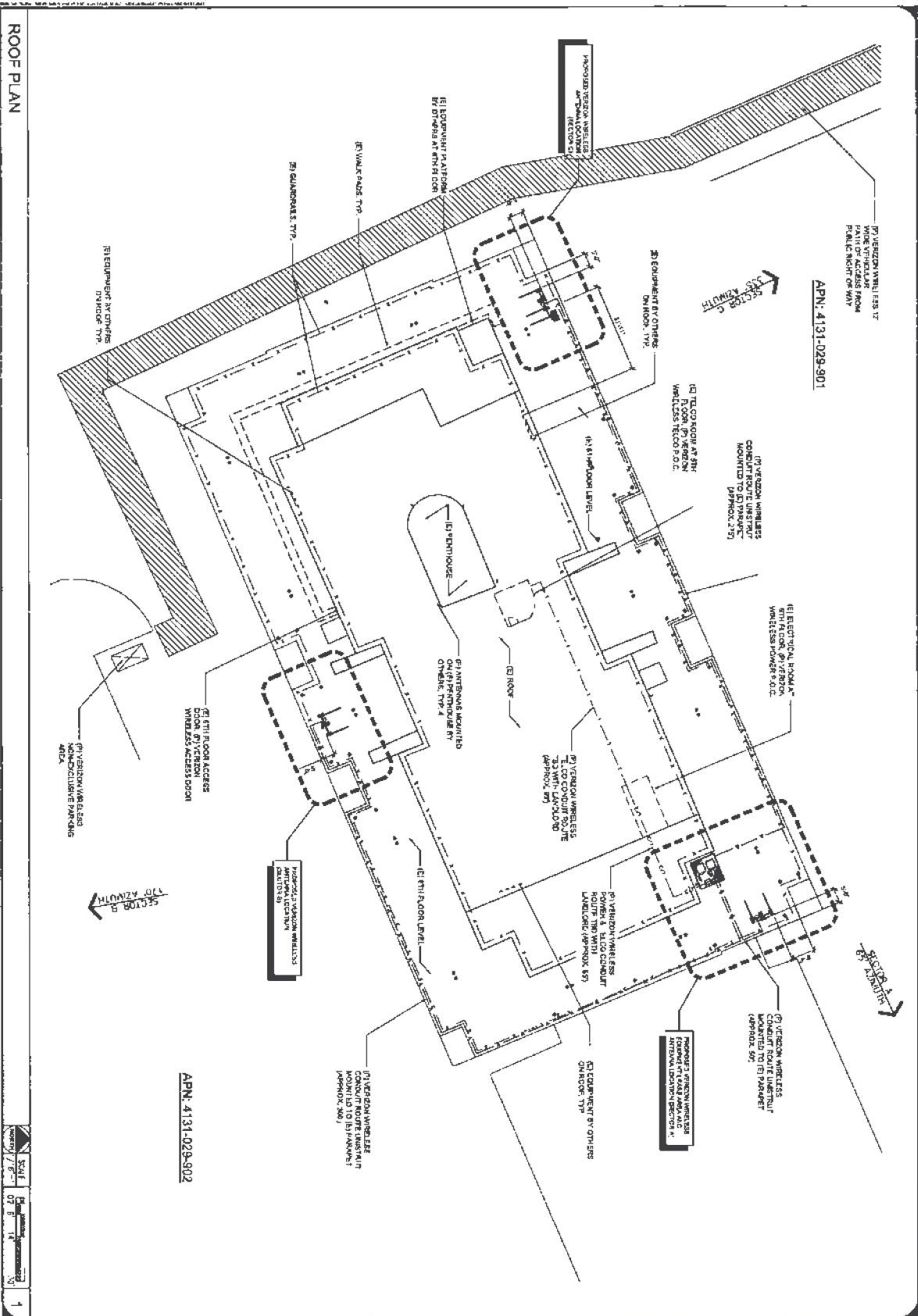
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IRVINE, CA 92618

