



**Jim Minnick**  
DIRECTOR

# Imperial County Planning & Development Services Planning / Building

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**TO:** Commissioner Eddie Cedeno  
Commissioner Jerry Arguelles  
Commissioner Mike Goodsell  
Commissioner Dennis Logue  
Commissioner Silvia Chavez

**FROM:** Jim Minnick, Secretary  
Planning & Development Services Director

**SUBJECT:** Public Hearing for the consideration of the proposed Conditional Use Permit #21-0003 for Tectonic Engineering for Eco-Site Tower consistency with the 1996 Airport Land Use Compatibility Plan (**ALUC 08-21**)

**DATE OF REPORT:** **August 18, 2021**

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**AGENDA ITEM NO:** 3

**HEARING DATE:** August 18, 2021

**HEARING TIME:** 6:00 p.m.

**HEARING LOCATION:** County Administration Center  
Board of Supervisors Chambers  
940 Main Street  
El Centro, CA 92243

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## STAFF RECOMMENDATION

It is Staff's recommendation that the Airport Land Use Commission consider the proposed project for a new 80-foot high telecommunication tower and unmanned equipment, located at 1549 Dogwood Rd., El Centro, CA to be consistent with the 1996 Airport Land Use Compatibility Plan.

## SECRETARY'S REPORT

### **Project Location:**

The proposed telecommunications tower is to be located at 1549 Dogwood Rd., El Centro, CA, south of the City of El Centro and Interstate 8; The property is identified as Assessor Parcel Number (APN) 054-360-053-000, Latitude: 32° 45' 46.06696" (32.7628°) N, Longitude: -115° 32' 17.73875" (115.5383°) W and is further described as that portion of Tract 140, Township 16 South, Range 14 East, S.B.B.M., shown and designated as Parcel 2 of Parcel Map No. M-1478 as recorded in Book 6 of Page 50 of Parcel Maps in the Office of the County Recorder of Imperial County. The parcel has been recently annexed to the City of El Centro per Annexation EC 01-19 recorded on July 19, 2021.

### **Project Description:**

The applicant, Eco-Site, is proposing to install a new 80-foot monopole telecommunication tower with unmanned equipment, including concrete pads, antennas and ancillary apparatus. The applicant is Tectonic Engineering for Eco-Site, and the property is owned by Michael Mostrong & Julie L. Mostrong, Trustees of the Mostrong Family Living Trust.

The proposed tower site will be located on a 21' x 90' leased area, with an 8' chain-link barbed wire fence on an approximately 7 acre parcel. Access would be thru an easement on APN 054-360-053-000 & 054-360-054-000, parcels with an existing industrial use. The new tower is proposed to be co-locatable.

Applicant initially proposed a similar project on adjacent northern parcel, 054-360-052-000, and was assigned Conditional Use Permit #19-0011/ Initial Study #19-0014. The application had a tentative date scheduled for Public Hearing before the Planning Commission on September 2020 but had to be pulled from the agenda since the applicant was informed by the utility company they were expanding their overhead power lines adjacent to the site and the tower would not meet their minimum setback requirement. As a result, the project was moved to the adjoining parcel, 054-360-053-000.

The proposed telecommunications tower has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan, although the proposed site is not located or within the vicinity of any of the Imperial County Airports.

### **General Plan/ALUCP Analysis:**

The proposed telecommunications tower is located in the El Centro urban area and is not located near any County Public Airport or airstrip. The nearest Airport is the Imperial County airport, which is located about four (4) miles northwest of the project site.

The project site is zoned M-2-U (Medium Industrial) per the Imperial County Land Use Ordinance Title 9.

The Airport Land Use Compatibility Plan (ALUCP), Chapter 2, Policies, Section 2.3.1, provides "Types of Actions Reviewed" by the Commission, which shall include:

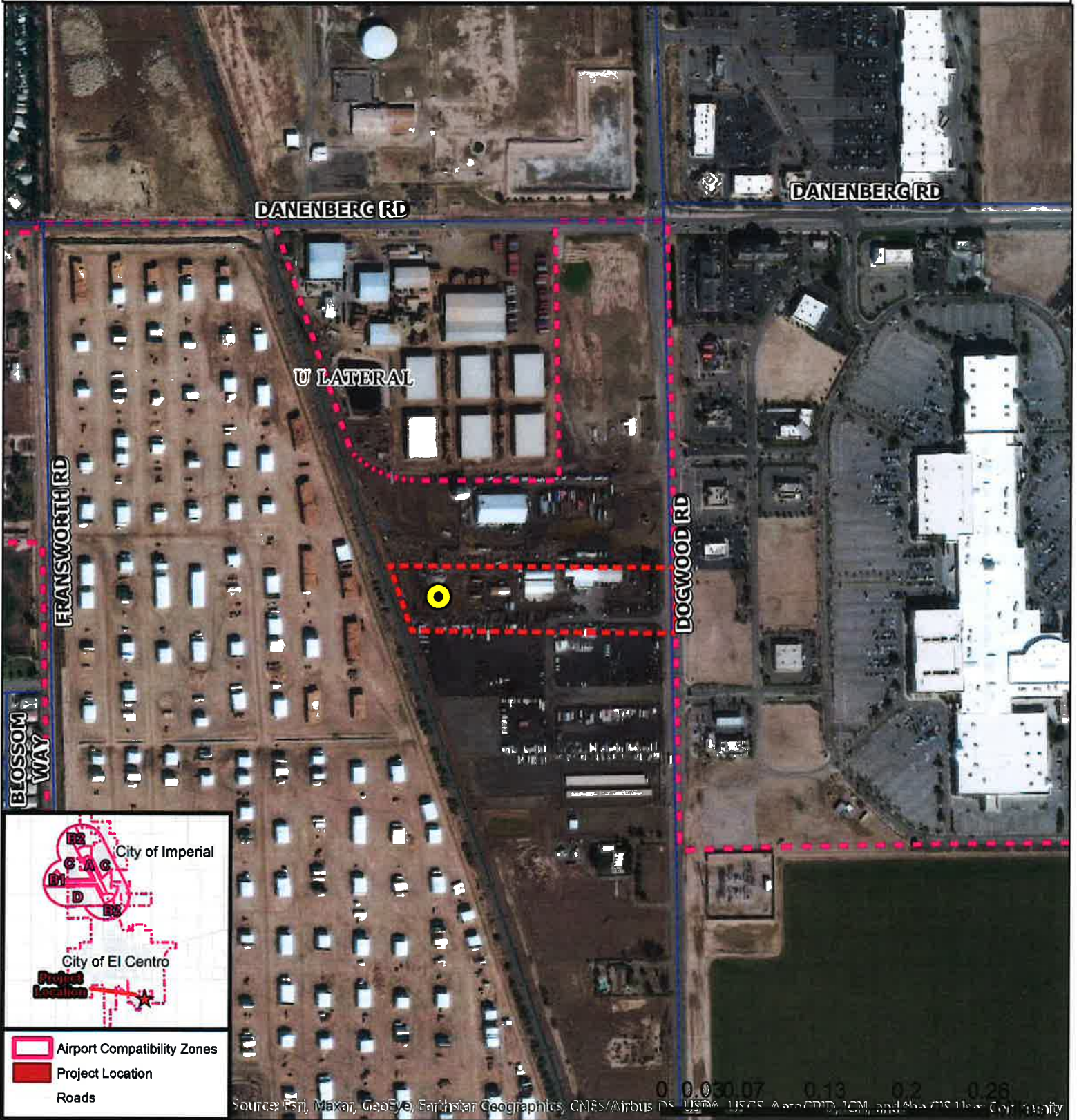
“Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities” (Section 2.1.3.3h, pg. 2-4)

The proposed Conditional Use Permit has been submitted for the Airport Land Use Commission’s review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the application (telecommunications tower).

S:\AllUsers\APN\054\360\052\CUP19-0011\ALUC\CUP19-0011 ALUC Staff Report.doc

**Attachment "A"**  
**Vicinity Map**

# PROJECT LOCATION MAP



- Airport Compatibility Zones
- Project Location
- Roads



**TECTONIC ENGINEERING**  
**FOR ECO-SITE**  
**CUP #21-0003**  
**INITIAL STUDY #21-0004**  
**APN 054-360-053-000**

- HIGHWAYS
- EL CENTRO CITY LIMIT
- PROJECT LOCATION
- PROPOSED TOWER LOCATION



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Attachment "B"**  
**CUP Application**

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

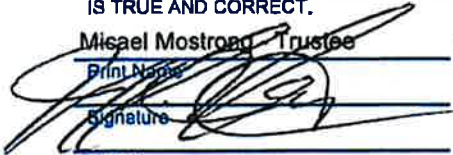
- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Michael Mostrong Trustee		EMAIL ADDRESS mmostrong@sbcglobal.net	
2. MAILING ADDRESS (Street / P O Box, City, State) 1549 Dogwood Road, El Centro, CA		ZIP CODE 92243	PHONE NUMBER 760-554-3832
3. APPLICANT'S NAME EcoSite (Tectonic Engineering-Authorized Agent)		EMAIL ADDRESS gferrara@tectonicengineering.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1420 Bristol Street North, Suite 210, Newport Beach, CA		ZIP CODE 92860	PHONE NUMBER 518-441-4473
4. ENGINEER'S NAME WT Group LLC-Ryan Gross		CA. LICENSE NO.	EMAIL ADDRESS ryan.gross@wtengineering.com
5. MAILING ADDRESS (Street / P O Box, City, State) 8560 S Eastern Ave #220, Las Vegas, NV		ZIP CODE 89123	PHONE NUMBER 702-998-1012
6. ASSESSOR'S PARCEL NO. 054-360-053-000 and 054-360-054-000		SIZE OF PROPERTY (in acres or square foot) 7.19 & 14.7 Acres (Project <1 Acre)	ZONING (existing) Urban Industrial Zone 1
7. PROPERTY (site) ADDRESS 1549 Dogwood Rd, El Centro CA 92243			
8. GENERAL LOCATION (i.e. city, town, cross street) Dogwood Road & E Danenberg Drive			
9. LEGAL DESCRIPTION That portion of Tract 140, Township 16 South, Range 14 East, SBN in an unincorporated area of the County of Imperial, State of California, according to official plat thereof, shown and designated as Parcel 2 of Parcel Map NO. M-1478 on file in Book 6 Page 50 of Parcel Maps in the Office of the County Recorder of Imperial County.			

**PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)**

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Installation of an 80' (85' with lightning rod) monopole telecommunications tower and fenced compound with unmanned equipment.	
11. DESCRIBE CURRENT USE OF PROPERTY	M-2
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A
13. DESCRIBE PROPOSED WATER SYSTEM	N/A
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	N/A
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Michael Mostrong Trustee  
 Print Name: \_\_\_\_\_ Date: 5/3/2021  
 Signature:  \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**REQUIRED SUPPORT DOCUMENTS**

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: <u>MM Mail</u>	DATE: <u>6/10/21</u>	REVIEW / APPROVAL BY OTHER DEPT'S required.
APPLICATION DEEMED COMPLETE BY: _____	DATE: _____	<input type="checkbox"/> P. W.
APPLICATION REJECTED BY: _____	DATE: _____	<input type="checkbox"/> E. H. S.
TENTATIVE HEARING BY: _____	DATE: _____	<input type="checkbox"/> A. P. C. D.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE: _____	<input type="checkbox"/> O. E. S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

**CUP #**  
21-003

**RECEIVED**

**JAN 28 2021**

**IMPERIAL COUNTY  
PLANNING DEVELOPMENT SERVICES**

January 22, 2021

Imperial County  
Planning & Development Services  
801 Main Street  
El Centro, CA 92243

SUBJECT: Conditional Use Permit Application  
1549 Dogwood Rd., El Centro, CA APN: 054-360-053-000

To: Mariela Moran, (442) 265-1736

**Description of Compliance with Section 92404.01:**

- A. Zones: The Proposed Wireless Communication Facility (WCF) is in Zone 1
- B. Use Permit Required: CUP application has been filed for proposed WCF
- C. Building Permit Required: Eco-Site will file for a Building Permit with Imperial County once Zoning Approval granted
- D. Design Consistency with the Surrounding Environment: Zoning for proposed parcel is Industrial. As no existing verticality is available, Monopole design proposed.
- E. Height: Proposed height will be the minimum functional height with allowance for (2) future carriers and within the respective base Zone 1. It is not in a scenic corridor.
- F. Screening: We request an exemption from landscaped screening due to the zoning district, surrounding uses and the location of the communication facility on the property. Landscaped screening would be no benefit.
- G. Radio-frequency exposure: WCF will not exceed FCC allowances.
- H. Cabling: Cabling shall be located within cable trays painted to match and in accordance with the NEC.
- I. Painting and Lighting: Proposed WCF will be painted to minimize visual impact. WCF will adhere to FAA requirements of lighting if required.
- J. Noise: Surrounding properties to proposed WCF are Urban Industrial. WCF will be designed to minimize noise.
- K. Accessory Structures: Equipment cabinets for WCF will meet setbacks for Zone 1 and will be served by the minimum roads and parking areas.
- L. N/A

**Project Contact Info**

429 Lithia Pinecrest Road | Brandon, FL 33511  
813.374.9177 Tel

tectonicengineering.com  
Equal Opportunity Employer



- M. Provisions for Future Co-location: WCF designed for (3) carriers.
- N. Removal Upon Discontinuation of Use: All equipment to be removed within 180 days of the discontinuation of the use.
- O. Principal or Accessory Use: Proposed 80' Monopole
- P. Lot Size: Proposed WCF will comply with County development regulations.
- Q. Inventory of Existing Sites: Eco-Site does not have another facility in Imperial County nor within a mile of the border.
- R. Aesthetics: Proposed Tower and related structures will use either neutral or galvanized finish per recommendation/ determination.
- S. Lighting: Proposed Tower will not be lit.
- T. State or Federal Requirements: Proposed WCF will meet or exceed current standards and regulations of the FAA, FCC and any other state or federal government with authority to regulate.
- U. Building Codes; Safety Standards: WCF shall be built to meet applicable state or local building codes and Electronic Industries Association.
- V. Measurement: Proposed tower setbacks will adhere to County provisions of Title 9 for the respective zone.
- W. Not Essential Services: WCF will be regulated and permitted per this Ordinance.
- X. Franchises: Project will adhere to franchise requirements if it pertains.
- Y. Public Notice: Project will provide Public Notification per CUP requirements and Title 9.
- Z. Signs: WCF will adhere to signage requirements.
- AA. Buildings and Support Equipment: Associated equipment will comply with requirements of Title 9.
- BB. Multiple Antenna/ Tower Plan: Application for Tower at 2761 Gram Drive, Thermal in Imperial County is pending building permit approval.

Sincerely,



Gary Ferrara, Program Director

Tectonic Engineering & Surveying Consultants P.C. on behalf of Eco Site



Vertical Bridge REIT, LLC  
 750 Park of Commerce Drive, Suite 200  
 Boca Raton, FL 33487  
 +1 (561) 948 - 6367  
 VerticalBridge.com

February 25, 2021  
 Imperial County Planning & Development Services  
 801 Main Street  
 El Centro, CA 92243

SUBJECT: Conditional Use Permit # 21-0003; APN 054-360-053; 1549 Dogwood Rd, El Centro, CA - CA-5224

Dear Sir/ Madam

Vertical Bridge Development, LLC, a Delaware limited liability company, attests the construction of the proposed tower at 1549 Dogwood Road, El Centro, CA will accommodate the collocation of additional antennas for future users.

Vertical Bridge Development, LLC,  
 a Delaware limited liability company

By: *Eva Combs*  
 Name: Eva Combs  
 Title: Construction Coordinator  
 Date: 2-26-2021

Acknowledgment

STATE OF FLORIDA

COUNTY OF Palm Beach

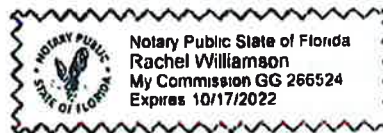
The foregoing instrument was acknowledged before me this 2-26-2021 (date), by Eva Combs (name), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

*Rachel Williamson*

Notary Public

Printed Name: Rachel Williamson

My Commission Expires: Oct. 17, 2022



JAN 28 2011

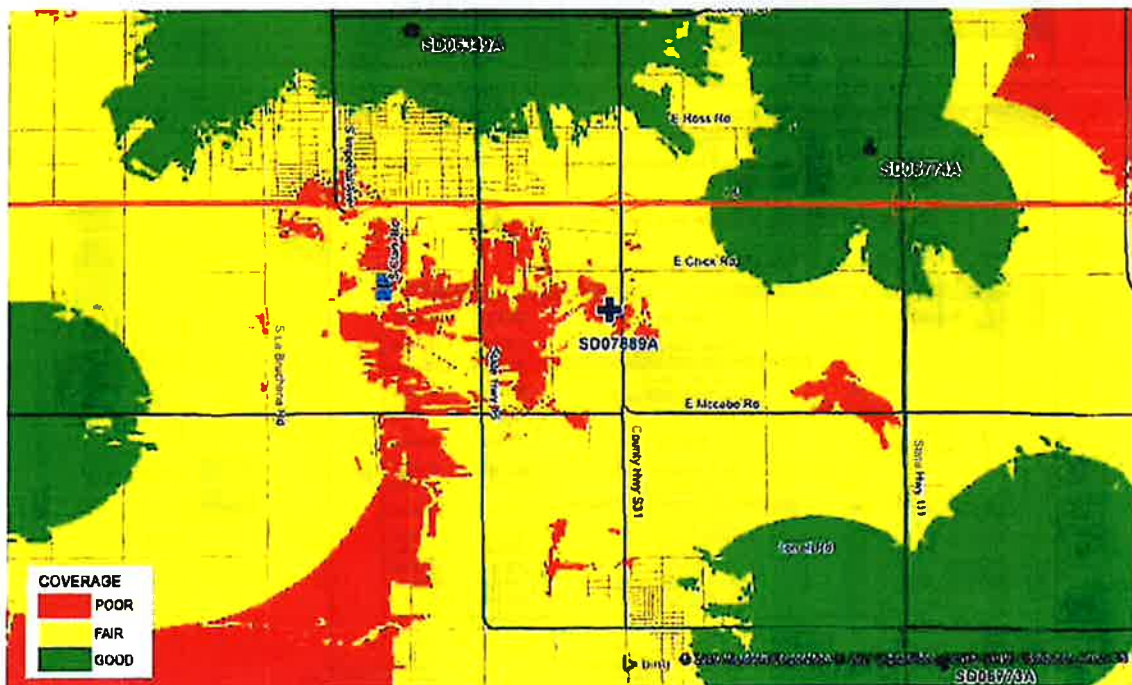
IMPERIAL COUNTY  
 PLANNING DEVELOPMENT SERVICES

Alternative Analysis

Re Title 9 Division 24 Chapter 6 92406.00: A search of the surrounding area was performed to find existing verticality or co-location opportunities but none were found that would cover the RF objective for this Wireless Communication Facility which is near the intersection of E. Danenberg Dr. & Dogwood Rd. As shown below, existing registered and unregistered towers in the City of El Centro and Imperial County were too far away or too short to meet the RF objective. Tower information from AntennaSearch.com.



**Area Coverage without SD07889A**

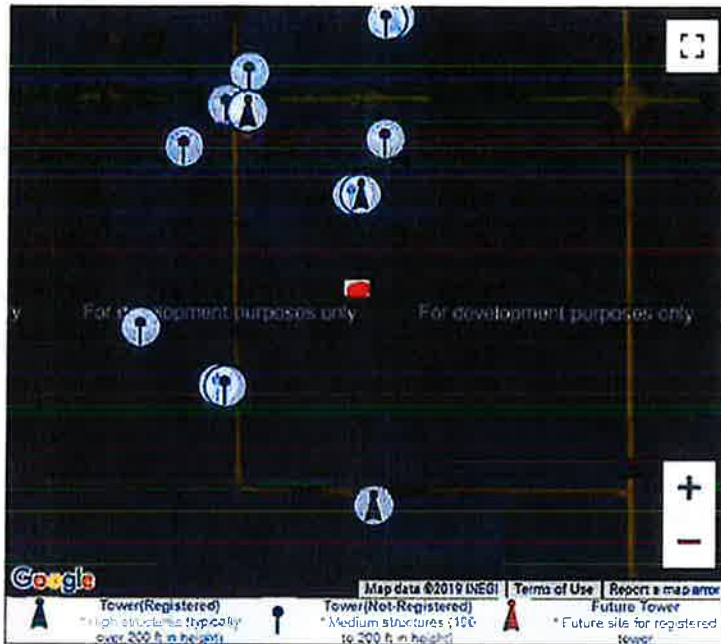


**Tectonic Engineering Consultants P.C.**

3923 South McClintock Drive, Suite 409 | Tempe, AZ 85282  
 480.629.5533 Tel | 480.629.8771 Fax

tectonicengineering.com  
 Equal Opportunity Employer

• Tower Structures - (1649 S Dogwood Rd, El Centro, CA 92243)



### Tower Search Results

**Alert!** 13 Towers (4 Registered, 9 Not Registered) found within 2.00 miles of 1649 S Dogwood Rd, El Centro, CA 92243

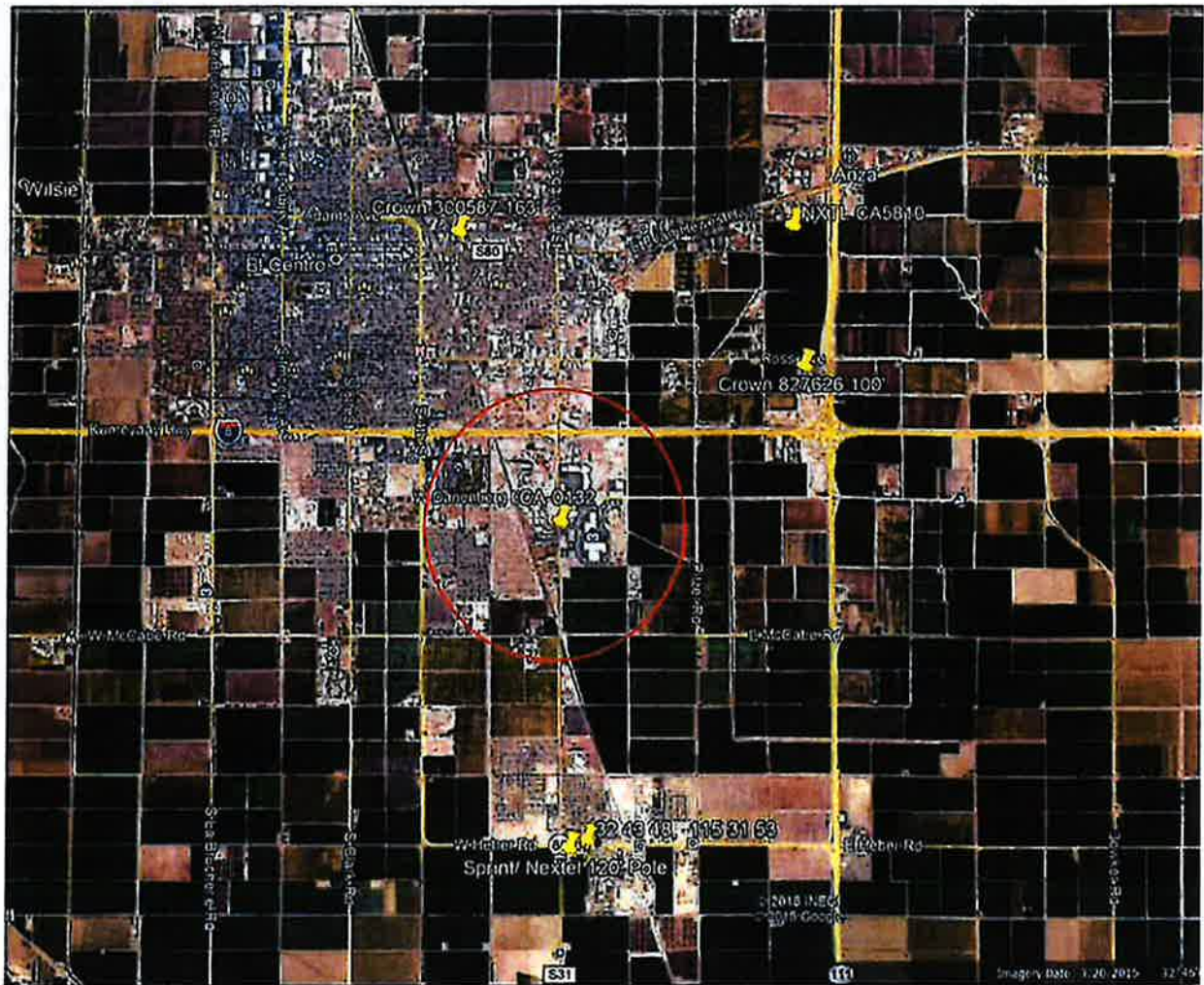
**Info!** The NEAREST Tower is .74 miles away and is owned by Eco-site

