



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

TO: Commissioner Mike Goodsell
Commissioner Sandy Carver
Commissioner Dennis Logue
Commissioner Kristopher Haugh

FROM: Jim Minnick, Secretary
Airport Land Use Commission

SUBJECT: Public Hearing to Consider the Proposed Conditional Use Permit #19-0012 for the Tectonic Engineering for Eco-Site Tower for consistency with the 1996 Airport Land Use Compatibility Plan (**ALUC 03-20**)

DATE OF REPORT: **June 17, 2020**

AGENDA ITEM NO: 3

HEARING DATE: June 17, 2020

HEARING TIME: 6:00 p.m.

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

STAFF'S RECOMMENDATION

It is Staff's recommendation that the Airport Land Use Commission consider the proposed project for a new 90-foot high telecommunication tower and unmanned equipment, located at 2761 Gram Drive, Thermal, 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 2761 Gram Drive, Thermal, CA, the property is identified as Assessor Parcel Number 007-620-002-000, and is further described as Lot 1, Block 14, Tract 712 as shown on Map on file in Book 9, Page 25 of Final Maps.

Project Description:

The project entails the placement of a new 90-foot self-supporting monopole telecommunication tower filed under Conditional Use Permit #19-0012. The applicant is Tetonic Engineering for Eco-Site, and the property is owned by Michael Linarez.

The proposed tower site will be located within 100' x 100' leased area with a 50' x 30' x 6' high chain link fence compound with barbed wire on a vacant 13 acre parcel.

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 near or within the vicinity of any of the Imperial County Airports.

General Plan/ALUCP Analysis:

The proposed telecommunications tower is to be located within Tract 712 in the Salton City, Vista Del Mar area and not near any County Public Airport or private airstrip. The nearest airport is the Salton City Airport which is located about 6.5 miles Southwesterly of the project site.

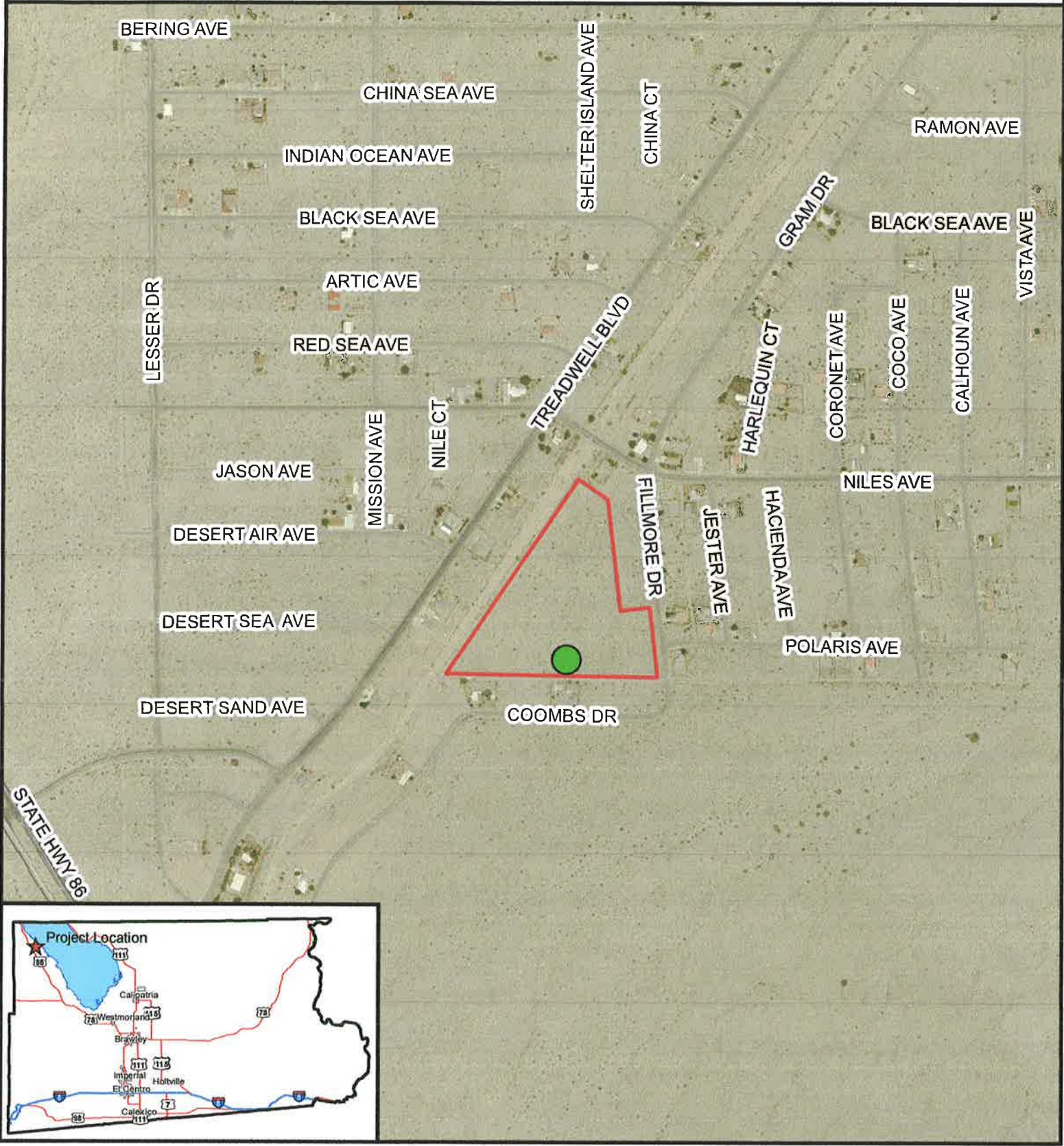
The project site is zoned G/S (Government/Special Public) per the Imperial County, Title 9, Land Use Ordinance.

The ALUCP, Chapter Two, Policies, Section 1.3.3, c), states that the Commission shall review additional types of land use "...actions, regulations and permits...", in subparagraph:


"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)


Vicinity Map

PROJECT LOCATION MAP



TECTONIC ENGINEERING FOR ECO-SITE
CUP #19-0012
APN #007-620-002-000

 Project Parcel

 Proposed Tower



CUP #19-0012 Application Package

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 Linares	EMAIL ADDRESS ml4re@yahoo.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 72877 Dinah Shore Dr, Rancho Mirage, CA	ZIP CODE 92270	PHONE NUMBER 760-250-5511
3. APPLICANT'S NAME Tectonic Engineering for ECO-SITE	EMAIL ADDRESS tlines@tectonicengineering.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 3923 S. McClintock Dr; Suite 409, Tempe, AZ	ZIP CODE 85282	PHONE NUMBER 480-318-9101
4. ENGINEER'S NAME WT Group	CA. LICENSE NO.	EMAIL ADDRESS ryan.gross@wtengineering.com
5. MAILING ADDRESS (Street / P O Box, City, State) 8560 Eastern Ave; Suite #220 Las Vegas, NV	ZIP CODE 89123	PHONE NUMBER 702-998-1000
6. ASSESSOR'S PARCEL NO. 007-620-002	SIZE OF PROPERTY (In acres or square foot) 13.9 acres; Project size = .229 acre	ZONING (existing) S2 Open Space
7. PROPERTY (site) ADDRESS 2761 Gram Drive, Thermal City, CA 92274		
8. GENERAL LOCATION (i.e. city, town, cross street) Treadwell Blvd & Niles Ave		
9. LEGAL DESCRIPTION Lot 1 In Block 14 of Tract 712, in the unincorporated area of the County of Imperial, State of California, As shown by Map on file in Book 9, Page 25 of Final Maps, Records of Imperial County, California		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Proposed installation of a New 100' Stealth Telecommunication Tower and Unmanned Equipment
11. DESCRIBE CURRENT USE OF PROPERTY	Open Space/ Preservation
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A
13. DESCRIBE PROPOSED WATER SYSTEM	N/A
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Punch-down alarm
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 Linares
Print Name _____ Date _____
[Signature]
Signature _____

Print Name _____ Date _____

Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: <u>Dult</u>	DATE <u>2/19/2020</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"/> _____

CUP #
007620002

FEB 14 2020

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

February 12, 2020

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

SUBJECT: Response to - Conditional Use Permit Application (CUP) #19-0012 Gram Drive, Thermal, CA APN: 007-620-002

To: Joe Hernandez, (442) 265-1736

Description of Compliance with Section 92404.01:

- A. Zones: The Proposed Wireless Communication Facility (WCF) is in Zone 70 Open Space/ Preservation (S2)
- 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 Open Space/ Preservation (S2). 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 70. It is not in a scenic corridor.
- F. Screening: Vegetation proposed for screening of communication facility
- 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 70 and will be served by the minimum roads and parking areas.
- L. N/A
- M. Provisions for Future Co-location: WCF designed for (3) carriers.

Project Contact Info

1420 Bristol Street North, Suite 210 | Newport Beach, CA 92660
949.502.8555 Tel | 949.502.8557 Fax

tectonicengineering.com
Equal Opportunity Employer

- 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 90' 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 1549 Dogwood Rd in Imperial County filed simultaneously.

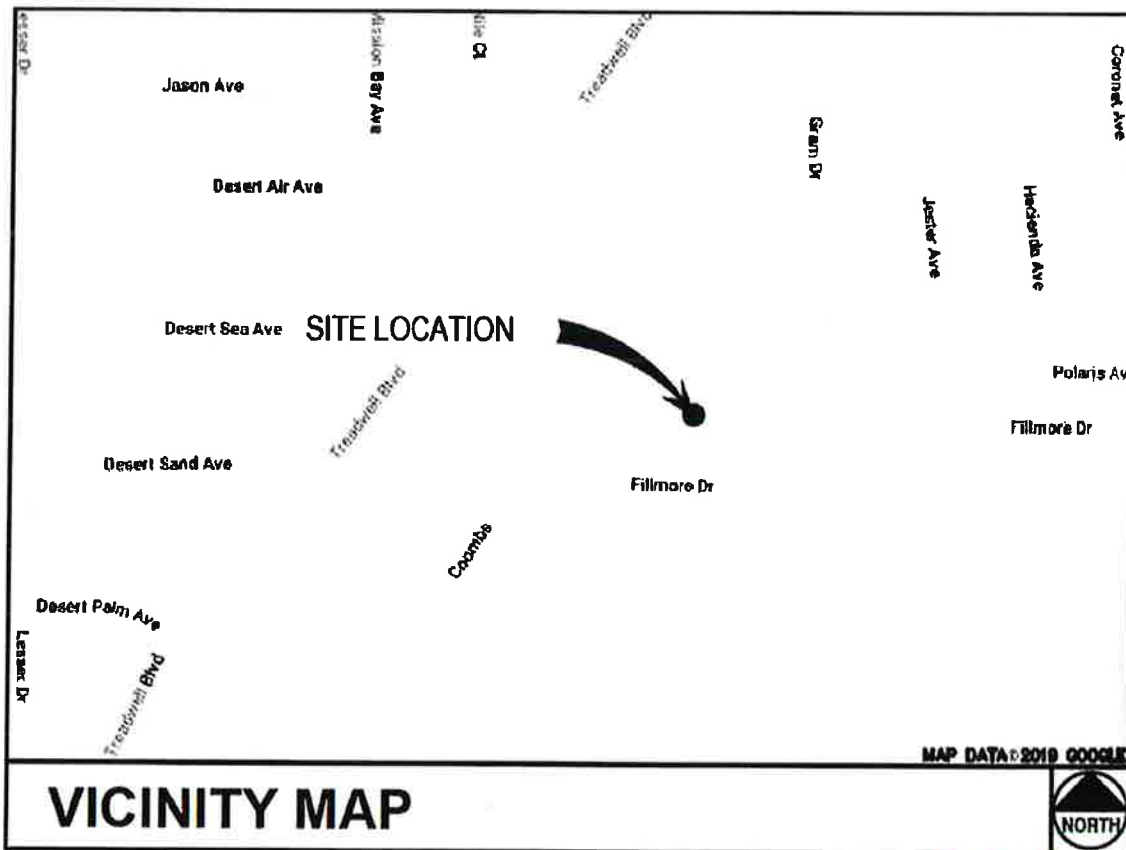
Sincerely,



Emanuel Higgins
Program Manager
Tectonic Engineering Consultants

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 Fillmore Dr. & Gram Dr. in Thermal City, Imperial County. As shown below, existing towers in the surrounding area of Imperial County were too far away to meet the RF objective. Tower information from CCISites.com.