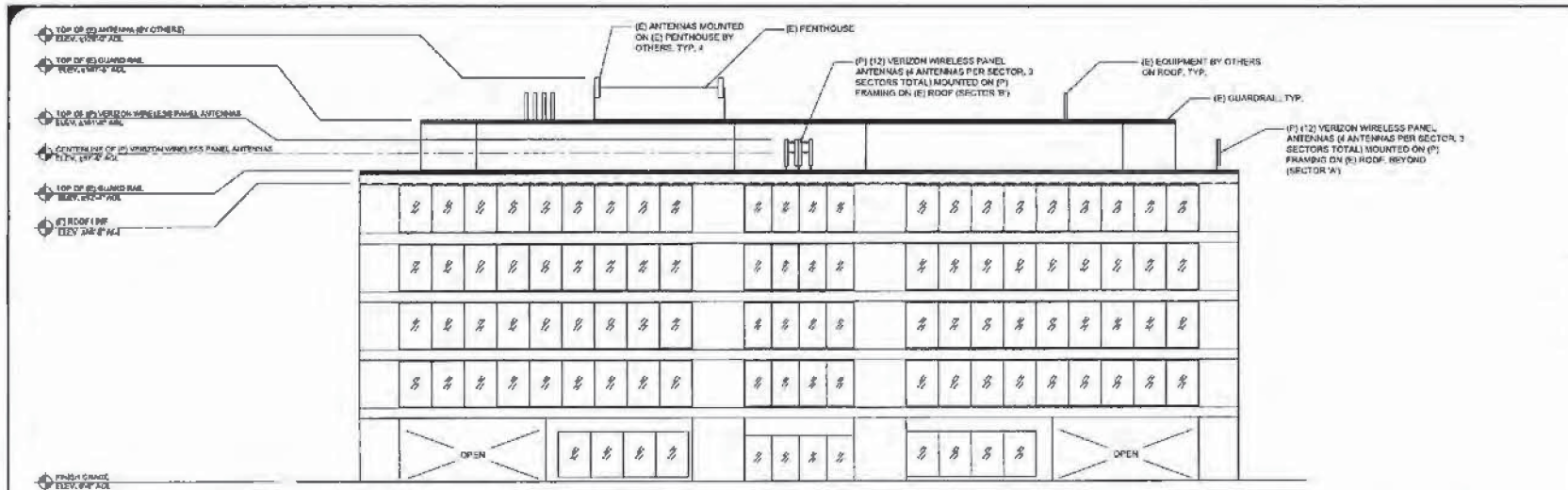
HYPERION WATER RECLAMATION PLANT
12000 VISTA DEL MAR
PLAYA DEL REY, CA 90293

SH-41 TITLE:
SITE PLAN OVERALL SITE PLAN

A-0

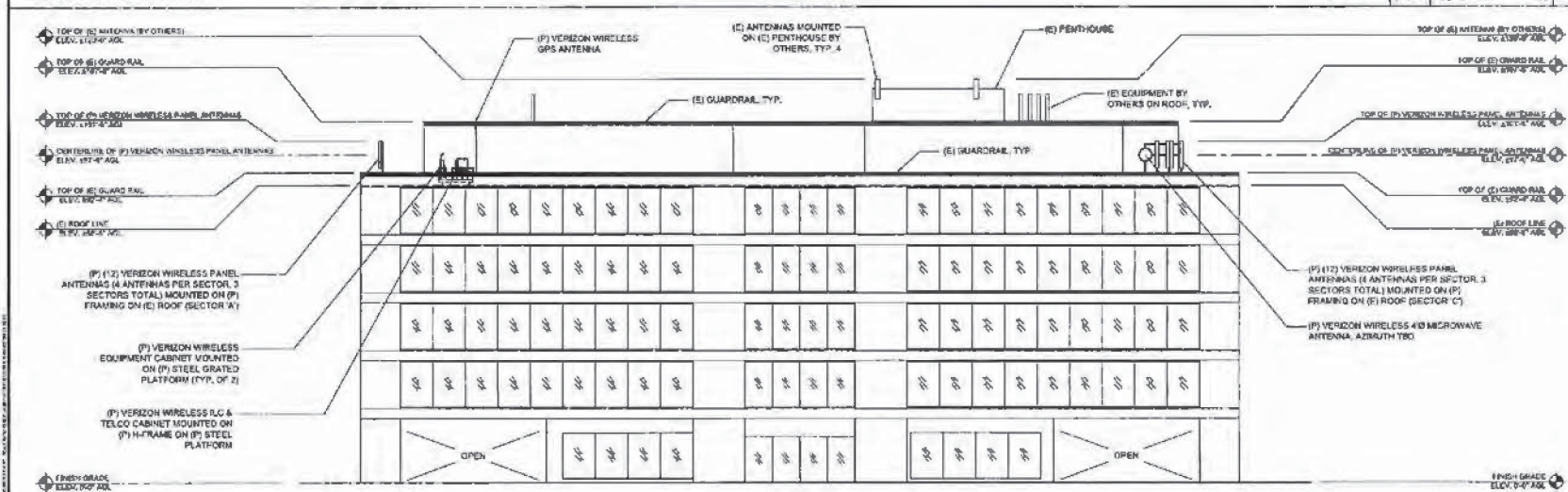


ISSUE STATUS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>10/24/11</td> <td>ISSUED FOR PERMIT</td> <td>DA</td> </tr> <tr> <td>2</td> <td>10/24/11</td> <td>ISSUED FOR PERMIT</td> <td>DA</td> </tr> <tr> <td>3</td> <td>10/24/11</td> <td>ISSUED FOR PERMIT</td> <td>DA</td> </tr> </table>		NO.	DATE	DESCRIPTION	BY	1	10/24/11	ISSUED FOR PERMIT	DA	2	10/24/11	ISSUED FOR PERMIT	DA	3	10/24/11	ISSUED FOR PERMIT	DA	 RIS RIVERSIDE INSTITUTE OF SCIENCE 15000 SAND CANYON AVENUE, D1 IRVINE, CA 92618
NO.	DATE	DESCRIPTION	BY															
1	10/24/11	ISSUED FOR PERMIT	DA															
2	10/24/11	ISSUED FOR PERMIT	DA															
3	10/24/11	ISSUED FOR PERMIT	DA															
PROPERTY INFORMATION PROJECT: HYPERION WATER RECLAMATION PLANT 12000 VISTA DEL MAR PLAYA DEL REY, CA 90293		 verizon 15000 SAND CANYON AVENUE, D1 IRVINE, CA 92618																
HYPERION WATER RECLAMATION PLANT 12000 VISTA DEL MAR PLAYA DEL REY, CA 90293		 CITY OF PLAYA DEL REY 12000 VISTA DEL MAR PLAYA DEL REY, CA 90293																
ROOF PLAN SHEET TITLE:		A-1																