**OK!** No Applications for Future Towers detected as of 09/25/19.

Registered/Not Registered	Count	Company Name	Height	Distance
Registered	(1)	Eco-site	85 feet	.74 miles
	(2)	Nitel Wireless Corp.	124 feet	1.40 miles
	(2)	Pt Tower Development, LLC Co Lease/Lease	80 feet	1.53 miles
	(4)	Americas LLC Twin Investments, L.L.C.	284 feet	1.65 miles
Not Registered	(1)	Towers	41 feet	.76 miles
	(2)	W.S. Fractors Inc	225 feet	1.12 miles
	(3)	Ezed W. Volken	173 feet	1.28 miles
	(4)	The Voice Of Internation Evangelism, Inc	173 feet	1.33 miles
	(5)	Colton Partridge	80 feet	1.77 miles
	(6)	Towers	38 feet	1.83 miles
	(7)	Kyle Inc	203 feet	1.84 miles
	(8)	Nycksa Inc DBA Biotech	250 feet	1.84 miles
	(6)	Wire Electronics, Inc	234 feet	1.83 miles
Future	(No Towers Detected)			

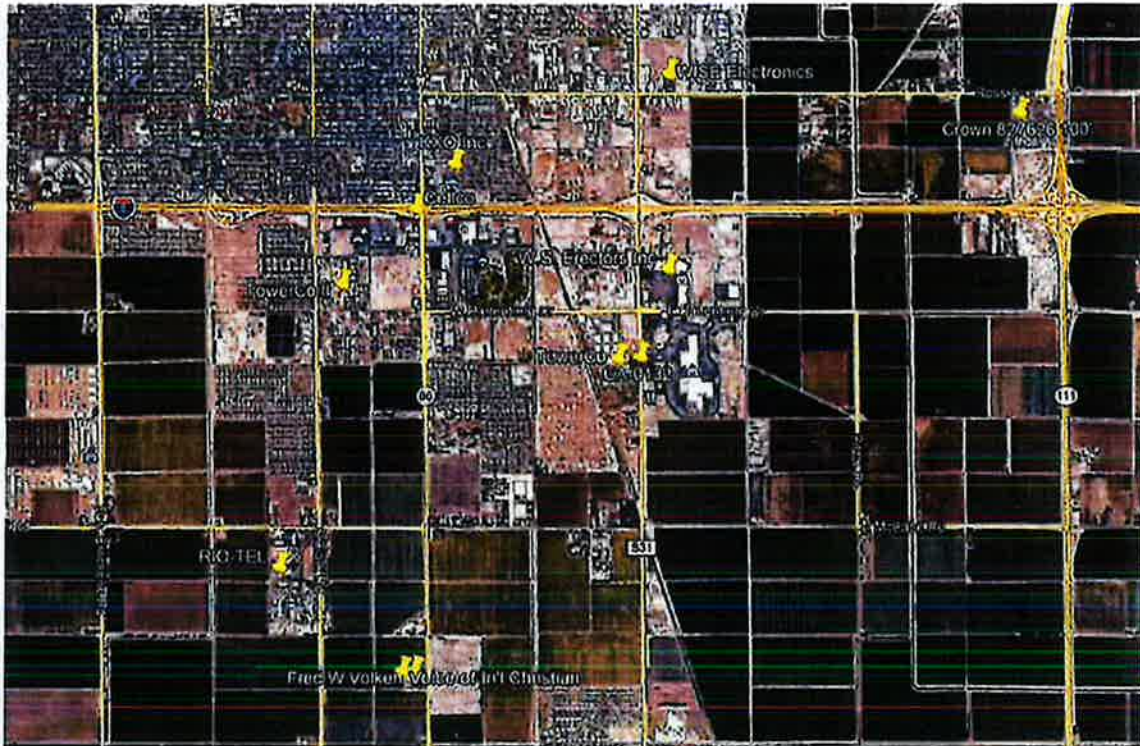
© 2019 Tectonic | Tower Search Results

Inventory of Existing Registered Sites:

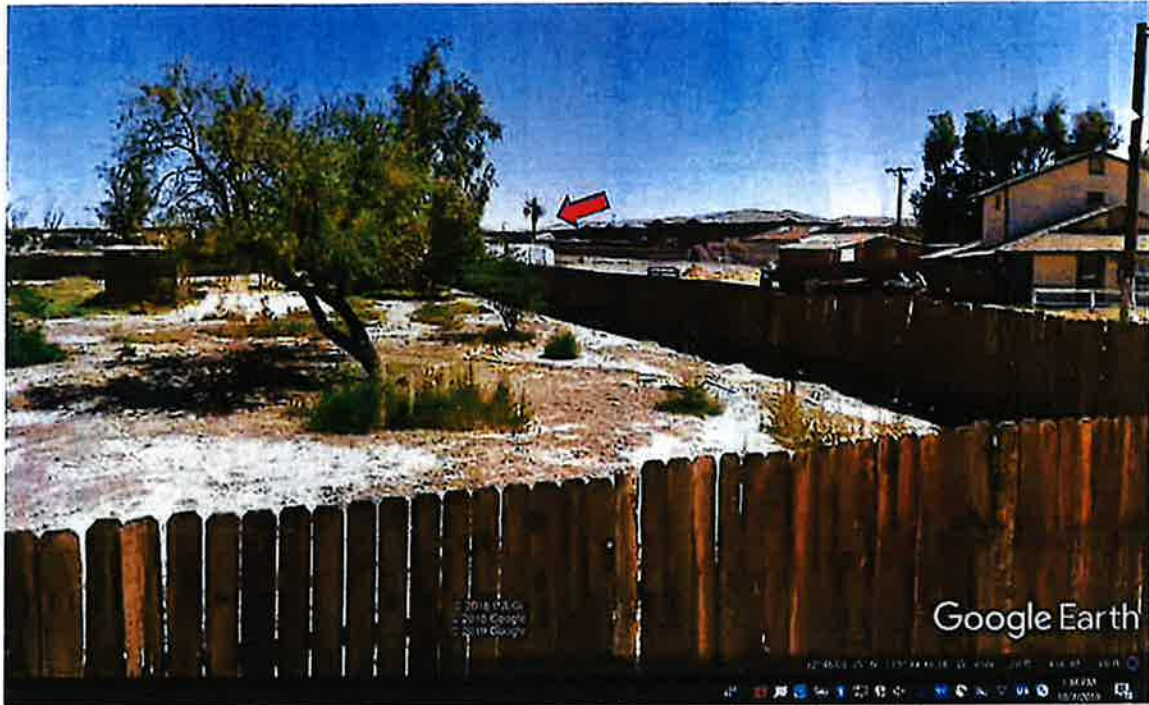


- Crown 827626, 100. Tower – 2.08 miles NE, Imperial County: Tower too far to meet RF objective
- Crown 300587, 163' Tower – 2.27 miles NW, City of El Centro: Tower too far to meet RF objective
- Nextel/ Sprint CA5810, - 2.74 miles NW, Imperial County: Tower too far to meet RF objective
- Nextel/ Sprint 120' Pole – 2.37 miles S, Imperial County: Tower too far to meet RF objective

Inventory of Existing Unregistered Sites:



- TowerCo/ Sprint Monopalm - 567' W, Imperial County: insufficient height to meet RF objective
- W.S. Erectors - .5 miles NE, Imperial County: no structure detected
- Fred W. Volken - 1.8 miles SW, Imperial County: Tower too far to meet RF objective, not co-locatable
- The Voice of Int'l Christian - 1.8 miles SW, Imperial County: Tower too far to meet RF objective, AM/FM, not co-locatable
- Cellco Monopalm - 1.2 miles NW, City of El Centro: Tower too far to meet RF objective, insufficient height available
- TowerCo II Monopalm - 1.4 mile NW, City of El Centro: Tower too far to meet RF objective, insufficient height available
- KXO Inc - 1.25 miles, City of El Centro: No Tower detected, possible rooftop, too far to meet RF objective
- RIO-TEL SST towers - 1.9 miles, Imperial County: Towers too far to meet RF objective
- WISE Electronics Guyed Tower - 1.4 miles NE, City of El Centro: Tower too far to meet RF objective

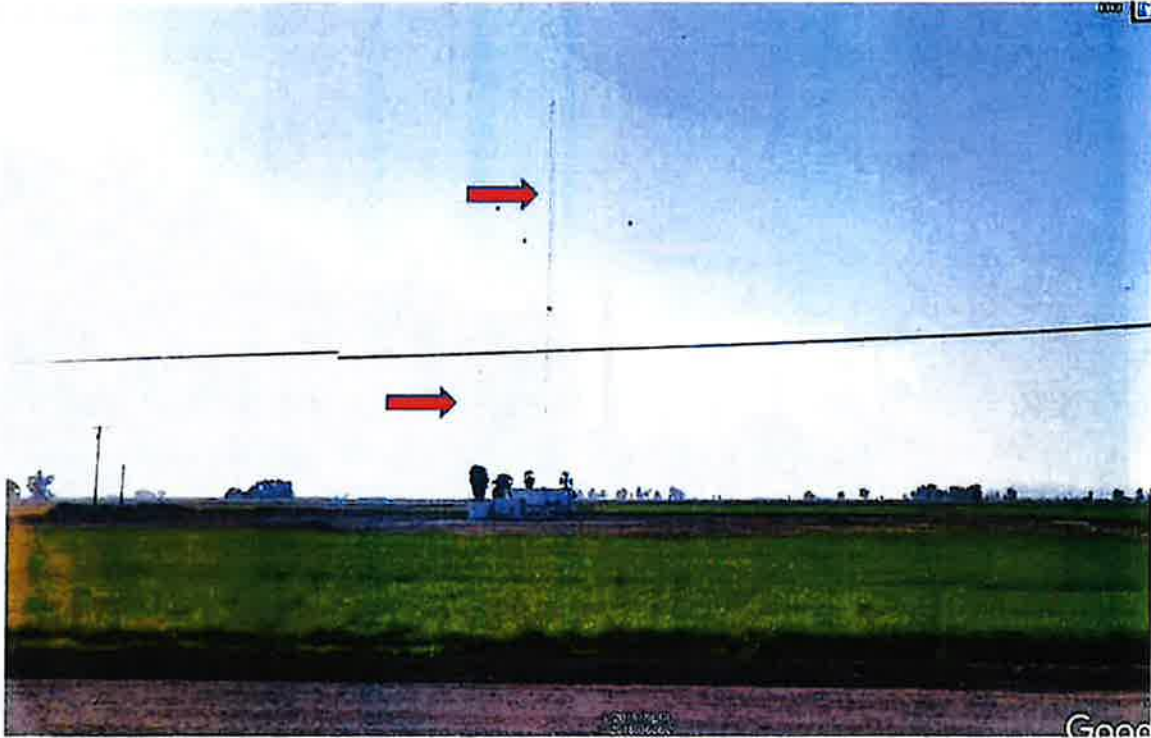


- TowerCo/ Sprint Monopalm - 567' W, Imperial County: insufficient height to meet RF objective