RECEIVED

FEB 14 2020

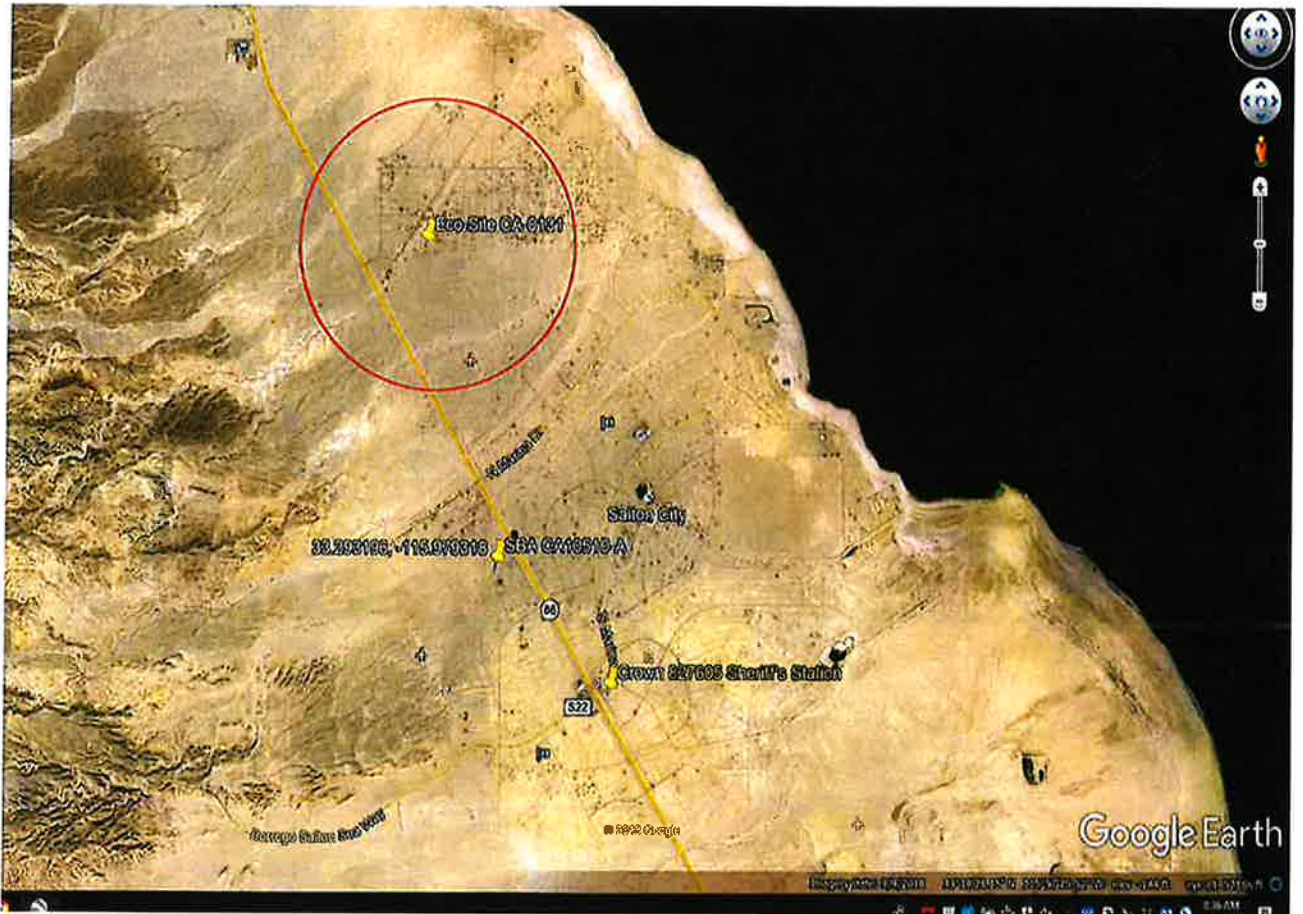
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Project Contact Info

1420 Bristol Street North, Suite 210 | Newport Beach, CA 92660
949.502.8555 Tel | 949.502.8557 Fax

tectonicengineering.com
Equal Opportunity Employer

Inventory of Existing Towers:



- Crown 827605, 195' Self Support Tower – 3.82 miles SE: Tower too far to meet RF objective