SOUTH ELEVATION

SCALE 1/16"=1' 0' 6" 12" 30' 1



NORTH ELEVATION

SCALE 1/16"=1' 0' 6" 12" 30' 2

REV	DATE	DESCRIPTION	BY
1	10/13/11	REV. ZONING	UAE
2	11/22/11	100% ZONING	OAE
3	11/27/11	CITY COMMENTS	JAC

RLS
RELANT LAND SERVICES
13945 SAND CANYON AVENUE, SUITE 200, IRVINE, CA 92618
(949) 453-1111

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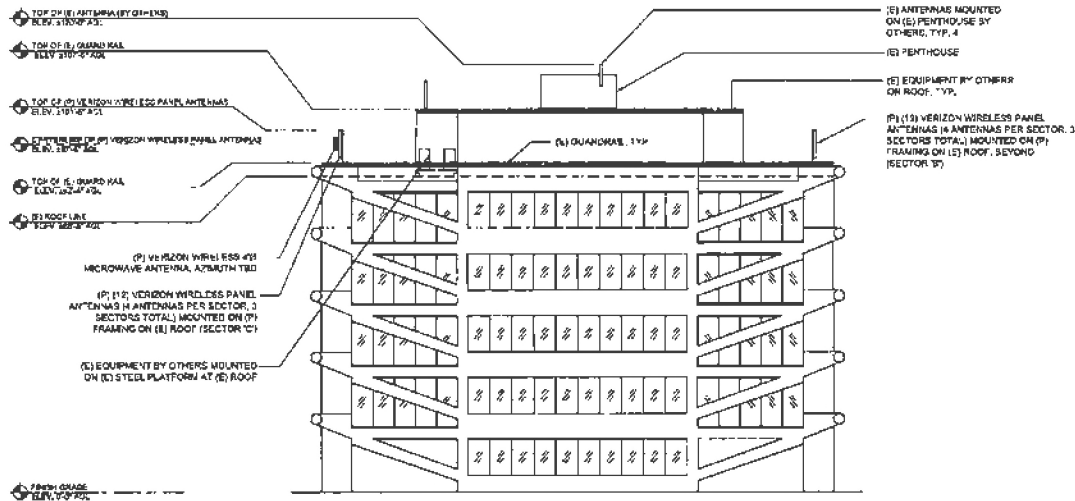
verizon
13945 SAND CANYON AVENUE, D1
IRVINE, CA 92618

REGISTERED PROFESSIONAL ENGINEER
No. 81034
P. 12/20/11
J. L. CHEN
CIVIL ENGINEER

HYPERION WATER RECLAMATION PLANT
12000 VISTA DEL MAR
PLAYA DEL REY, CA 90253

SHEET TITLE:
ELEVATIONS

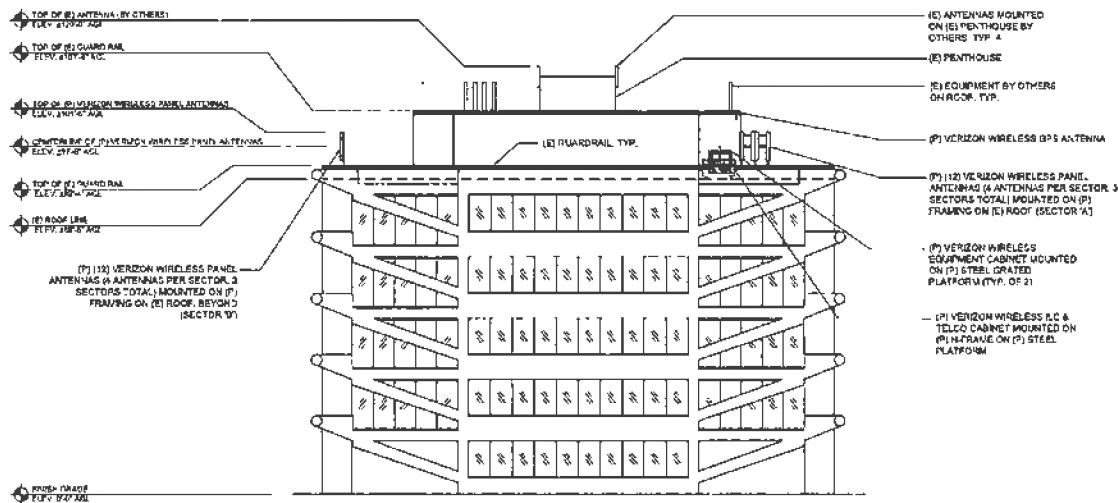
A-3



WEST ELEVATION

SCALE
1/8" = 1'-0"
0' 6" 12" 18" 24" 30'

1



EAST ELEVATION

SCALE
1/8" = 1'-0"
0' 6" 12" 18" 24" 30'

2

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	11/21/11	ISSUE STATUS	DA
2	11/21/11	ISSUE STATUS	DA
3	11/21/11	ISSUE STATUS	DA
4	11/21/11	ISSUE STATUS	DA
5	11/21/11	ISSUE STATUS	DA
6	11/21/11	ISSUE STATUS	DA
7	11/21/11	ISSUE STATUS	DA
8	11/21/11	ISSUE STATUS	DA
9	11/21/11	ISSUE STATUS	DA
10	11/21/11	ISSUE STATUS	DA



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IRVINE, CA 92618



**HYPERION WATER
RECLAMATION PLANT**
12000 VISTA DEL MAR
PLAYA DEL REY, CA 90293

SHEET TITLE:
ELEVATIONS

A-4