- W.S. Erectors: - .5 miles NE, Imperial County: no structure detected





- Fred W. Volken & Int'l Christian - 1.8 miles SW, Imperial County; Towers too far to meet RF objective, not co-locatable



- Cellco Monopalm ~ 1.2 miles NW, City of El Centro: Tower too far to meet RF objective, insufficient height available



- TowerCo II Monopalm - 1.4 mile NW, City of El Centro: Tower too far to meet RF objective, insufficient height available



- KXO Inc - 1.25 miles N, City of El Centro: No Tower detected, possible rooftop, too far to meet RF objective



➤ RIO-TEL SST towers – 1.9 miles SW, Imperial County: Towers too far to meet RF objective



- WISE Electronics Guyed Tower – 1.4 miles N, City of El Centro: Tower too far to meet RF objective

••T••Mobile•

# SD07889A Coverage Maps

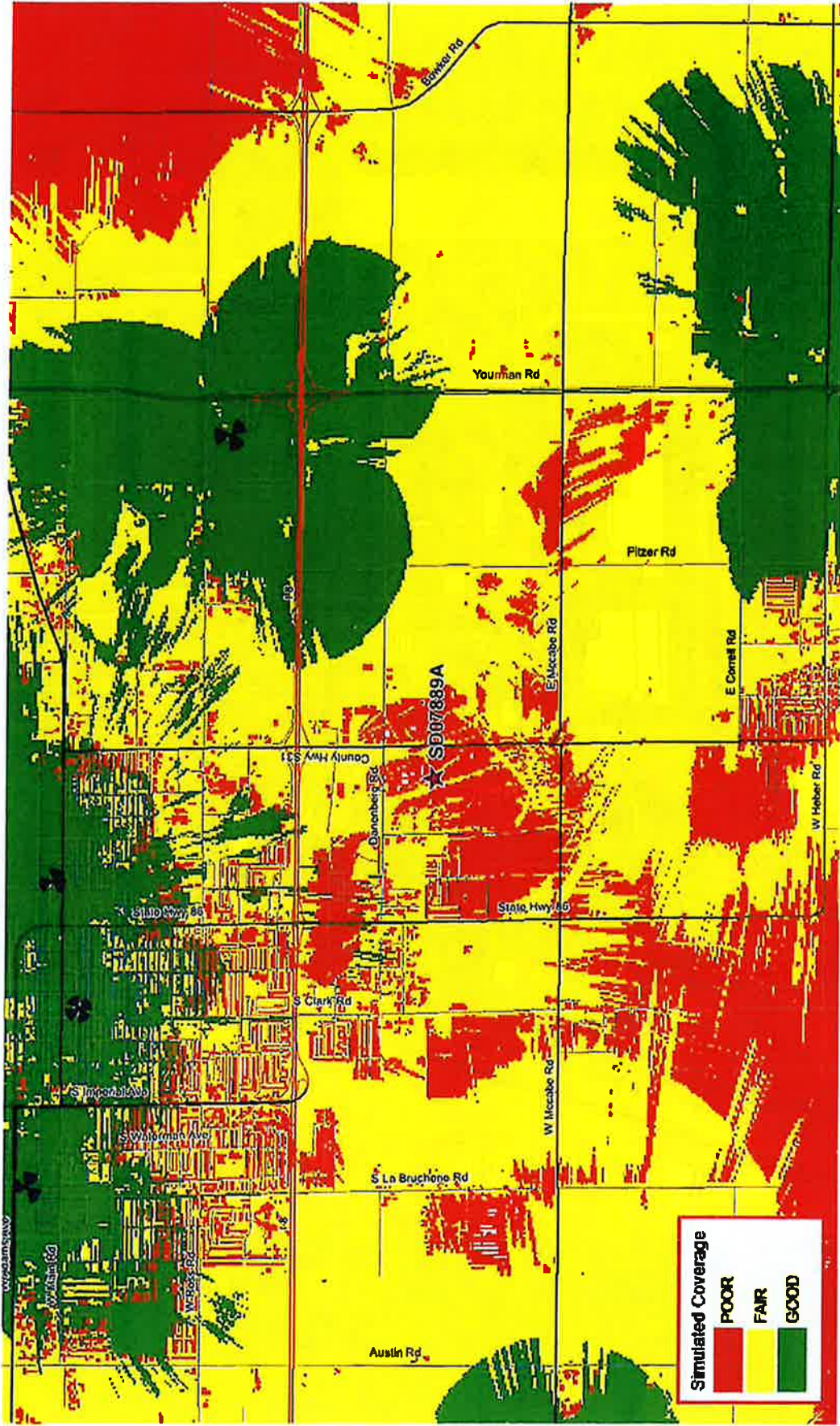
RF Team - San Diego Market





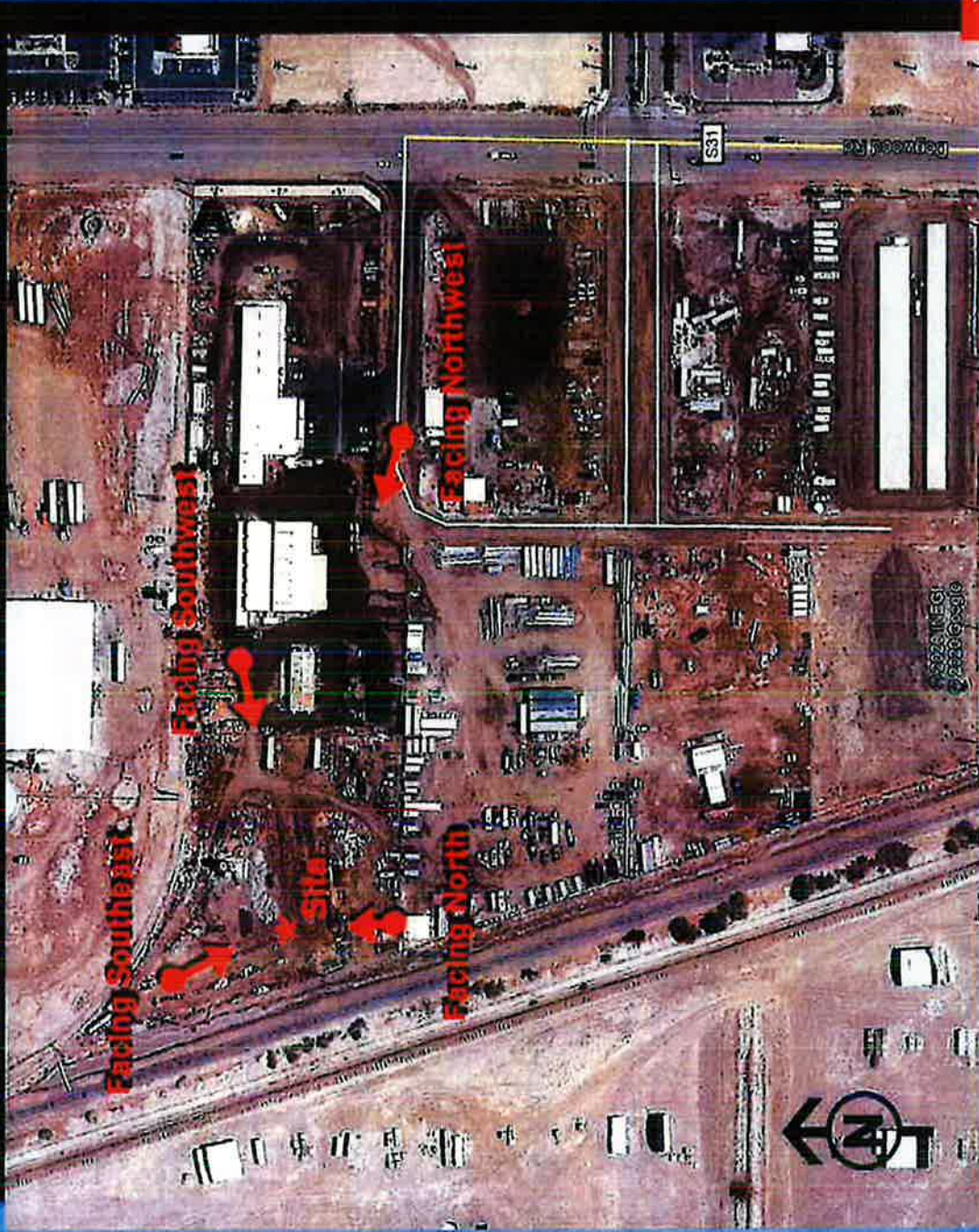


# T-Mobile Area without SD07889A



# CA-0132 / South Dogwood Rd

1549 Dogwood Rd  
El Centro, CA 92243



Eco-Site



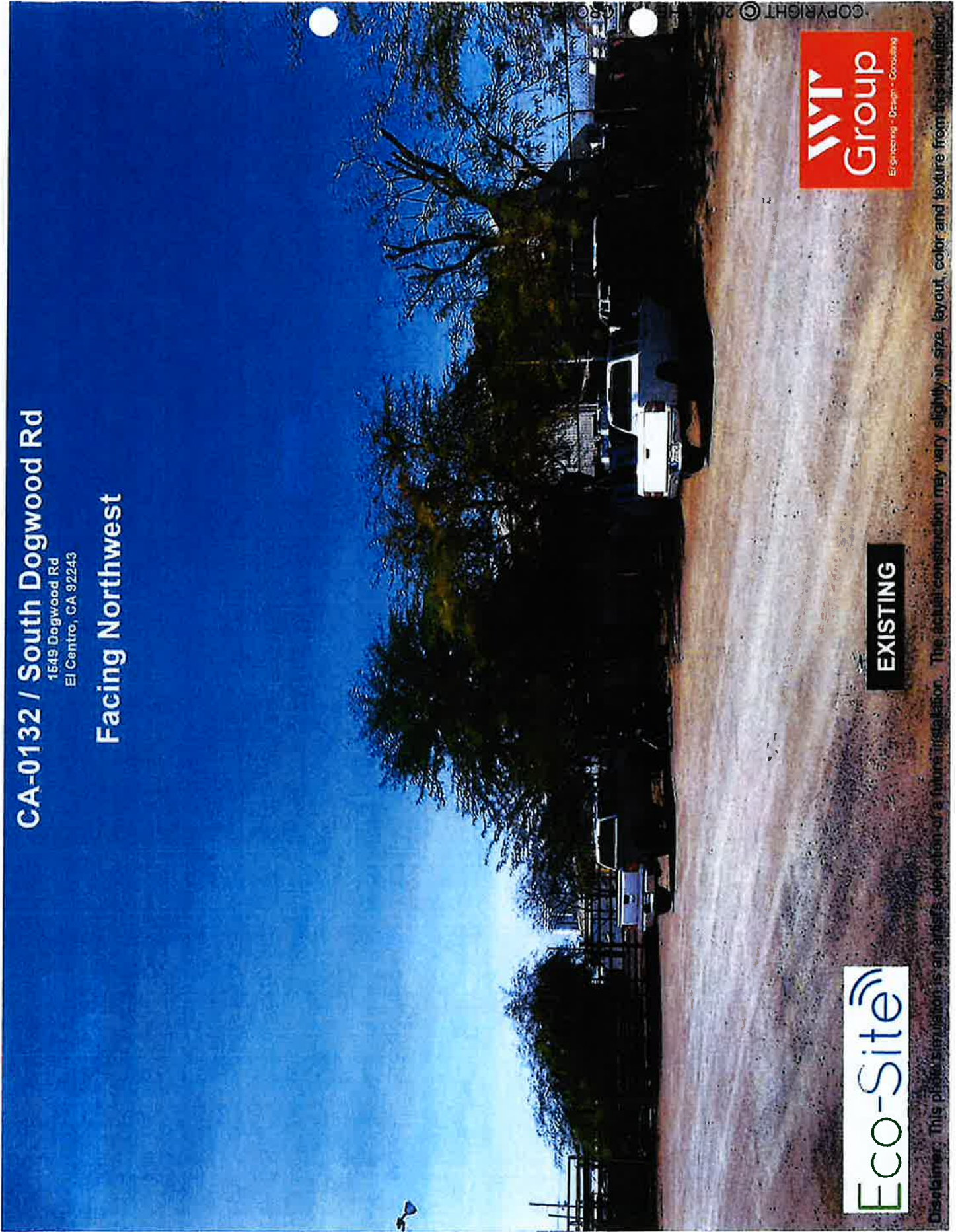
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Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.