- SBA CA10510-A – 2.62 miles South: Tower too far to meet RF objective



T-Mobile

SD07885A Coverage Maps

**RF Design
San Diego Market**

RECEIVED

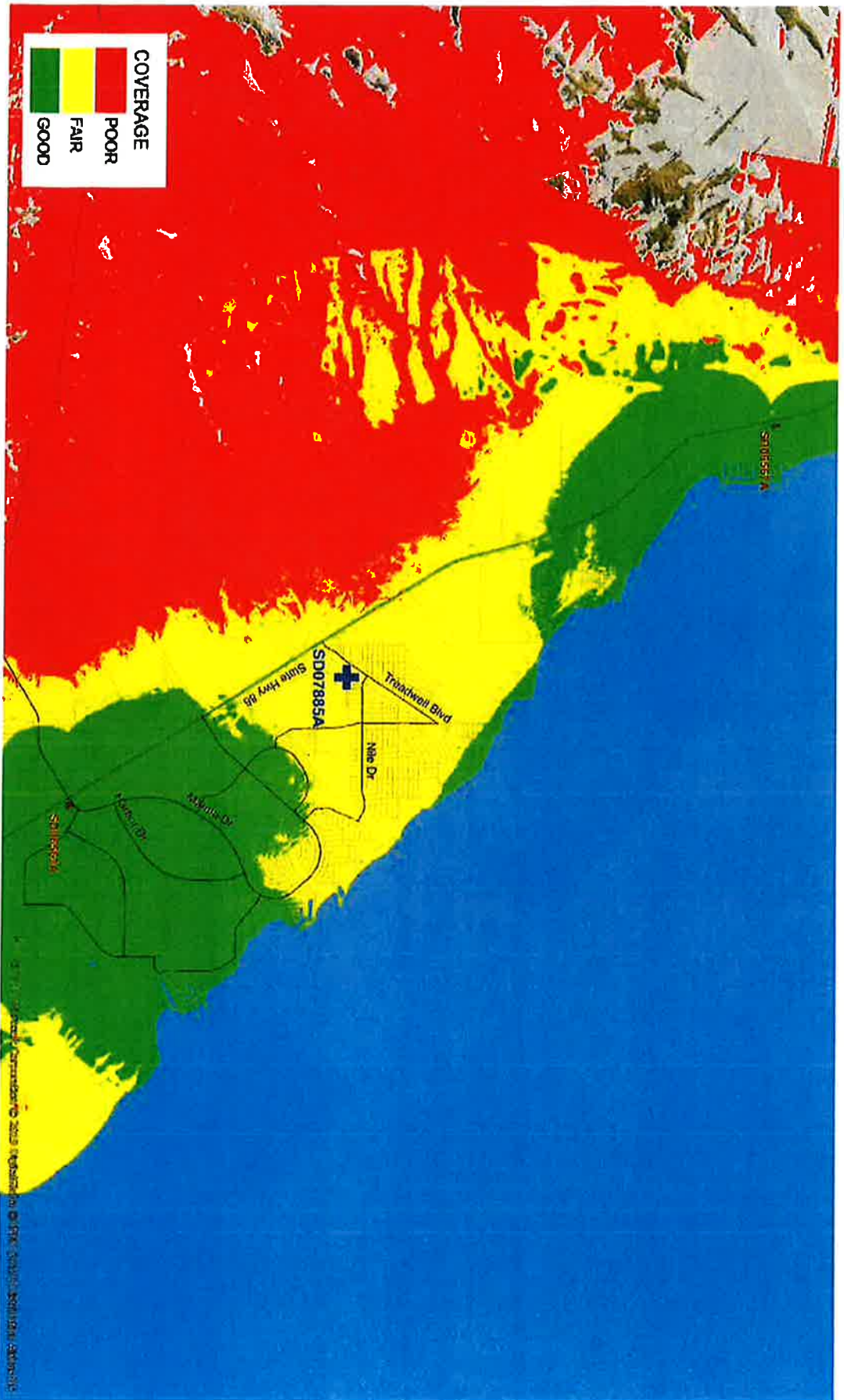
FEB 14 2021

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES



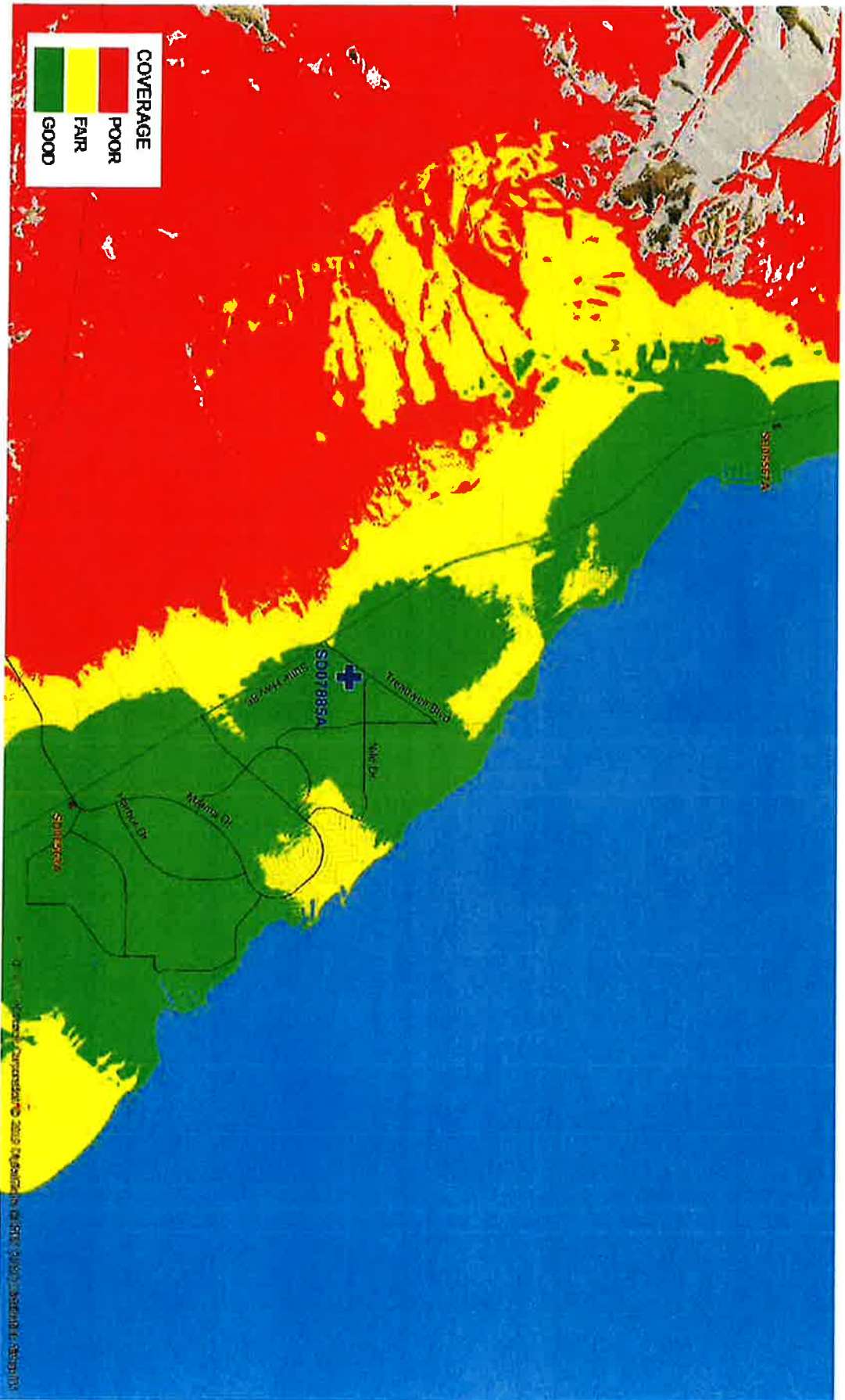
T-Mobile

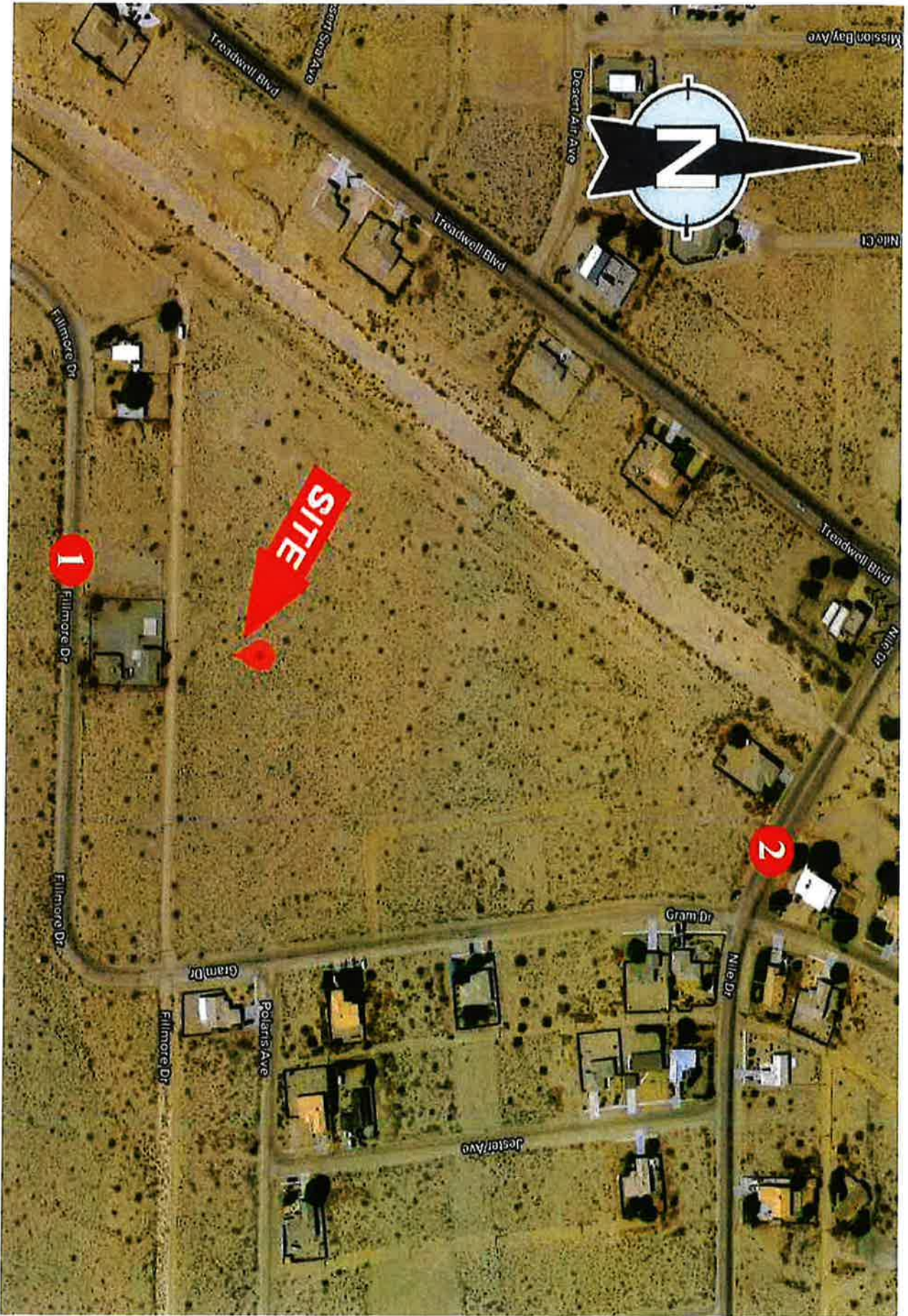
Area Coverage without SD07885A



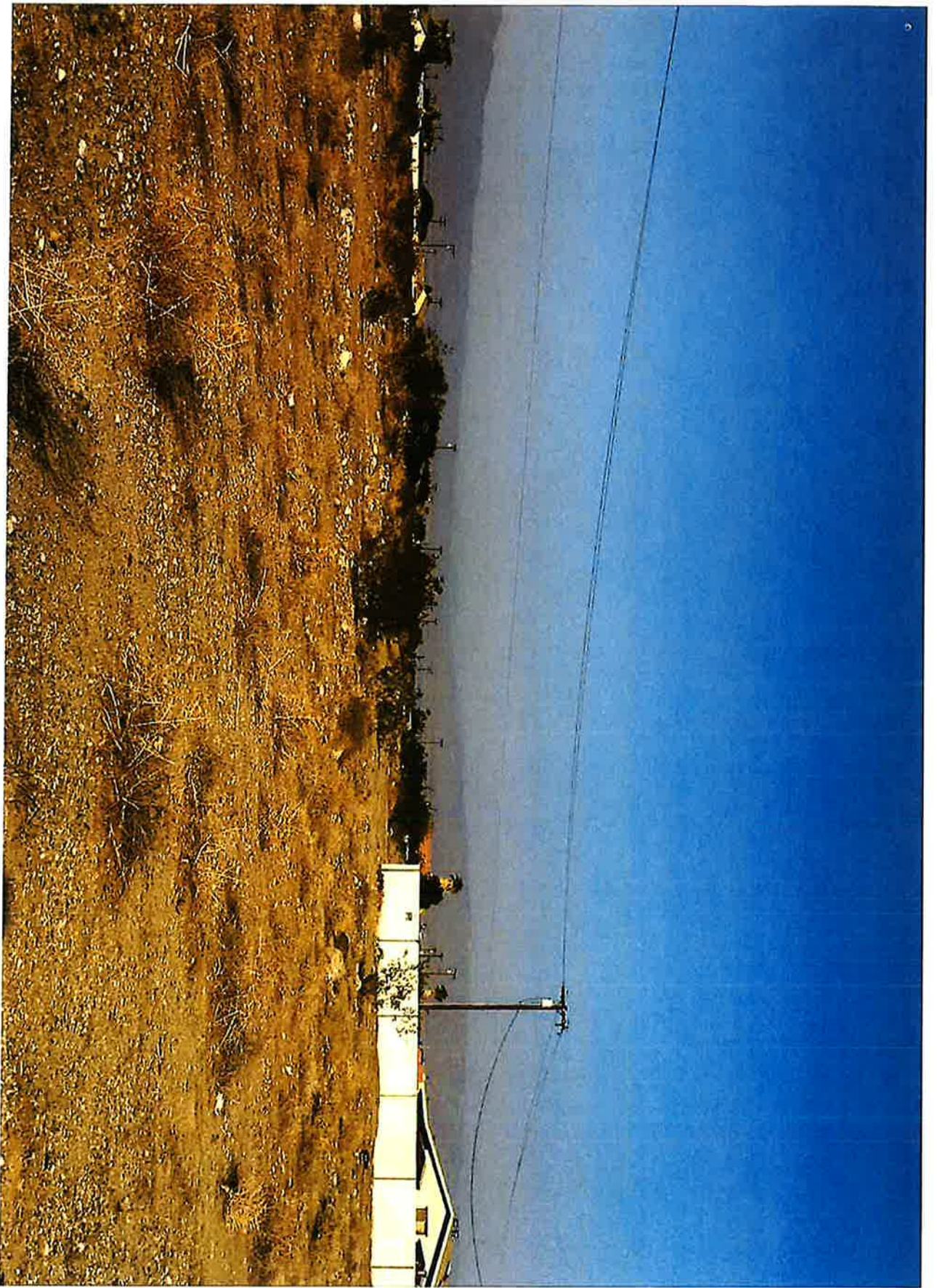
T-Mobile

Area Coverage with SD07885A





Camino Drive/ CA-0131
2798 Gram Drive
Thermal City, CA 92274



Tectonic

PRACTICE SCENARIOS - SCENARIO 4-153-21

**Looking northeast from 1516 Fillmore Drive,
Proposed installation will be visible from this location.**

Distance from the photographic location to the proposed site is 325' ±

P-1

9725 Camino



Tectonic

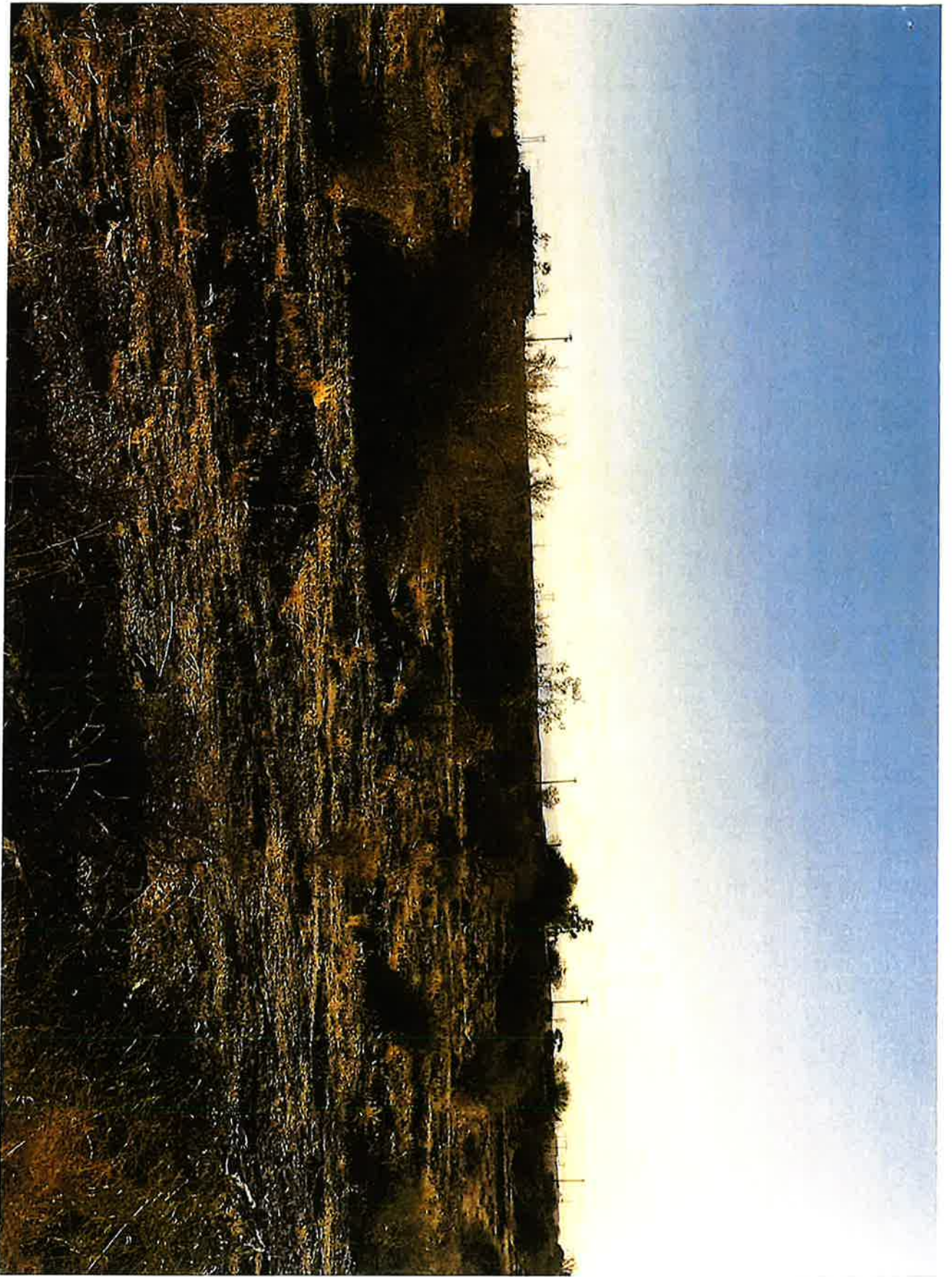
PROJECT CALIFORNIA'S TECTONICAL SYSTEMS

Looking northeast from 1516 Fillmore Drive.
Proposed Installation will be visible from this location.