# CA-0132 / South Dogwood Rd

1549 Dogwood Rd  
El Centro, CA 92243

## Facing Northwest



Eco-Site®

EXISTING



Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.

# CA-0132 / South Dogwood Rd

1549 Dogwood Rd  
El Centro, CA 92243

## Facing Northwest

Eco-Site®

PROPOSED

WT  
Group  
Engineering • Design • Construction

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# CA-0132 / South Dogwood Rd

1549 Dogwood Rd  
El Centro, CA 92243

## Facing Southwest

Eco-Site®

EXISTING

**WV Group**  
Engineering • Design • Consulting

Developed by: [illegible] Design, Inc.

WV GROUP, LLC  
1549 Dogwood Rd  
El Centro, CA 92243

**CA-0132 / South Dogwood Rd**

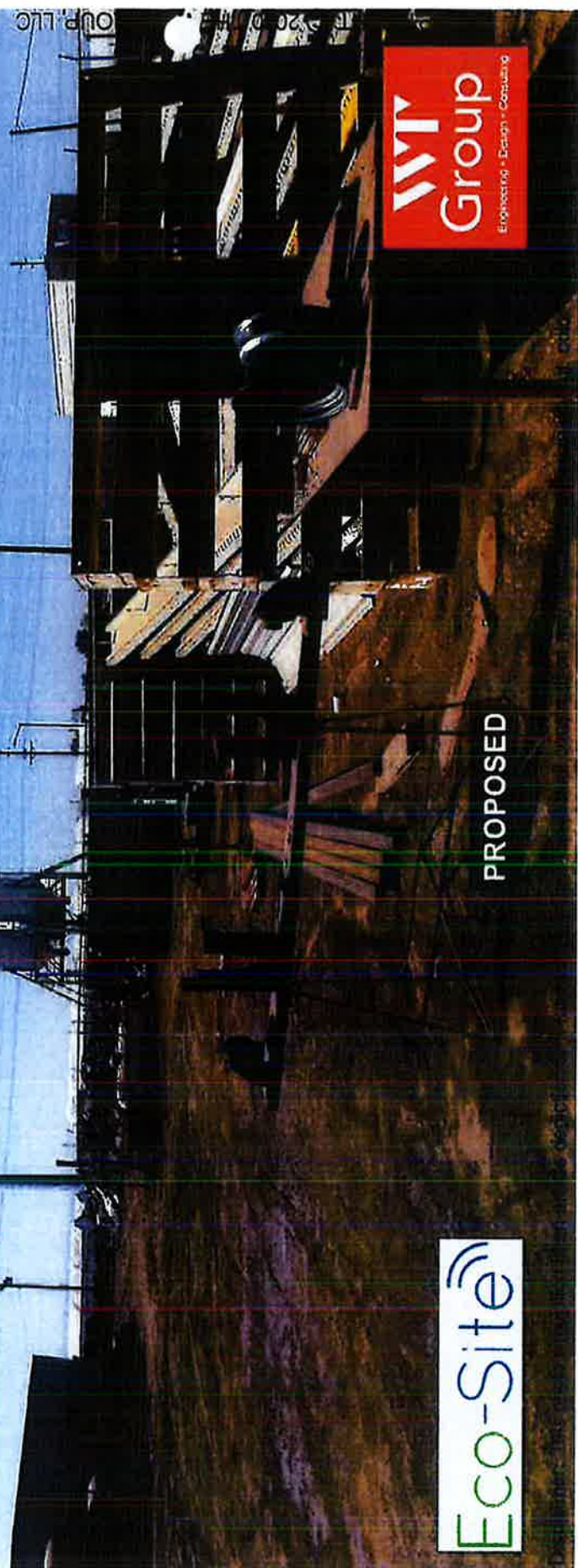
1649 Dogwood Rd  
El Centro, CA 92243

**Facing Southwest**

**Eco-Site**

**PROPOSED**

**IWT**  
**Group**  
Engineering • Design • Consulting



CA-0132 / South Dogwood Rd

1549 Dogwood Rd  
El Centro, CA 92243

Facing North

Eco-Site®

EXISTING

WV Group  
Engineering • Design • Consulting

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CA-0132 / South Dogwood Rd

1549 Dogwood Rd  
El Centro, CA 92243

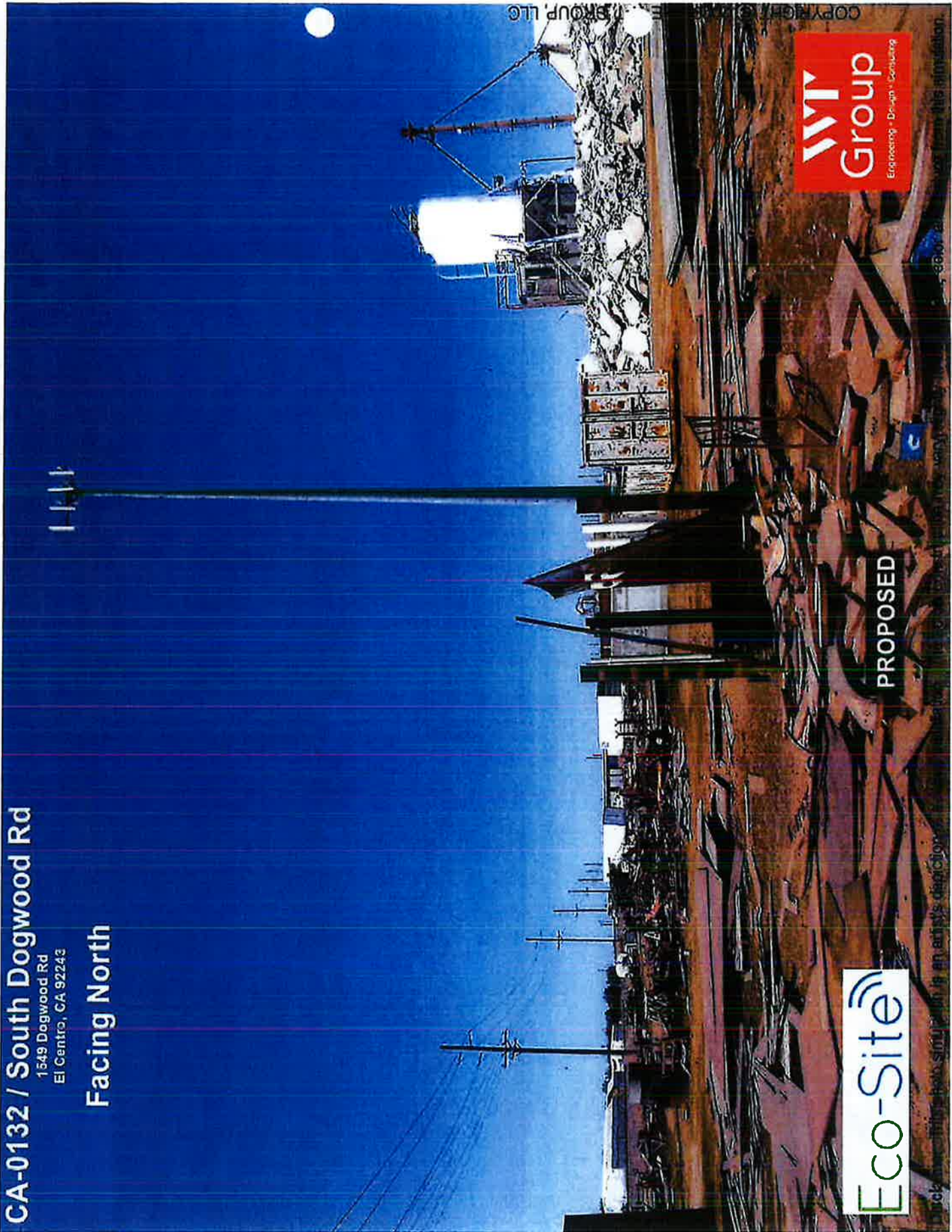
Facing North

Eco-Site®

PROPOSED

WV Group  
Engineering • Design • Consulting

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# CA-0132 / South Dogwood Rd

1549 Dogwood Rd  
El Centro, CA 92243

## Facing Southeast

Eco-Site

EXISTING

WV  
Group  
Engineering • Design • Consulting

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# CA-0132 / South Dogwood Rd

1545 Dogwood Rd  
El Centro, CA 92243

## Facing Southeast



**PROPOSED**



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# TOWAIR Determination Results

### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### DETERMINATION Results

**Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.**

#### Your Specifications

##### NAD83 Coordinates

Latitude	32-45-46.6 north
Longitude	114-32-17.7 west

##### Measurements (Meters)

Overall Structure Height (AGL)	25.9
Support Structure Height (AGL)	25.9
Site Elevation (AMSL)	-8.2

##### Structure Type

MTOWER - Monopole

#### Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

**CLOSE WINDOW**



1010 SYNC ST., SUITE 575  
MORRISVILLE, NC 27560

# CA-0132 / SOUTH DOGWOOD ROAD T-MOBILE / SD07889

**SITE ADDRESS**  
1649 DOGWOOD RD.  
EL CENTRO, CA 92243  
IMPERIAL COUNTY

**LATITUDE:** 32° 45' 46.06686" (32.7628°) N  
**LONGITUDE:** -115° 32' 17.73875" (-115.5383°) W  
**ROUND ELEVATION:** -27.50 AMSL  
**TAX/PIN #:** 054-360-053-000  
**ZONING:** URBAN INDUSTRIAL - ZONE 1



### VICINITY MAP

- LEAVING SAN DIEGO AIRPORT (SAN DIEGO, CA):
- USE THE RIGHT 3 LANES TO TAKE RIGHT TURN ONTO S. DOGWOOD RD. USE THE LEFT 3 LANES TO TAKE LEFT TURN ONTO S. DOGWOOD RD.
- USE THE RIGHT 2 LANES TO TAKE THE INTERSTATE 5 RAMP, MERGE ONTO I-5
- USE THE RIGHT 1 LANE TO TAKE EXIT 148 FOR CA-44 E
- CONTINUE ONTO CA-44 E
- USE THE LEFT 3 LANES TO TAKE THE CALIFORNIA 34 RAMP, MERGE ONTO I-5 N
- KEEP LEFT AT THE FORK TO CONTINUE ON EXIT 39, FOLLOW SIGNS FOR CA-125 N
- CONTINUE ONTO CA-125 N
- USE THE RIGHT 2 LANES TO TAKE EXIT 16A TO MERGE ONTO S. DOGWOOD RD.
- TURN RIGHT ONTO S. DOGWOOD RD
- DESTINATION WILL BE ON THE RIGHT

### DRIVING DIRECTIONS

### MUNICIPALITY:

IMPERIAL COUNTY

### STATE:

CALIFORNIA

### TOWER TYPE:

MONO-POLE

### TOWER HEIGHT:

38' (80' TO HIGHEST APPURTENANCE)

### NUMBER OF CARRIERS:

0 EXISTING, 1 PROPOSED, 2 FUTURE

### USE:

PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

### CONSULTANT:

WT GROUP, LLC

688 S EASTERN AVE, #220

MORRISVILLE, NC 27560

PHONE: (703) 964-1012

ATTN: RYAN GROSS

### PROJECT SUMMARY

### DEVELOPER:

ECO-SITE

1010 SYNC ST., SUITE 575

MORRISVILLE, NC 27560

PHONE: (703) 964-1012

ATTN: PROPERTY MANAGEMENT COMPANY

### POWER COMPANY:

IMPERIAL IRRIGATION DISTRICT

PO BOX 377

IMPERIAL, CA 92251

PHONE: (800) 303-7755

ATTN: GABRIEL RAMIREZ

### TELEPHONE COMPANY:

TBD

### PROPERTY OWNER:

RC WELDING

1549 DOGWOOD ROAD

EL CENTRO, CA 92243

PHONE: (760) 392-1111

ATTN: MIKE HIRSTONG

### CONTACTS

NO.	DESCRIPTION	REV.
T-1	COVER SHEET	0
L5-1	BOUNDARY ANALYSIS & PARCEL INFORMATION	A
L5-2	TOPOGRAPHIC SURVEY AND EASEMENTS	A
L5-3	TITLE REPORT EXCEPTIONS & PROPOSED EASEMENTS	A
C-1	OVERALL SITE PLAN	0
C-1.1	SITE PLAN	0
C-2	ENLARGED SITE PLAN	0
C-3	ELEVATIONS	0
C-4	ELEVATIONS	0
C-5	ANTENNA PLAN	0

### SHEET INDEX

TECHNOMIC ENGINEERING  
1420 BRISTOL STREET NORTH, SUITE 210  
NEWPORT BEACH, CA 92660  
PHONE: (949) 592-0000  
CONTACT: EMANUEL HIGGINS

### ZONING MANAGER/JURISDICTION CONTACT

1010 SYNC ST., SUITE 575  
MORRISVILLE, NC 27560

PROJECT INFORMATION:

CA-0132  
SD07889

SOUTH DOGWOOD ROAD  
1649 DOGWOOD RD.  
EL CENTRO, CA 92243  
IMPERIAL COUNTY

CURRENT DATE: 05/11/21

ISSUED FOR: ZONING

KEY DATE: 05/11/21

BY: [Signature]

DATE: 05/11/21

NO. 05/11/21

Engineering • Design • Consulting

1010 SYNC ST., SUITE 575  
MORRISVILLE, NC 27560  
PHONE: (703) 964-1012  
WWW.WTGROUP.COM

ISSUED BY: [Signature]

DATE: 05/11/21

PROJECT NO.: [Blank]

PROJECT TITLE: [Blank]

COVER SHEET

T-1 0













PROJECT INFORMATION:  
 CA-0132  
 SD47689  
 SOUTH DOGWOOD ROAD  
 S. CONTRA, CA 94503  
 SRAVAL COUNTY  
 PROJECTS

DATE: 05/11/21

ZONING

NO.	DATE	BY	REVISION
1	10/12/20	WWT	INITIAL DESIGN
2	1/27/21	WWT	REVISION
3	1/27/21	WWT	REVISION



DESIGNED BY: JRM  
 CHECKED BY: JRM

PROJECT TITLE  
 SHEET NUMBER

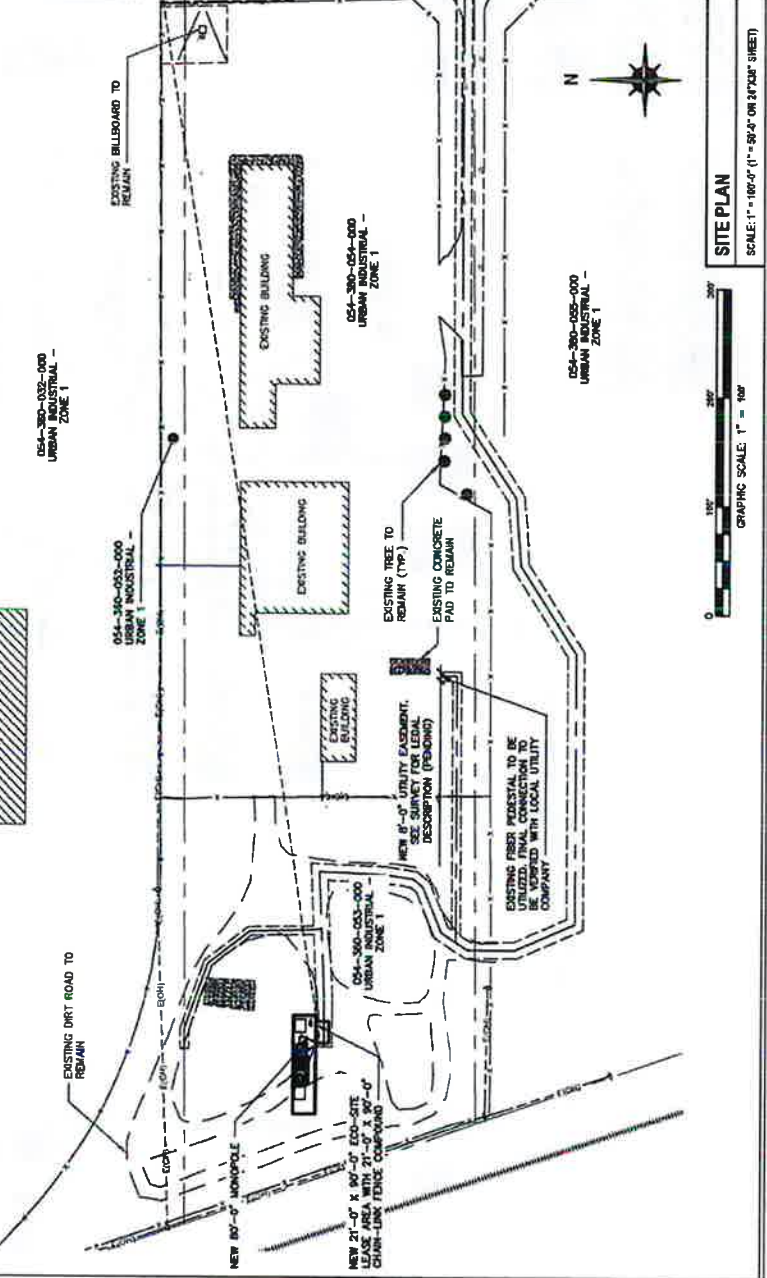
SITE PLAN  
 C-1.1 0

- IMPORTANT SITE NOTES:**
- CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
  - CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE ALL UTILITIES. CONTRACTOR SHALL DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
  - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL UTILITIES IN ACCORDANCE WITH THE CITY AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
  - CONTRACTOR TO VERIFY ALL HEIGHTS AND ADJUSTS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND AMERICAN SATELLITE OF ANY OBSTRUCTIONS BEFORE PROCEEDING.
  - CONTRACTOR SHALL RESTORE AND REPAIR ANY AREAS DAMAGED BY CONSTRUCTION.

- SURVEY NOTE:**
- ECO-SITE STAFF SHALL COORDINATE WITH THE PROJECT MANAGER TO OBTAIN ALL NECESSARY EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
  - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THAMMONGKOL LAND SURVEYING DATED 8/12/20 AND SITE VISIT ON 10/20/2020.

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)

DIRECTION	SETBACK
NORTH	5.35' - 11'
EAST	3.97' - 7'
SOUTH	2.95' - 8'
WEST	3.77' - 4'



SITE PLAN  
 SCALE: 1" = 100'-0" (1" = 90'-0" ON 34"x56" SHEET)  
 1



PROJECT INFORMATION  
 CA-P132  
 807789  
 SOUTH DOODWOOD ROAD  
 B. CENTRAL, CA 95024  
 MERCED COUNTY  
 TOWNSHIP

CURRENT ISSUE DATE  
 05/11/21

ZONING

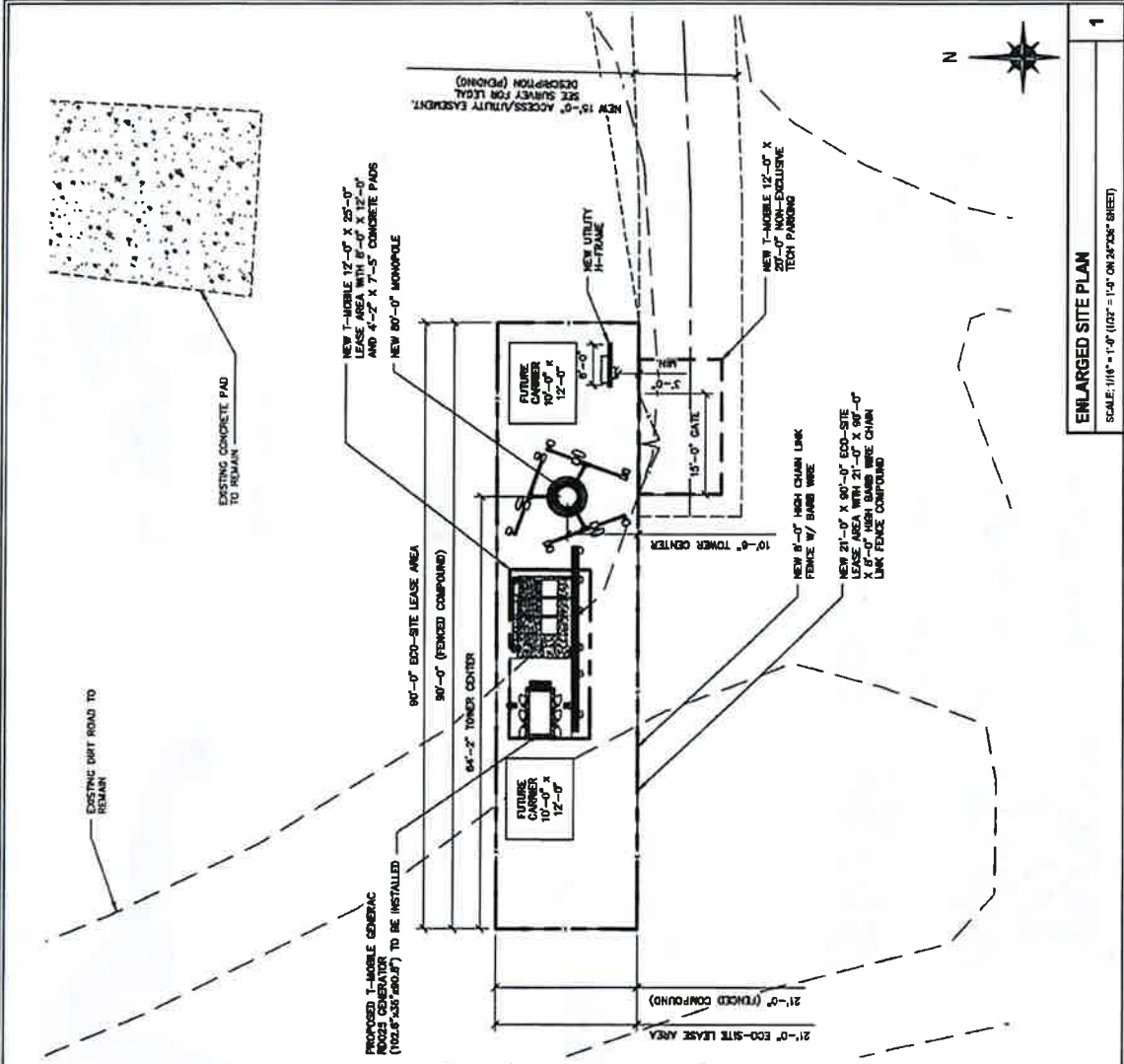
REV.	DATE	ISSUED FOR	BY
1	11/19/20	ISSUE FOR PERMITS	JKR
2	12/01/20	ISSUE FOR PERMITS	JKR
3	01/20/21	ISSUE FOR PERMITS	JKR
4	05/11/21	ISSUE FOR PERMITS	JKR