Distance from the photographic location to the proposed site is 325' ±

S-1

9725 Camino



Tectonic

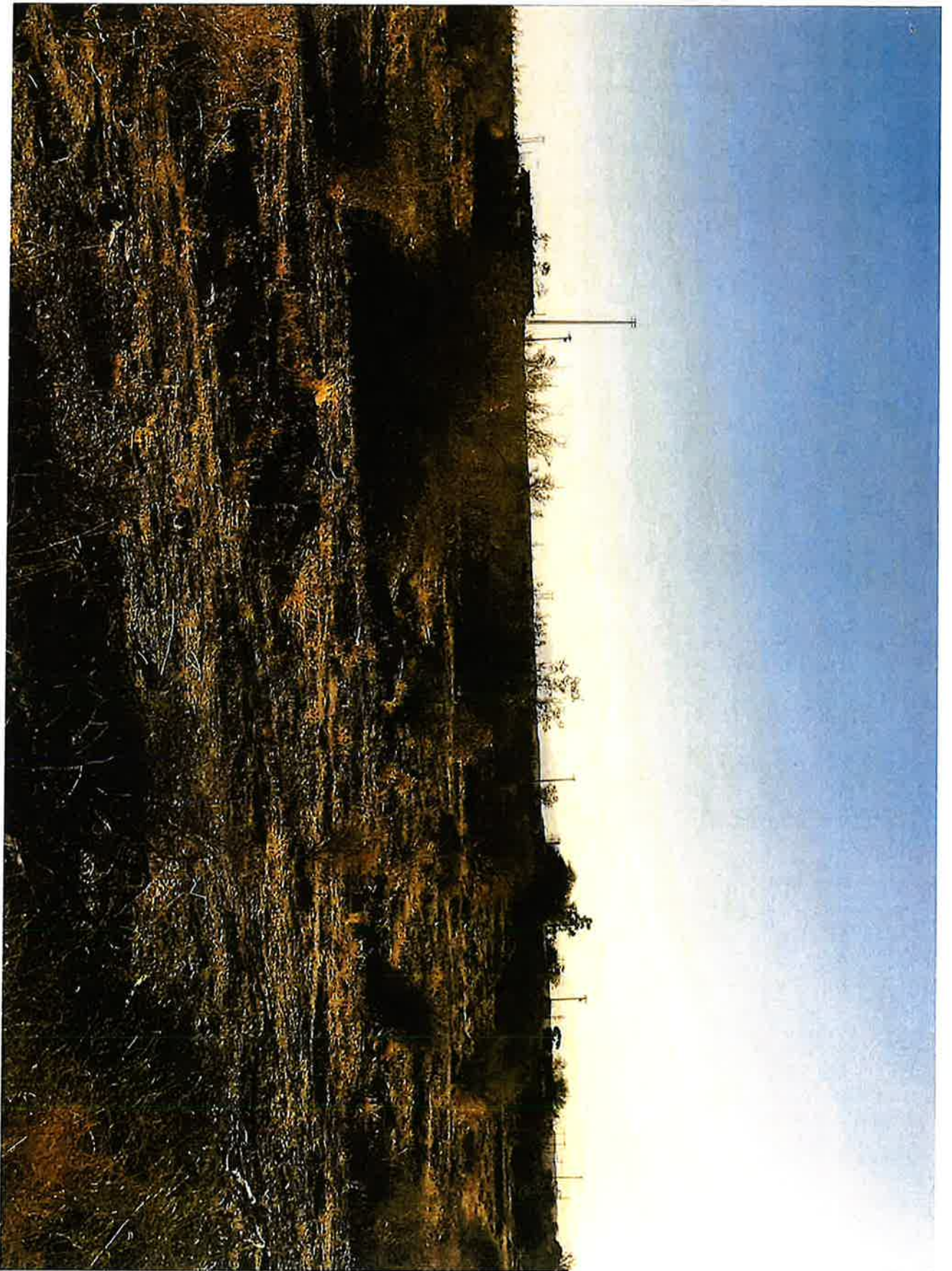
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking southwest from 1503 Nile Dr.
Proposed installation will be visible from this location.

Distance from the photographic location to the proposed site is 1,065' ±

P-2

9725 Camino



Tectonic

PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Looking southwest from 1503 Nile Dr.
Proposed installation will be visible from this location.

Distance from the photographic location to the proposed site is 1,065' ±

S-2

9725 Camino

Eco-Site

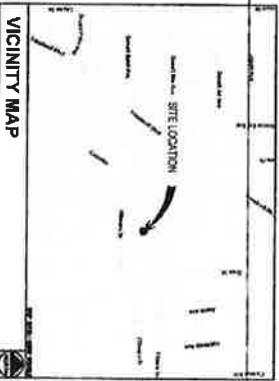
1010 SYNC ST., SUITE 575
MORRISVILLE, NC 27560

CA-0131 / CAMINO DRIVE T-MOBILE / SD07885A

SITE ADDRESS

2798 GRAM DRIVE
IMPERIAL CITY, CA 92274

LATITUDE: 33° 19' 46.33256" (33.329537°) N
LONGITUDE: 115° 69' 25.95953" (115.990544°) W
GROUND ELEVATION: -110.5' AMSL
TAXPIN #: 007-620-002
ZONING: OPEN SPACE / PRESERVATION (S2)



VICINITY MAP

- LEAVING SAN DIEGO AIRPORT (SAN DIEGO, CA):
- HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD
 - MAKE A U-TURN AT MCCAIN RD
 - TURN RIGHT ONTO LAMING RD
 - CONTINUE ONTO ROSSERMAN ST
 - CONTINUE STRAIGHT ONTO CAMINO DEL RIO W
 - GO LEFT AT THE FORK, FOLLOW SIGNS FOR LABEL
 - USE THE RIGHT 2 LANES TO TAKE EXIT AC TOWARD CA 451
 - USE THE RIGHT 2 LANES TO TAKE EXIT AC TOWARD CA 451
 - USE ANY LANE TO MERGE ONTO CA-163 VIA THE RAMP TO ESCONDIDO (PARTS OF THIS ROAD MAY BE CLOSED AT CERTAIN TIMES OR DAYS)
 - MERGE ONTO I-45 N
 - USE THE RIGHT LANE TO TAKE EXIT 17 FOR MERCY RD TOWARD SCRIPPS POWAY POKY
 - USE THE RIGHT 2 LANES TO TURN RIGHT ONTO SCRIPPS POWAY POKY
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO CA-67 N
 - CONTINUE ONTO MAIN ST
 - CONTINUE ONTO CA-78 E/ULIAN RD
 - TURN LEFT ONTO CA-79 N
 - TURN RIGHT ONTO SAN FELPE RD
 - TURN LEFT ONTO MONTEZUMA VALLEY RD
 - TURN RIGHT ONTO PALM CANYON DR
 - AT CHRISTMAS CIR, TAKE THE 4TH EXIT AND STAY ON PALM CANYON DR
 - CONTINUE ONTO PREGLES RD
 - CONTINUE ONTO BORRERO SALTON SEAWAY
 - TURN LEFT ONTO BORRERO SALTON SEA WAY
 - TURN LEFT ONTO CA-45 N
 - TURN RIGHT ONTO TREADWELL BEND
 - TURN LEFT ONTO TREADWELL BLVD
 - TURN RIGHT ONTO MILE DR
 - TURN RIGHT ONTO GRAM DR
 - DESTINATION WILL BE ON THE RIGHT

DRIVING DIRECTIONS

MUNICIPALITY:
IMPERIAL COUNTY

STATE:
CALIFORNIA

TOWER TYPE:
MONOPOLE

TOWER HEIGHT:
90' (95' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
EXISTING: 1 PROPOSED: 2 FUTURE

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

CONSULTANT:
W-T GROUP, LLC
8560 S EASTERN AVE, #220
LAS VEGAS, NV 89074
PHONE: (702) 998-1000
ATTN.: RYAN GROSS

PROJECT SUMMARY

DEVELOPER:
ECO-SITE
1010 SYNC ST., SUITE 575
MORRISVILLE, NC 27560
PHONE: (919) 636-5810

POWER COMPANY:
IMPERIAL IRRIGATION DISTRICT
PO BOX 937
IMPERIAL, CA 92251
PHONE: (800) 303-7756
ATTN: CUSTOMER SERVICE
TELEPHONE COMPANY:
TBD

PROPERTY OWNER:
MICHAEL LINARES
7877 DIMAH SHORE DRIVE
RANCHO MIRAGE, CA 92270
PHONE: (760) 250-8511
ATTN.: MICHAEL LINARES

CONTACTS

NO.	DESCRIPTION	REV.
T-1	COVER SHEET	H
LS-1	BOUNDARY ANALYSIS & PARCEL INFORMATION	-
LS-2	BOUNDARY ANALYSIS & PARCEL INFORMATION	-
C-1	OVERALL SITE PLAN	H
C-2	ENLARGED SITE PLAN	H
C-3	ELEVATIONS	H
C-4	ELEVATIONS	H
L-1	TITLE SHEET	G
L-2	IRRIGATION PLAN	G
L-3	PLANTING PLAN	G
L-4	IRRIGATION DETAILS	G
L-5	IRRIGATION SPECIFICATIONS	G
L-6	PLANTING DETAILS AND SPECIFICATIONS	G

SHEET INDEX

NO.	DESCRIPTION	REV.
T-1	COVER SHEET	H

TECTONIC ENGINEERING

3923 S. MCCLINTOCK DR. - SUITE 409
TEMPE, AZ 85282
PHONE: (480) 529-5533 EXT. 3203
CONTACT: TERINA LINES

ZONING MANAGER/JURISDICTION CONTACT

Eco-Site
1010 SYNC ST. SUITE 575
MORRISVILLE, NC 27560

PROJECT INFORMATION:
CA-0131
SD07885A
CAMINO DRIVE
2798 GRAM DRIVE
IMPERIAL CITY, CA 92274
IMPERIAL COUNTY
TRACOR 281

COMMITMENT ISSUE DATE:
01/23/20

ZONING

REV.	DATE	DESCRIPTION
1	01/23/20	ISSUED FOR PERMIT
2	02/10/20	ISSUED FOR PERMIT
3	02/10/20	ISSUED FOR PERMIT
4	02/10/20	ISSUED FOR PERMIT
5	02/10/20	ISSUED FOR PERMIT
6	02/10/20	ISSUED FOR PERMIT
7	02/10/20	ISSUED FOR PERMIT
8	02/10/20	ISSUED FOR PERMIT
9	02/10/20	ISSUED FOR PERMIT
10	02/10/20	ISSUED FOR PERMIT