ISSUED BY  
 JKR  
 RJD  
 JKR

PROJECT TITLE  
 ENLARGED SITE PLAN

SHEET NUMBER  
 C-2  
 0



ENLARGED SITE PLAN  
 SCALE: 1/16" = 1'-0" (102' = 1'-0" ON A703K SHEET)  
 1

- GENERAL NOTES:**
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE LOCAL APPLICABLE TO THIS PROJECT.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL THE ATTENTION OF THE ECO-SITE CONSTRUCTION MAILED BY THE AND/OR ENGINEER AND BE REPAIRED BEFORE PROCEEDING AND ECO-SITE SPECIFICATIONS. THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
  3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS OBTAINED FROM THE BEST CURRENT AVAILABLE RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THE DRAWINGS. THEY ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE MADE IMMEDIATELY TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER. THE CONTRACTOR SHALL BE MADE IMMEDIATELY TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER.
  4. CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
  5. WAVEGRADE BRIDGE AND PRE-FAB SHEDS ARE SHOWN FOR REFERENCE ONLY. ORDER TO SEPARATE PRE-DRILLED AND WAVEGRADE BRIDGE LOCATION.
  6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4" IN 1' AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO OBTAIN NEARBY TRAIL, COMPOUND AND ACCESS DRAIN.
  7. THE PROPOSED TOWER AND TRAIL FOR THE TOWER SHALL BE DESCRIBED BY OTHER TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. CENTER LOCATION, CANTONERS AND TOWER SHOWN ON THESE DO NOT GUARANTEE THE LOCATION OR DESIGN OF OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO OBTAIN NEARBY TRAIL, COMPOUND AND ACCESS DRAIN.
  8. THE CONTRACTOR SHALL PROVIDE ADEQUATE DECONTAMINATION AND REMEDIATION OF ALL NEARBY TRAIL, COMPOUND AND ACCESS DRAIN WITH ALL NEARBY TRAIL, COMPOUND AND ACCESS DRAIN.
  9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND ALL NEARBY TRAIL, COMPOUND AND ACCESS DRAIN. ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION.
  10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO OBTAIN NEARBY TRAIL, COMPOUND AND ACCESS DRAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO OBTAIN NEARBY TRAIL, COMPOUND AND ACCESS DRAIN.
  11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
  12. CONTRACTOR TO PROVIDE STAKE, LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.
  13. THE PROJECT WILL COMPLY WITH THE COUNTY OF MERCED LANDSCAPING REQUIREMENTS DUE TO THE ZONING DISTRICT AND SURROUNDING USES OF THE AREA.
  14. THE APPLICANT IS REQUESTING RELIEF FROM THE LANDSCAPING REQUIREMENTS DUE TO THE ZONING DISTRICT AND SURROUNDING USES OF THE AREA.
- SURVEY NOTE:**
1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE NECESSARY EASEMENT AGREEMENTS TO THE TOWER COMPOUND. MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
  2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY TAMMACK LAND SURVEYING DATED 8/12/20 AND SITE VISIT ON 10/20/2020.
- COAX NOTE:**
- ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.



PROJECT INFORMATION  
 CA-9132  
 SA07889  
 SOUTH DOGWOOD ROAD  
 1/4 AC. SOUTH OF  
 I-70, CHINA, CA  
 SHERIDAN COUNTY

PLANNED DATE OF  
 05/11/21

ZONING

NO.	DATE	DESCRIPTION
1	11/11/20	ISSUE FOR PERMIT
2	1/27/21	REVISED PER COMMENTS
3	5/10/21	FINAL



DESIGNED BY: RAO  
 CHECKED BY: JBR

DATE: 05/10/21  
 SHEET TITLE: ELEVATIONS

SHEET NUMBER: C-3 0

NOTE:  
 CONTRACTOR TO VERIFY ALL HEIGHTS AND  
 ADJUSTMENTS IN FIELD PRIOR TO CONSTRUCTION.  
 CONTRACTOR SHALL NOTIFY T-MOBILE AND  
 SHERIDAN COUNTY OF ANY DISCREPANCIES  
 BEFORE PROCEEDING.

NOTE:  
 ALL HEIGHTS SHALL VERIFY ALL FINAL  
 CONNECTION LOCATIONS WITH T-MOBILE  
 ENGINEER, SHERIDAN COUNTY AND NET-OPS  
 PRIOR TO INSTALLATION.

NOTE:  
 CONTRACTOR TO ARRANGE NEW  
 LIGHTING EQUIPMENT TO AVOID INTERFERING  
 WITH SAFETY SIGNALS.

NOTE:  
 CONTRACTOR TO USE PROPER TORQUE  
 WRENCH WHEN INSTALLING AND TIGHTENING  
 CONNECTORS TO INSURE PROPER FIT.

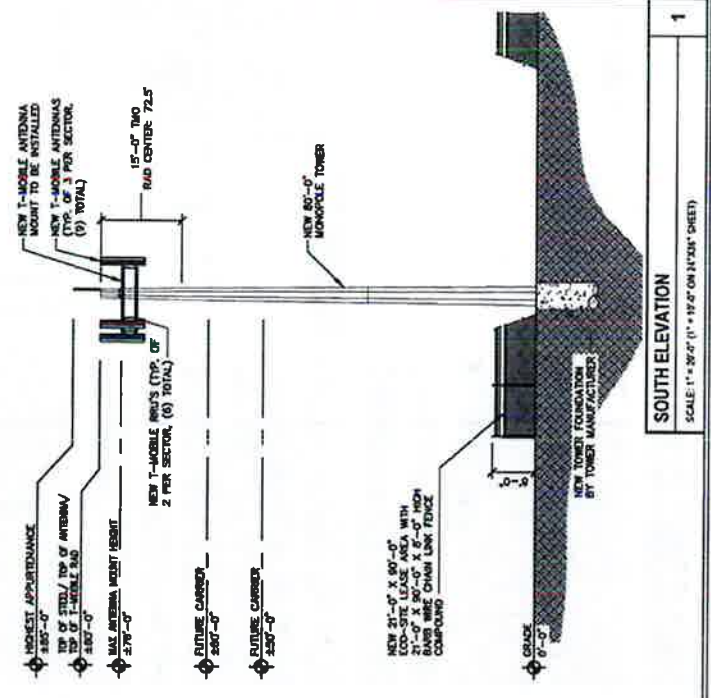
NOTE:  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 VERIFYING ALL CONNECTIONS AND  
 NOTIFY T-MOBILE AND SHERIDAN COUNTY  
 WITH ANY DISCREPANCIES.

NOTE:  
 THE PROPOSED TOWER IS NOT REQUIRED TO  
 HAVE LIGHTING PER FAA REGULATIONS.

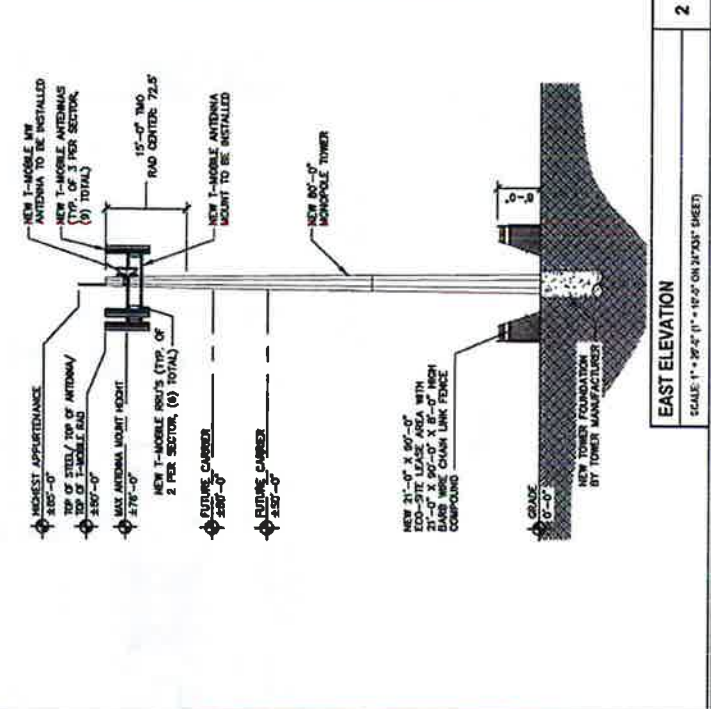
NOTE:  
 THE PROPOSED TOWER WILL BE  
 CONSTRUCTED TO ACCOMMODATE A MINIMUM  
 OF THREE (3) CELLULARWORKS.

NOTE:  
 SCOPE OF WORK DOES NOT INCLUDE  
 A STRUCTURAL EVALUATION OF THIS TOWER  
 OR STRUCTURE. NEW ANTENNAS AND  
 EQUIPMENT SHOWN ON THIS PLAN HAVE  
 BEEN ASSUMED TO BE SUPPORTED BY THE  
 TOWER OR STRUCTURE HAS THE CAPACITY  
 TO ADEQUATELY SUPPORT THESE  
 ANTENNAS. A STRUCTURAL  
 EVALUATION OF THE TOWER OR  
 STRUCTURE INCLUDING ALL ANTENNA  
 STRUCTURES, SUPPORTS & HARDWARE SHALL  
 BE PERFORMED.

NOTE:  
 INFORMATION ON THIS PAGE IS  
 PROVIDED BY ECO-SITE AND/OR OTHERS  
 AND IS SHOWN FOR ILLUSTRATIVE  
 PURPOSES ONLY. CONTRACTOR SHALL  
 CONTACT THE ECO-SITE CONSTRUCTION  
 MANAGER PRIOR TO CONSTRUCTION FOR  
 ALL DETAILED ANTENNA, MOUNT, AND  
 CABLE INFORMATION.



**SOUTH ELEVATION**  
 SCALE: 1" = 30'-0" (1" = 15'-0" ON 24"X36" SHEET)



**EAST ELEVATION**  
 SCALE: 1" = 30'-0" (1" = 15'-0" ON 24"X36" SHEET)



**PROJECT INFORMATION**  
 480 SW 5th St., Suite 570  
 Homestead, FL 33150

CA-1932  
 S047889  
 SOUTH DOGWOOD ROAD  
 HAVENWOOD, FL 33150  
 HAVENWOOD, FL 33150  
 HAVENWOOD, FL 33150

**CLIENT DATE:** 05/11/21

**ZONING:**

REV	DATE	DESCRIPTION
1	05/11/21	ISSUED FOR PERMIT
2	05/11/21	ISSUED FOR PERMIT
3	05/11/21	ISSUED FOR PERMIT
4	05/11/21	ISSUED FOR PERMIT
5	05/11/21	ISSUED FOR PERMIT
6	05/11/21	ISSUED FOR PERMIT
7	05/11/21	ISSUED FOR PERMIT
8	05/11/21	ISSUED FOR PERMIT
9	05/11/21	ISSUED FOR PERMIT
10	05/11/21	ISSUED FOR PERMIT



**DESIGNED BY:** JAR  
**CHECKED BY:** JAR

**PROJECT TITLE:**

**ELEVATIONS**

PROJECT NUMBER: C-4  
 SHEET NUMBER: 0

**NOTE:**  
 CONTRACTOR TO VERIFY ALL HEIGHTS AND CONNECTION LOCATIONS WITH T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.

**NOTE:**  
 CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE PRIOR TO INSTALLATION.

**NOTE:**  
 CONTRACTOR TO ARRANGE NEW MODULUS/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

**NOTE:**  
 CONTRACTOR TO USE PROPER TROUBLE SHOOTING TECHNIQUES WHEN INSTALLING AND WIRING CONNECTORS TO INSURE PROPER FIT.

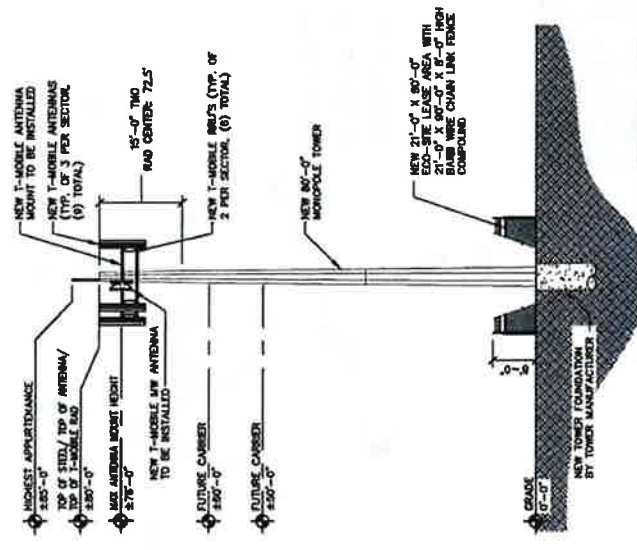
**NOTE:**  
 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.