WV Group
Engineering • Design • Consulting

10000 W. Sunset Blvd., Suite 1000
Los Angeles, CA 90024
Tel: (310) 207-1000 Fax: (310) 207-1010
www.wvgroup.com

DATE: 01/23/20
DRAWN BY: DTP
CHECKED BY: RAG
APPROVED BY: KR

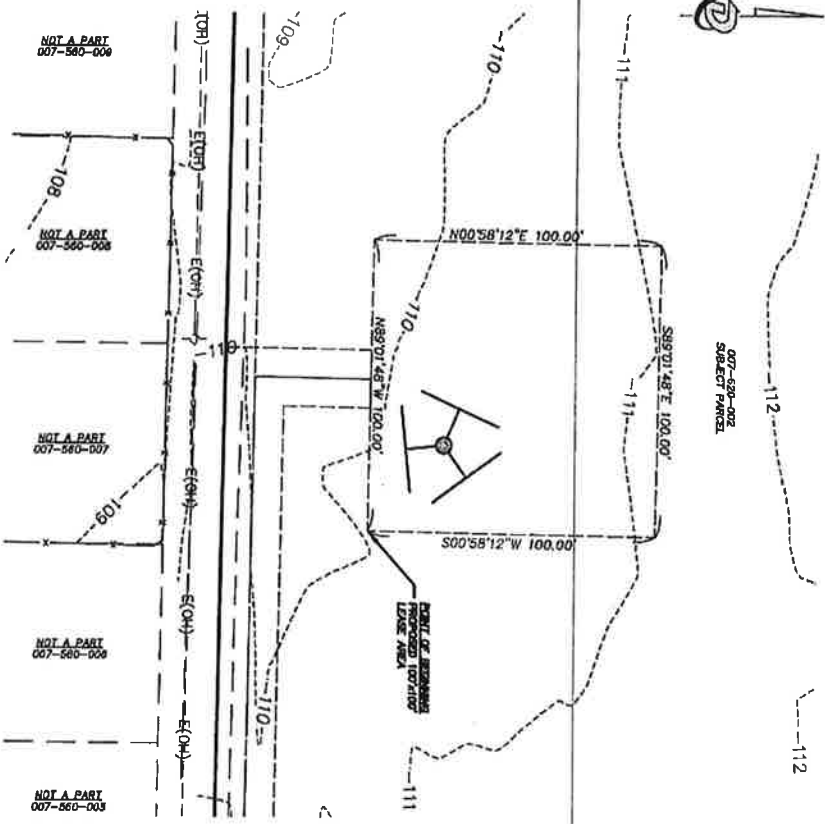
NOT FOR CONSTRUCTION

COVER SHEET

SHEET NUMBER: T-1
PROJECT NUMBER: H



007-580-002
SUBJECT PARCEL



- LEGEND**
- CENTERLINE
 - SUBJECT PROPERTY
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CHAIN LINK FENCE
 - EDGE OF DIRT ROAD
 - OVERHEAD ELECTRICAL
 - UTILITY POLE

TOPOGRAPHIC SURVEY, PROPOSED EASEMENTS, TITLE REPORT EXCEPTIONS

1. THAT THESE EXISTING LOTS IN THE QUARTERS AN, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Eco-Site
340 LINDA FARM ROAD, SUITE 418
MORGAN, NE 27047

PROJECT INFORMATION
CAMINO DRIVE
CA-0131
SD7855
1812 PLAINS DRIVE
THEUDA, CT, CA 92584
SERRAVALLE, CALIFORNIA

DATE: 03/11/19

SURVEY

WT
WT CONSULTING, INC.
DESIGN GROUP, LLC
10000 S. 100th Street, Suite 100
Mesa, AZ 85209
PH: 480-991-2222
WWW.WTCONSULTING.COM

DATE: 03/11/19

PROJECT: CAMINO DRIVE

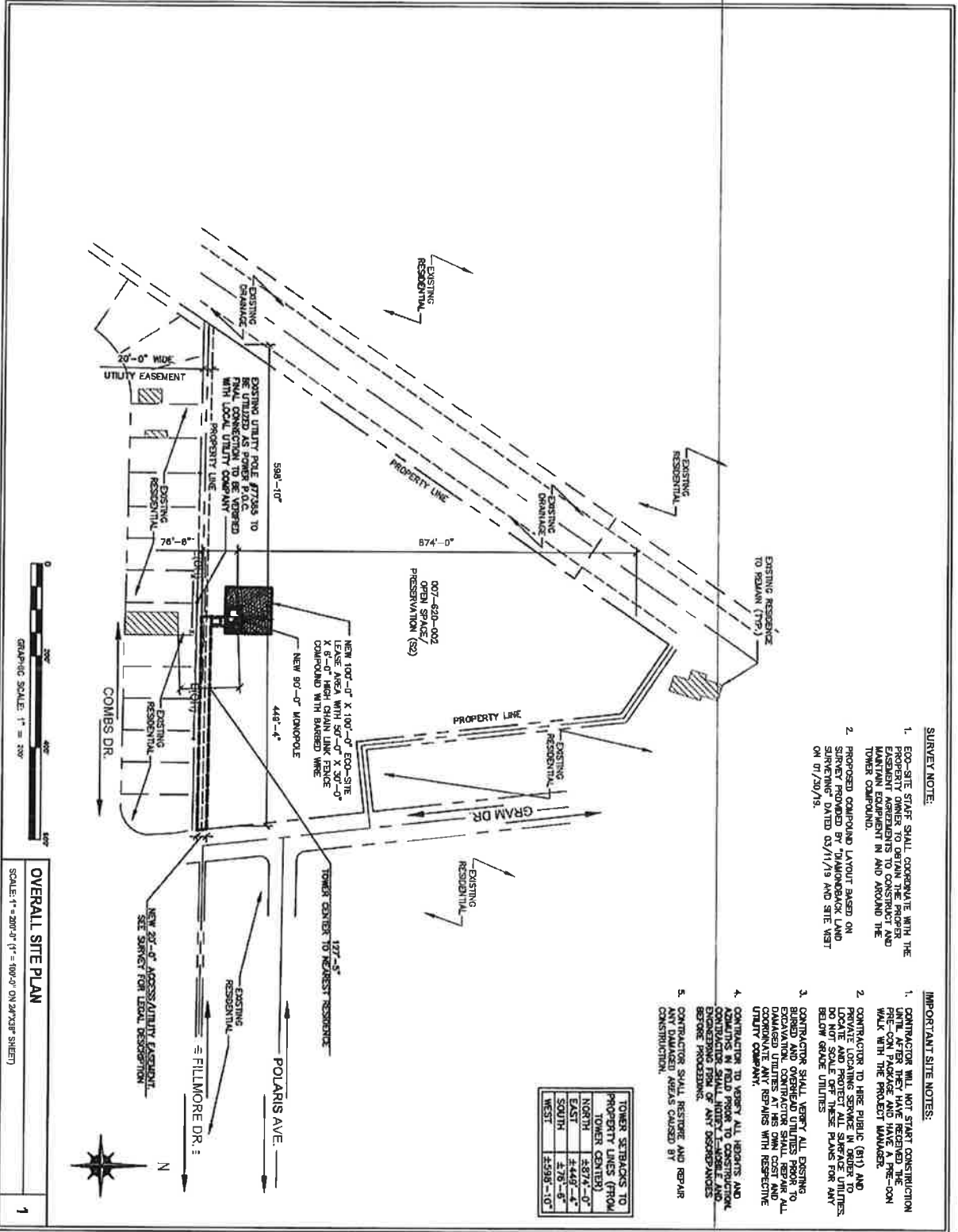
SCALE: AS SHOWN

PROJECT NUMBER: LS-2

SHEET NUMBER: A

NOT FOR CONSTRUCTION

BOUNDARY ANALYSIS & PARCEL INFORMATION



- SURVEY NOTE:**
1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EASEMENT IN AND AROUND THE TOWER COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY DATED 05/11/13 AND SITE VISIT ON 07/29/13.

- IMPORTANT SITE NOTES:**
1. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE CONSTRUCTION PERMIT AND SHALL MAINTAIN WALK WITH THE PROJECT MAINTAINED.
 2. CONTRACTOR TO HIRE PUBLIC (P1) AND PRIVATE AND PROFESSIONAL ENGINEERS TO LOCATE AND MARK EXISTING UTILITIES BELOW GRADE UTILITIES.
 3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL EXISTING UTILITIES DAMAGED BY RESIDENTIAL UTILITY COMPANY.
 4. CONTRACTOR TO VERIFY ALL REPORTS AND ADJUSTMENTS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY T-ADJUST AND BEYOND PROCEEDING.
 5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	438'-0"
EAST	476'-0"
SOUTH	4398'-0"
WEST	4498'-0"

OVERALL SITE PLAN
SCALE: 1" = 200'-0" (1" = 100'-0" ON 24"X36" SHEET)

<p>1010 SWEET ST., SUITE 200 MORNINGVIEW, MO 63026</p>	
<p>PROJECT INFORMATION:</p> <p>CA-1131 SUD78854 CAMINO DRIVE 2700 SLOAN DRIVE MERRILL COUNTY MISSOURI</p> <p>DATE: 01/23/20</p>	
<p>CONTRACTOR:</p> <p>WTF Group Engineering • Design • Consulting</p> <p>1111 N. HIGHWAY 160, SUITE 100 MORNINGVIEW, MO 63026 TEL: 636-335-1111 WWW.WTFGROUP.COM</p>	
<p>PERMIT NO.:</p> <p>DVP</p>	<p>PLAT:</p> <p>R40</p>
<p>DATE:</p> <p>1/23/20</p>	<p>SCALE:</p> <p>1" = 200'-0"</p>
<p>NOT FOR CONSTRUCTION</p>	
<p>OVERALL SITE PLAN</p>	
<p>SHEET NO.:</p> <p>C-1</p>	<p>TOTAL SHEETS:</p> <p>H</p>

GENERAL NOTES:

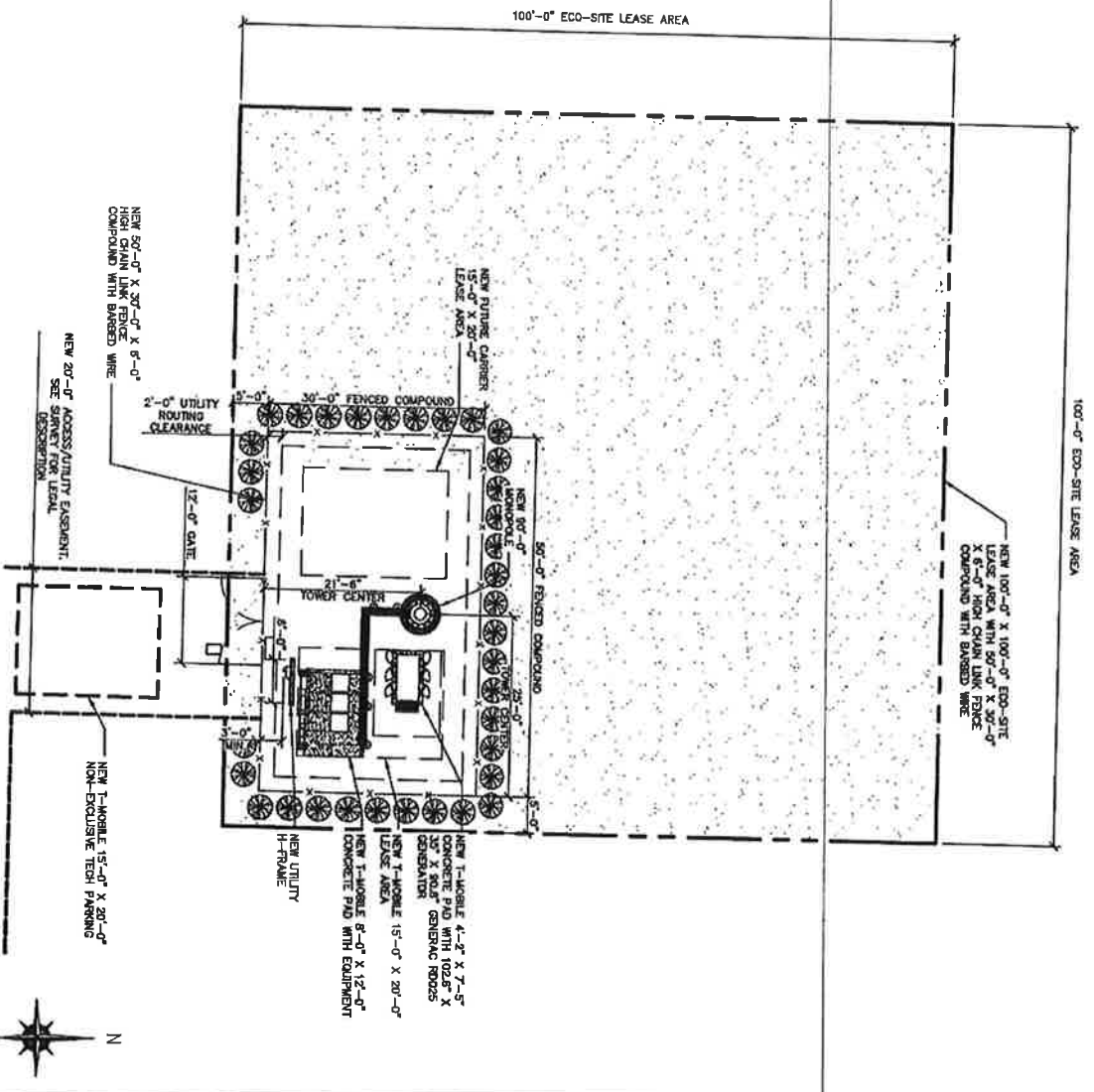
1. ALL MATERIALS AND REQUIREMENTS SHALL COMPLY TO THE DRAWINGS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NEARBY ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
3. ALL REGULATIONS SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS SHALL BE THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND SHALL BE KEPT OPEN AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND SHALL BE KEPT OPEN AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
11. CONTRACTOR TO PROVIDE DISINFECTANT AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STAKE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

SURVEY NOTE:

1. ECO-SITE STAKE SHALL CORRELATE WITH THE ADJACENT PROPERTY TO THE PROPER EASEMENT IN AND AROUND THE TOWER COMPOUND.
2. PROVIDED BY TRANSDUCER LAND SURVEYOR DATED 03/11/18 AND SITE VISIT ON 01/25/19.

COAX NOTE:

1. ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY OWNER OWNER.



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0" (1/32" = 1'-0" ON 24" X 36" SHEET)

<p>Eco-Site 1000 STATE ST., SUITE 575 MERRILL, WI 53550</p>		<p>PROJECT INFORMATION: CA-4131 SD07865A CAMINO DRIVE 30000 SQ. FT. BLDG. MERRILL, WISCONSIN 53550</p>		<p>DATE: 01/23/20</p>		<p>ZONING</p>	
<p>WT Group Engineering • Design • Consulting</p>		<p>CONTRACT NO.: C-2</p>		<p>DWG NO.: RLS</p>		<p>DATE: APR</p>	
<p>NOT FOR CONSTRUCTION</p>		<p>SHEET TITLE: ENLARGED SITE PLAN</p>		<p>SHEET NUMBER: C-2</p>		<p>TOTAL SHEETS: H</p>	

NOTE:
 ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION FOR THESE INSTALLATION.

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

NOTE:
 CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND SPECTRUM SERVICES OF ANY DISCREPANCIES BEFORE PROCEEDING.

NOTE:
 CONTRACTOR SHALL VERIFY ALL FINAL CONSTRUCTION LIMITS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.

NOTE:
 CONTRACTOR TO USE PROPER TORQUE WHICH WOULD INSTALLING AND TIGHTENING CONNECTIONS TO INSURE PROPER FIT.

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

Eco-Site
 1010 SMOG DR. SUITE 400
 BAKERSFIELD, CA 93311

PROJECT INFORMATION
 CA-04131
 SD078856A
 CAMMINO DRIVE
 THERMAL, DTL, CA 92374
 MERCED COUNTY
 THE30203

ISSUED DATE: 01/23/20

ZONING

NO.	DATE	CONTRACT USE	BY
A	12/16/17	ISSUE FOR PERMITS	TRP
B	12/06/17	ISSUE FOR PERMITS	TRP
C	10/17/17	ISSUE FOR PERMITS	TRP
D	10/17/17	ISSUE FOR PERMITS	TRP
E	12/27/17	ISSUE FOR PERMITS	TRP
F	12/27/17	ISSUE FOR PERMITS	TRP
G	12/27/17	ISSUE FOR PERMITS	TRP
H	12/27/17	ISSUE FOR PERMITS	TRP

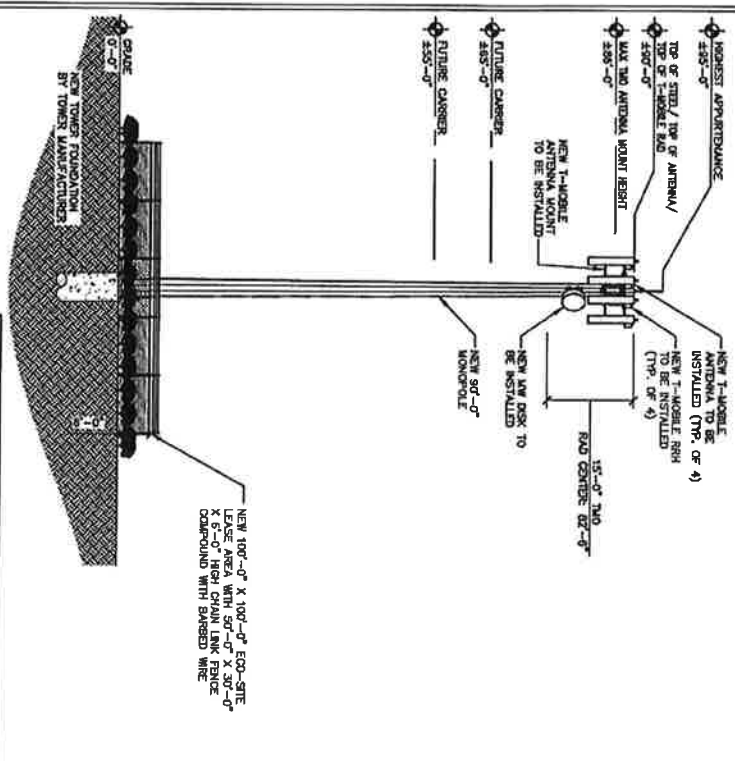
WV Group
 Engineering • Design • Consulting
 2010 S. UNIVERSITY AVENUE
 SUITE 100, BAKERSFIELD, CA 93311
 TEL: 805.833.2000 FAX: 805.833.1010
 www.wvgroup.com

DATE: 01/23/20
 DRAWN BY: TRP
 DWP RAS JAR

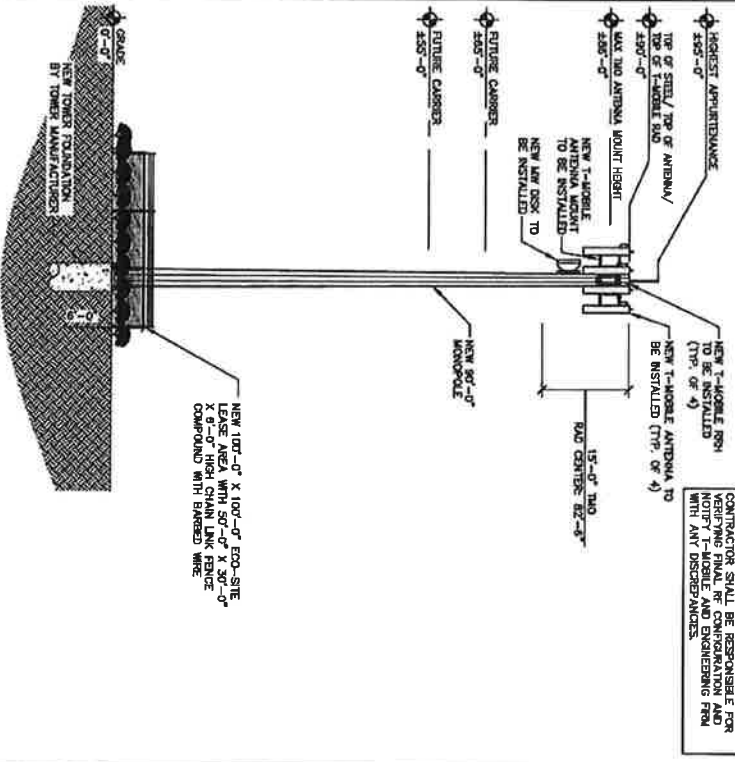
NOT FOR CONSTRUCTION

ELEVATIONS

C-3 H



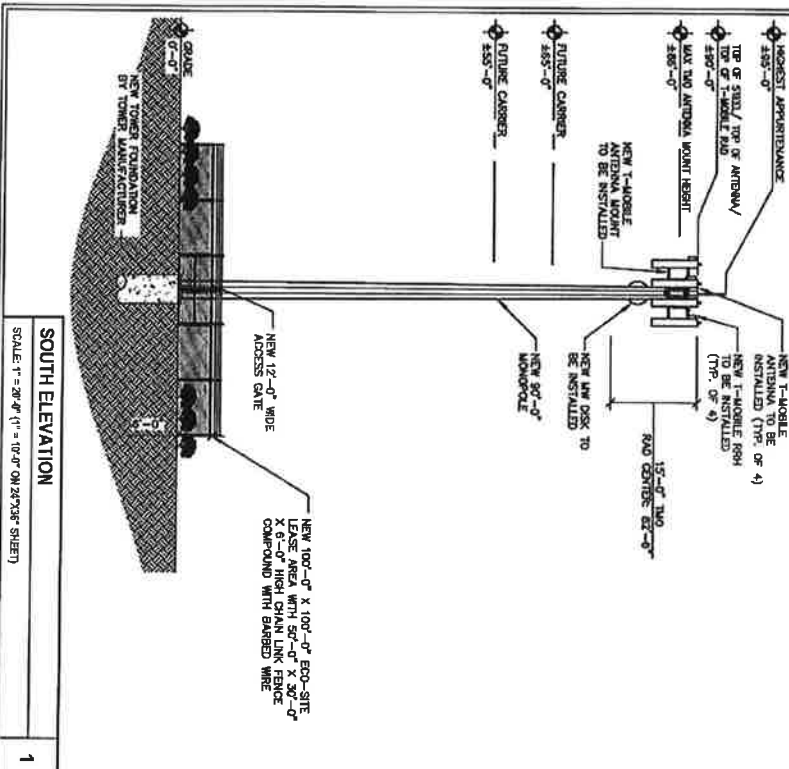
NORTH ELEVATION
 SCALE: 1" = 20'-0" (1" = 10' ON 24"x36" SHEET)



EAST ELEVATION
 SCALE: 1" = 20'-0" (1" = 10' ON 24"x36" SHEET)

NOTE:
 THE SCOPE OF WORK DOES NOT INCLUDE
 OR STRUCTURE. NEW ANTENNAS AND
 EQUIPMENT SHOWN ON THIS PLAN HAVE
 NOT BEEN EVALUATED TO VERIFY CAPACITY
 TO ADEQUATELY SUPPORT THESE
 ANTENNAS PRIOR TO ANY ANTENNA OR
 EQUIPMENT INSTALLATION. A STRUCTURAL
 EVALUATION OF THE EXISTING STRUCTURAL
 STRUCTURE, INCLUDING ALL ANTENNA
 MOUNTING SYSTEMS & HARDWARE SHALL
 BE PROVIDED.

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



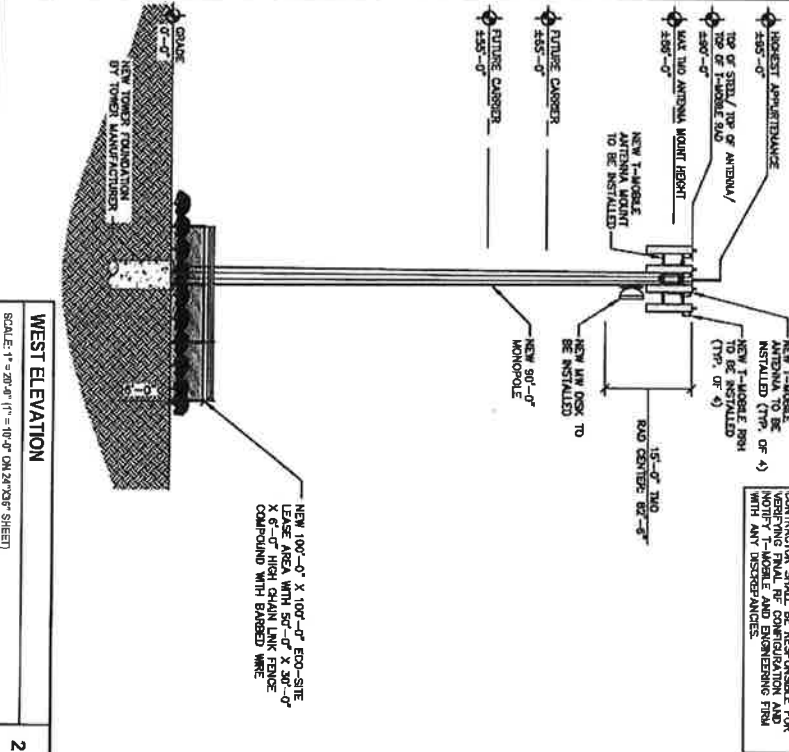
SOUTH ELEVATION
 SCALE: 1" = 20'-0" (1" = 10'-0" ON 24"x36" SHEET)

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

NOTE:
 CONTRACTOR SHALL VERIFY ALL FINAL
 CONNECTIONS OF CABLES WITH NE-9'S
 PRIOR TO INSTALLATION.

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

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



WEST ELEVATION
 SCALE: 1" = 20'-0" (1" = 10'-0" ON 24"x36" SHEET)

Eco-Site
 1000 STATE ST. SUITE 200
 KANSASVILLE, MO 67202

PROJECT INFORMATION:
 CA-0131
 SD07865A
 CARRIBO DRIVE
 2000 STATE STREET
 KANSASVILLE, MO 67202
 FEDERAL COUNTY
 MISSOURI

CONTRACT TAKE DATE:
 01/23/20

ZONING

REV	DATE	DESCRIPTION
A	10/18/11	ISSUE FOR PERMITS
B	04/04/12	ISSUE FOR PERMITS
C	08/17/11	ISSUE FOR PERMITS
D	07/22/11	ISSUE FOR PERMITS
E	01/27/12	ISSUE FOR PERMITS
F	01/27/12	ISSUE FOR PERMITS
G	01/27/12	ISSUE FOR PERMITS
H	01/27/12	ISSUE FOR PERMITS
I	01/27/12	ISSUE FOR PERMITS
J	01/27/12	ISSUE FOR PERMITS

WV Group
 Engineering • Design • Consulting

ENGINEERED BY THE DESIGN TEAM FOR PERMITS.
 THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
 CONTACT THE DESIGN TEAM FOR ANY QUESTIONS.
 CONTACT INFORMATION: WV GROUP, INC.
 1000 STATE STREET, SUITE 200
 KANSASVILLE, MO 67202
 TEL: 660.255.1234
 FAX: 660.255.1235
 WWW.WVGROUP.COM

DATE OF CONSTRUCTION: _____
 DRAWN BY: RAG
 CHECKED BY: KJR

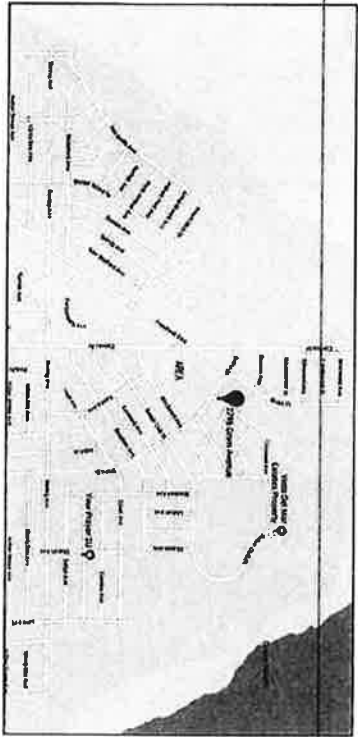
NOT FOR CONSTRUCTION

ELEVATIONS

C-4 H

IMPERIAL COUNTY

T-MOBILE CELL TOWER/CAMINO DRIVE
2798 GRAM DRIVE, THERMAL, CA 92274
LANDSCAPE PLANS



VICINITY MAP

PROJECT DIRECTORY

DEVELOPER
Eco-Site
NAME: ECO-SITE
ADDRESS: 1010 SMC ST., SUITE 575
CITY/STATE: BORSINIWALE, NC 27905
PHONE: (760) 250-5511
ATTN: MICHAEL LINARES

PROJECT OWNER
MICHAEL LINARES
ADDRESS: 22827 OMAH STONE DRIVE
CITY/STATE: VAN NUYS, CA 91411
PHONE: (760) 250-5511
ATTN: MICHAEL LINARES

LANDSCAPE ARCHITECT

NAME: RICLA LANDSCAPE ARCHITECTS
ADDRESS: 11 MILLANORA
CITY/STATE: CALICUT, CA 92527
CONTACT: ROBERT J. CUNNINGHAM
PHONE: (949) 661-3993
FAX: (949) 661-3993
P: ricla@ricla.net

MAINTENANCE QUANTITIES (ON-SITE/OFF-SITE)

1. LANDSCAPED FLAT AREAS:	360 S.F.
2. LANDSCAPED SLOPE AREAS:	0 S.F.
3. TOTAL NUMBER OF TREES:	0 EA.
4. TOTAL NUMBER OF PALM TREES:	0 EA.
5. TOTAL NUMBER OF BALLY TREES:	2 EA.
6. CONCRETE WALKERS:	0 S.F.
7. 3 RAIL P/W FENCING:	0 L.F. (LMD ONLY)
8. LANDSCAPE GRASSING ABATEMENT:	0 S.F.
9. LANDSCAPE GRASSING:	0 S.F.
10. TURF:	0 S.F.
11. TURF:	0 S.F.
12. PLANTER BEDS/IN:	0 S.F.

INDEX OF SHEETS

1. TITLE SHEET
2. IRRIGATION PLAN
3. PLANTING PLAN
4. IRRIGATION DETAILS
5. IRRIGATION SPECIFICATIONS
6. PLANTING DETAILS AND SPECIFICATIONS

AP.N. # 007-620-002

COPY NOTE:
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NO SATURDAY WORK IS ALLOWED PER CITY GUIDELINES.



DATE: 1/8/20
SCALE: AS SHOWN
DRAWN BY: RICLA
CHECKED BY: RICLA
DATE: 1/8/20

Eco-Site
1010 SMC ST., SUITE 575
BORSINIWALE, NC 27905

PROJECT INFORMATION:
CA-1131
SDUZ888A
CAMINO DRIVE
2798 GRAM DRIVE
THERMAL CITY, CA 92274
IMPERIAL COUNTY
1/8/20

ZONING

NO.	DATE	REVISION	BY	CHK
1	1/8/20	ISSUE FOR PERMITS	RICLA	RICLA
2	1/8/20	REVISED PER COMMENTS	RICLA	RICLA
3	1/8/20	REVISED PER COMMENTS	RICLA	RICLA
4	1/8/20	REVISED PER COMMENTS	RICLA	RICLA
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6	1/8/20	REVISED PER COMMENTS	RICLA	RICLA
7	1/8/20	REVISED PER COMMENTS	RICLA	RICLA
8	1/8/20	REVISED PER COMMENTS	RICLA	RICLA
9	1/8/20	REVISED PER COMMENTS	RICLA	RICLA
10	1/8/20	REVISED PER COMMENTS	RICLA	RICLA

RICLA
Landscaping Architects
Robert J. Cunningham
1010 SMC ST., SUITE 575
BORSINIWALE, NC 27905
TEL: (949) 661-3993
WWW.RICLA.NET



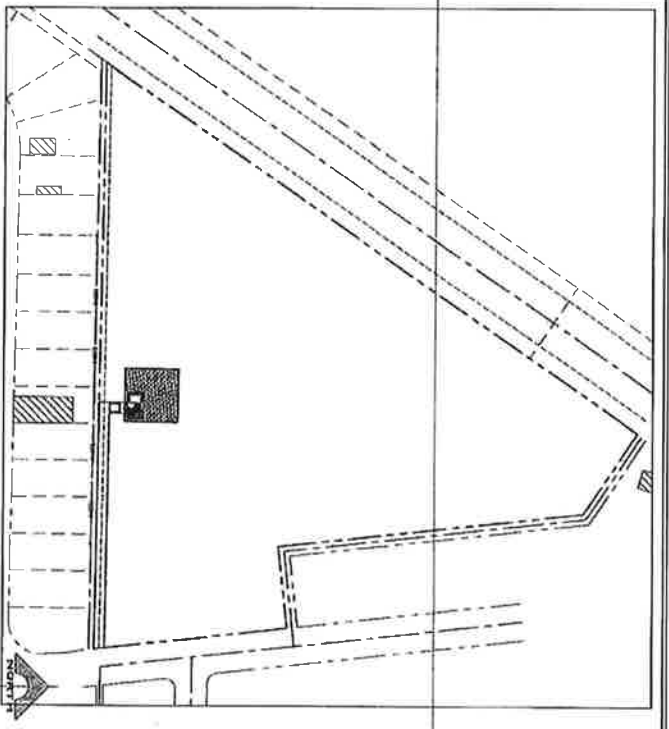
TITLE SHEET
L-1

NO.	DATE	DESCRIPTION
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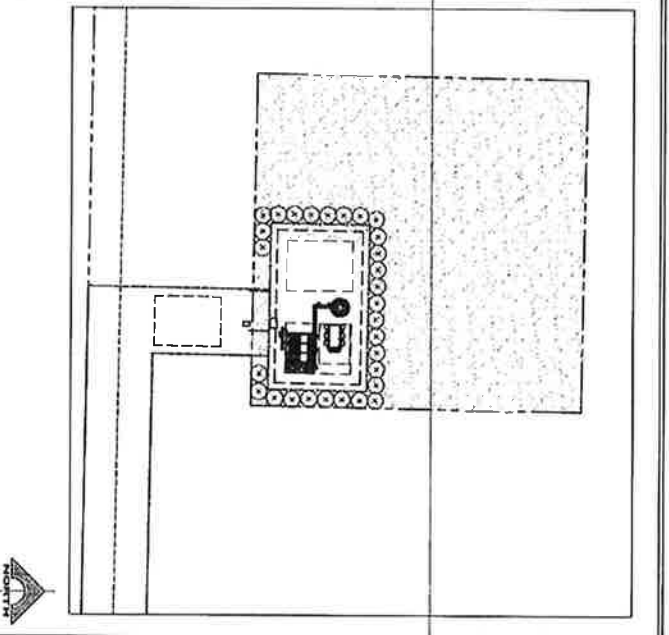
CONSULTANT
RCLA
 Landscape Architects
 17000 S. DEER AVE. SUITE 100
 REDWOOD CITY, CA 94061
 TEL: 650-734-4400
 FAX: 650-734-4401
 WWW.RCLA.COM

DATE	1/8/20
SCALE	1/8" = 1'-0"
PROJECT NO.	CA-0131
PROJECT NAME	CAMINO DRIVE
PROJECT LOCATION	HAYWARD, ALPINE COUNTY
PROJECT NUMBER	L-3

SITE PLAN



2 PLANTING PLAN



PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	EXPOSURE	WATER USE
(Symbol)	ULMUS PARVIFOLIUS / EUROPEAN LIME	5 GAL.	35	3'-0" - 6'-0"	LOW

WEED CONTROL
 THE CONTRACTOR SHALL REMOVE ALL WEEDS AND WEED SEEDS FROM THE SITE AND SHALL BE RESPONSIBLE FOR CONTROLLING WEEDS THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL REMOVE ALL WEEDS AND WEED SEEDS FROM THE SITE AND SHALL BE RESPONSIBLE FOR CONTROLLING WEEDS THROUGHOUT THE PROJECT.