**NOTE:**  
 THE PROPOSED TOWER IS NOT REQUIRED TO HAVE LIGHTING PER FAA REGULATIONS.

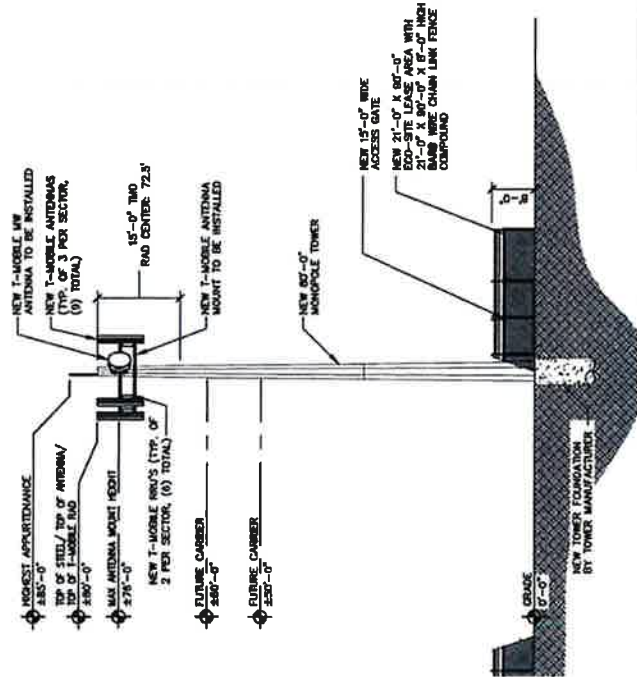
**NOTE:**  
 THE PROPOSED TOWER WILL BE CONSTRUCTED TO ACCOMMODATE A MINIMUM OF THREE (3) COLLOCATIONS.

**NOTE:**  
 THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHALL BE EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO SUPPORT THE WEIGHT OF THE ANTENNAS PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION. A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE SHALL BE PERFORMED BY A LICENSED STRUCTURAL ENGINEER. ALL ANTENNA, MOUNT, AND CABLE INSTALLATION SHALL BE PERFORMED.

**NOTE:**  
 ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL ANTENNA, MOUNT, AND CABLE INFORMATION.



**WEST ELEVATION**  
 SCALE: 1" = 20'-0" (1" = 10'-0" ON A10X14 SHEET)



**NORTH ELEVATION**  
 SCALE: 1" = 20'-0" (1" = 10'-0" ON A10X14 SHEET)



180 2300 ST., SUITE 875  
MARTINSBURG, MD 21550

PROJECT INFORMATION:

CA-0132  
SD07889

SOUTH DOGWOOD ROAD  
E. COSTA, CA 92523  
MORNING COUNTY

CURRENT TELEPHONE:  
05/11/21

PREPARED FOR:

ZONING

REV.	DATE	BY	DESCRIPTION
1	05/11/21	WJT	ISSUED FOR PERMIT
2	05/11/21	WJT	ISSUED FOR PERMIT
3	05/11/21	WJT	ISSUED FOR PERMIT
4	05/11/21	WJT	ISSUED FOR PERMIT
5	05/11/21	WJT	ISSUED FOR PERMIT
6	05/11/21	WJT	ISSUED FOR PERMIT
7	05/11/21	WJT	ISSUED FOR PERMIT
8	05/11/21	WJT	ISSUED FOR PERMIT
9	05/11/21	WJT	ISSUED FOR PERMIT
10	05/11/21	WJT	ISSUED FOR PERMIT



DESIGNED BY: WJT  
CHECKED BY: JCR

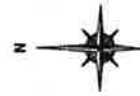
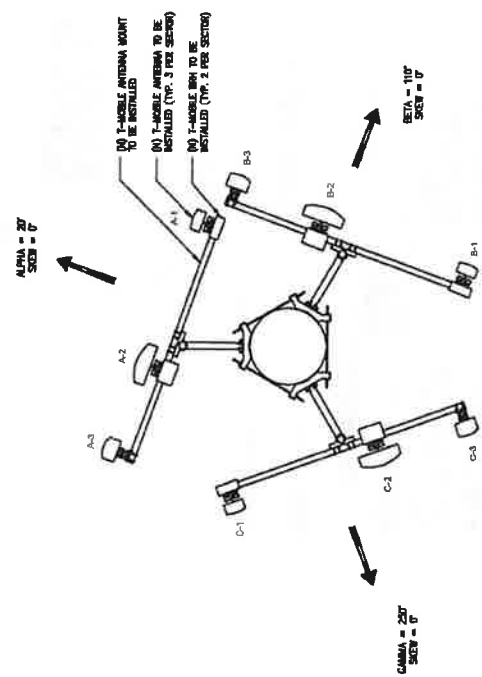
RSS  
RUG  
JCR

DATE: 05/11/21  
SCALE: 3/16" = 1'-0"

ANTENNA PLAN

SHEET NUMBER: C-5 0

NOTE: WJT'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER'S STRUCTURAL CAPACITY TO ACCURATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER, STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PROVIDED.



CABLE/ANTENNA SCHEDULE

ANTENNA SECTOR	ASBATH	# OF ANT	# OF PER'S	CENTER LINE	CABLE SIZE
ALPHA	20'	3	2	5.75'-0"	100
BETA	110'	3	2	5.75'-0"	100
GAMMA	250'	3	2	5.75'-0"	100
DP'S	N/A	1	N/A	N/A	100

NOTE: CONSTRUCTION MANAGER TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES. CHECK RF DATA SHEET.

ANTENNA PLAN  
SCALE: 3/16" = 1'-0"  
2

NOT USED  
SCALE: NONE  
1

**Attachment "C"**  
**ALUC Section**

## Policies

### 1. SCOPE OF REVIEW

#### 1. Geographic Area of Concern

The Imperial County Airport Land Use Commission's planning area encompasses:

1. *Airport Vicinity* - All lands on which the uses could be negatively affected by present or future aircraft operations at the following airports in the County and lands on which the uses could negatively affect said airports. The specific limits of the planning area for each airport are depicted on the respective *Compatibility Map* for that airport as presented in Chapter 3.
  - (a) Brawley Municipal Airport.
  - (b) Calexico International Airport.
  - (c) Calipatria Municipal Airport.
  - (d) Holtville Airport.
  - (e) Imperial County Airport.
  - (f) Salton Sea Airport.
  - (g) Naval Air Facility El Centro.

2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.

3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

## 2. **Types of Airport Impacts**

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft over-flights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

## 3. **Types of Actions Reviewed**

1. *General Plan Consistency Review* - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).

2. *Statutory Requirements* -As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:



- (a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).
- (c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).
- (d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

- a) Any proposed expansion of a city's sphere of influence within an airport's planning area.
- b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.
- c) Any request for variance from a local agency's height limitation ordinance.
- d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.

f) Proposed land acquisition by a government entity (especially, acquisition of a school site).

g) Building permit applications for projects having a valuation greater than \$500,000.

h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

#### 4. Review Process

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.

2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.

Table 2A  
**Compatibility Criteria**

**Imperial County Airport Land Use Compatibility Plan**

Zone	Location	Impact Elements	Maximum Densities		Required Open Land
			Residential (du/ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> <li>High risk</li> <li>High noise levels</li> </ul>	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> <li>Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway</li> <li>Substantial noise</li> </ul>	0.1	100	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> <li>Significant risk - aircraft commonly below 800 ft. AGL</li> <li>Significant noise</li> </ul>	1	100	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> <li>Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>Frequent noise intrusion</li> </ul>	8	200	16%
D	Other Airport Environs	<ul style="list-style-type: none"> <li>Negligible risk</li> <li>Potential for annoyance from overflights</li> </ul>	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses	Uses Not Normally Acceptable
A	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Aircraft tiedown apron</li> <li>Pastures, field crops, vineyards</li> <li>Automobile parking</li> </ul>	<ul style="list-style-type: none"> <li>Heavy poles, signs, large trees, etc.</li> </ul>
B1 and B2	<ul style="list-style-type: none"> <li>Schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Highly noise-sensitive uses</li> <li>Above ground storage</li> <li>Storage of highly flammable materials</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR<sup>7</sup> of 25 dBA in residential and office buildings</li> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone A</li> <li>Any agricultural use except ones attracting bird flocks</li> <li>Warehousing, truck terminals</li> <li>Single-story offices</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multiple story offices</li> <li>Hotels and motels</li> </ul>
C	<ul style="list-style-type: none"> <li>Schools</li> <li>Hospitals, nursing homes</li> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of overflight easement for residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone B</li> <li>Parks, playgrounds</li> <li>Low-intensity retail, offices, etc.</li> <li>Low-intensity manufacturing, food processing</li> <li>Two-story motels</li> </ul>	<ul style="list-style-type: none"> <li>Large shopping malls</li> <li>Theaters, auditoriums</li> <li>Large sports stadiums</li> <li>Hi-rise office buildings</li> </ul>
D	<ul style="list-style-type: none"> <li>Hazards to flight<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Deed notice required for residential development</li> </ul>	<ul style="list-style-type: none"> <li>All except ones hazardous to flight</li> </ul>	

**Table 2A Continued  
Compatibility Criteria**

**Imperial County Airport Land Use Compatibility Plan**

**NOTES**

- 1 Residential development should not contain more than the indicated number of dwelling units per gross acre. Clustering of units is encouraged as a means of meeting the Required Open Land requirements.
- 2 The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses.
- 3 See Policy 2.5.
- 4 These uses typically can be designed to meet the density requirements and other development conditions listed.
- 5 These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.
- 6 See Policy 3.4
- 7 NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure.

**BASIS FOR COMPATIBILITY ZONE BOUNDARIES**

The following general guidelines are used in establishing the Compatibility Zone boundaries for each civilian airport depicted in Chapter 3. Modifications to the boundaries may be made to reflect specific local conditions such as existing roads, property lines, and land uses. Boundaries for NAF El Centro are modified in recognition of the differences between civilian and military aircraft characteristics and flight tracks.

- A The boundary of this zone for each airport is defined by the runway protection zones (formerly called runway clear zones) and the airfield building restriction lines.

Runway protection zone dimensions and locations are set in accordance with Federal Aviation Administration standards for the proposed future runway location, length, width, and approach type as indicated on an approved Airport Layout Plan. If no such plan exists, the existing runway location, length, width, and approach type are used.

The building restriction line location indicated on an approved Airport Layout Plan is used where such plans exist. For airports not having an approved Airport Layout Plan, the zone boundary is set at the following distance laterally from the runway centerline:

Visual runway for small airplanes	370 feet
Visual runway for large airplanes	500 feet
Nonprecision instrument runway for large airplanes	500 feet
Precision instrument runway	750 feet

These distances allow structures up to approximately 35 feet height to remain below the airspace surfaces defined by Federal Aviation Regulations Part 77.

- B1 The outer boundary of the Approach/Departure Zone is defined as the area where aircraft are commonly below 400 feet above ground level (AGL). For visual runways, this location encompasses the base leg of the traffic pattern as commonly flown. For instrument runways, the

altitudes established by approach procedures are used. Zone B1 also includes areas within 1,000 feet laterally from the runway centerline.

- B2 The Extended Approach/Departure Zone includes areas where aircraft are commonly below 800 feet AGL on straight-in approach or straight-out departures. It applies to runways with more than 500 operations per year by large aircraft (over 12,500 pounds maximum gross takeoff weight) and/or runway ends with more than 10,000 total annual takeoffs.

- C The outer boundary of the Common Traffic Pattern Zone is defined as the area where aircraft are commonly below 1,000 feet AGL (i.e., the traffic pattern and pattern entry points). This area is considered to extend 5,000 feet laterally from the runway centerline and from 5,000 to 10,000 feet longitudinally from the end of the runway primary surface. The length depends upon the runway classification (visual versus instrument) and the type and volume of aircraft accommodated. For runways having an established traffic solely on one side, the shape of the zone is modified accordingly.

- D The outer boundary of the Other Airport Environs Zone conforms with the adopted Planning Area for each airport.

sm/impr1t.