SOIL PREPARATION
 THE CONTRACTOR SHALL REMOVE ALL WEEDS AND WEED SEEDS FROM THE SITE AND SHALL BE RESPONSIBLE FOR CONTROLLING WEEDS THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL REMOVE ALL WEEDS AND WEED SEEDS FROM THE SITE AND SHALL BE RESPONSIBLE FOR CONTROLLING WEEDS THROUGHOUT THE PROJECT.

DESIGN STATEMENT
 THE CONTRACTOR SHALL MAINTAIN WEED CONTROL THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL REMOVE ALL WEEDS AND WEED SEEDS FROM THE SITE AND SHALL BE RESPONSIBLE FOR CONTROLLING WEEDS THROUGHOUT THE PROJECT.

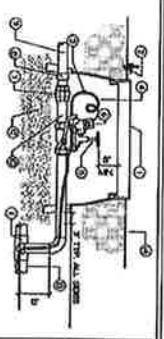


NO DIGGING UNDER PLANTS
 A FEW INCHES IS ALL IT TAKES TO DESTROY A PLANT. KEEP YOUR SHOVEL OFF THE PLANTS.

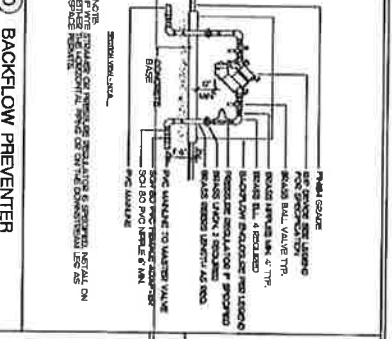
PLANTING PLAN
 L-3

REGISTRATION NOTES

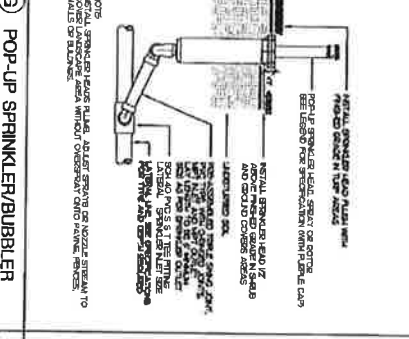
1. THIS DRAWING IS THE PROPERTY OF ECO-SITE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ECO-SITE INC.
2. ALL MATERIALS AND METHODS SHALL BE AS SPECIFIED IN THE DRAWING AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL APPLICABLE REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL APPLICABLE REGULATIONS.
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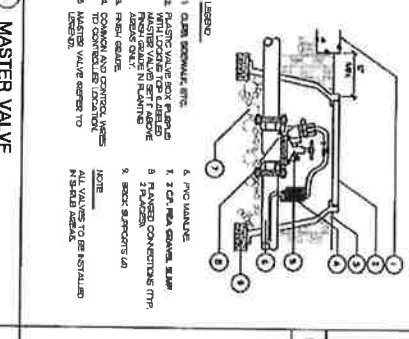
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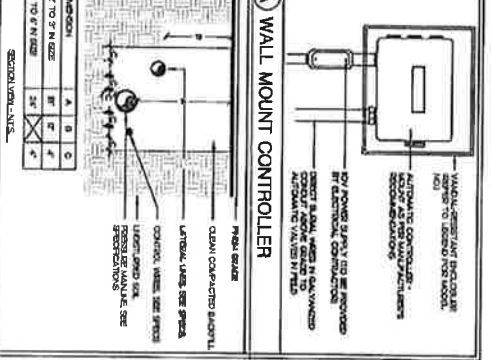
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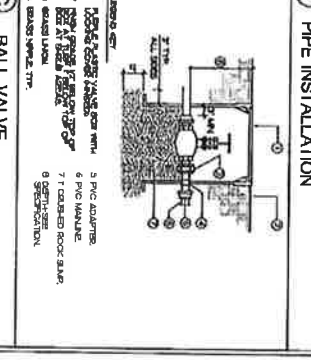
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- LEGEND SET**
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- LEGEND SET**
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- LEGEND SET**
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 9. PIPING TO REMOTE VALVE
 10. PIPING TO REMOTE VALVE



DIGA-FORM
 A DIGGING PROHIBITION SIGN
 THIS SIGN IS TO BE PLACED AT THE LOCATION OF THE VALVE OR OTHER EQUIPMENT TO BE INSTALLED TO PREVENT UNNECESSARY DIGGING.
 THE SIGN SHALL BE PLACED AT THE LOCATION OF THE VALVE OR OTHER EQUIPMENT TO BE INSTALLED TO PREVENT UNNECESSARY DIGGING.
 THE SIGN SHALL BE PLACED AT THE LOCATION OF THE VALVE OR OTHER EQUIPMENT TO BE INSTALLED TO PREVENT UNNECESSARY DIGGING.

Eco-Site
 04A1131
 SHOT BURN
 CANNON DRIVE
 7100 S. 1000 E.
 SALT LAKE CITY, UT 84119
 (801) 488-1111

1/8/20

ZONING

ZONE	PERMITS	REMARKS
1		
2		
3		
4		
5		
6		
7		
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RICLA
 RIGID POLYPROPYLENE
 1000 W. 1000 S.
 SALT LAKE CITY, UT 84119
 (801) 488-1111

IRRI-GARD
 1000 W. 1000 S.
 SALT LAKE CITY, UT 84119
 (801) 488-1111

IRRI-GARD
 1000 W. 1000 S.
 SALT LAKE CITY, UT 84119
 (801) 488-1111

SECTION 02050 - IRRIGATION
Part 1 - GENERAL

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- 2. The contractor shall be responsible for obtaining all necessary permits, including but not limited to, the following:
 - A. All necessary permits for excavation, trenching, and laying pipe.
 - B. All necessary permits for the installation of the irrigation system.
 - C. All necessary permits for the installation of the irrigation system.
 - D. All necessary permits for the installation of the irrigation system.

Part 2 - MATERIALS

- 1. All materials and equipment shall be of the highest quality and shall conform to the following specifications:
 - A. Pipe: Schedule 40, galvanized steel, 12" diameter, 160 lb weight.
 - B. Fittings: Schedule 40, galvanized steel, 12" diameter, 160 lb weight.
 - C. Valves: 12" diameter, 160 lb weight, galvanized steel.
 - D. Manholes: 24" diameter, 48" high, galvanized steel.

Part 3 - EXECUTION

- 1. Excavation and trenching shall be done in accordance with the following:
 - A. Excavation: 12" wide, 12" deep, 12' long.
 - B. Trenching: 12" wide, 12" deep, 12' long.
 - C. Backfill: 12" wide, 12" deep, 12' long.
 - D. Compaction: 12" wide, 12" deep, 12' long.

Part 4 - TESTING

- 1. All materials and equipment shall be tested in accordance with the following:
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8A0191
 SODIUM
 CASINO DRIVE
 HERRINGTON, ONT. L0R 2R0
 HERRINGTON COUNTY
 ONTARIO

1/8/20

ZONING

NO.	DATE	DESCRIPTION	BY	FOR
1	1/8/20	ISSUE FOR PERMIT
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IRRIGATION
 SPECIFICATIONS

L-5

Planting specifications

A. GENERAL

1. Scope of Work

A Contractor shall install and maintain all plants, trees, shrubs, and vines as indicated on the drawings and as specified in the Schedule of Values. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

2) One Year Post-Planting Maintenance

A. All plants, trees, shrubs, and vines shall be installed and maintained in accordance with the specifications and drawings. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

B. The Contractor shall provide all necessary materials, labor, and equipment for the installation and maintenance of all plants, trees, shrubs, and vines. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

C. The Contractor shall provide all necessary materials, labor, and equipment for the installation and maintenance of all plants, trees, shrubs, and vines. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

D. The Contractor shall provide all necessary materials, labor, and equipment for the installation and maintenance of all plants, trees, shrubs, and vines. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

3. Schedule

A. All plants, trees, shrubs, and vines shall be installed and maintained in accordance with the specifications and drawings. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

4. Materials

A. All plants, trees, shrubs, and vines shall be installed and maintained in accordance with the specifications and drawings. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

B. The Contractor shall provide all necessary materials, labor, and equipment for the installation and maintenance of all plants, trees, shrubs, and vines. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

C. The Contractor shall provide all necessary materials, labor, and equipment for the installation and maintenance of all plants, trees, shrubs, and vines. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

4. Planting

A. All plants, trees, shrubs, and vines shall be installed and maintained in accordance with the specifications and drawings. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

5. Fertilization

A. All plants, trees, shrubs, and vines shall be installed and maintained in accordance with the specifications and drawings. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

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6. Irrigation

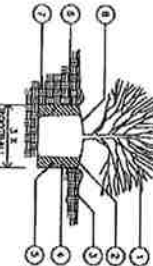
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7. Pruning

A. All plants, trees, shrubs, and vines shall be installed and maintained in accordance with the specifications and drawings. The Contractor shall be responsible for the selection, procurement, and maintenance of all plants, trees, shrubs, and vines, which shall be installed and maintained in accordance with the specifications and drawings.

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LEGEND
1. SHRUB OR VINE - CENTER IN PIT
2. REFER MATERIALS SECTION

SHRUB AND VINE PLANTING

1. FINISH GRADE
2. NATIVE BACKFILL - REFER TO SPECIFICATIONS
3. PLANTING TABLETS - REFER TO SPECIFICATIONS FOR QUANTITY AND PLACEMENT
4. SCARPED SIDES AND BOTTOM OF PLANTING PIT
5. NATIVE UNDISTURBED SOIL
6. SET TOP OF ROOTBALL 2" ABOVE SURROUNDING GRADE AND SLOPE FOR DRAINAGE
7. MULCH ALL PLANTING AREAS

EcoSite
1000 STATE ST. SUITE 1020
WASHINGTON, DC 20004

CA-0131
SOUTH
CABINHO DRIVE
2700 GOLD DRIVE
NORFOLK, VIRGINIA
23502

PROJECT APPROVED DATE: 1/9/20

CLIENT: [REDACTED]

DATE: 1/9/20

NO.	DATE	DESCRIPTION
1	1/9/20	ISSUE FOR PERMIT
2	1/9/20	ISSUE FOR PERMIT
3	1/9/20	ISSUE FOR PERMIT
4	1/9/20	ISSUE FOR PERMIT
5	1/9/20	ISSUE FOR PERMIT
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8	1/9/20	ISSUE FOR PERMIT
9	1/9/20	ISSUE FOR PERMIT

CONTRACT NO. [REDACTED]

DATE: 1/9/20

PROJECT: [REDACTED]

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

DATE: 1/9/20

RCLA
Landscape Architects
1500 W. 10th Street, Suite 200
Tulsa, Oklahoma 74106
918-485-0000
www.rcla.com

CONTRACT NO. [REDACTED]

DATE: 1/9/20

PROJECT: [REDACTED]

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

DATE: 1/9/20

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CALL 1-800-4-A-DIGALERT

PLANTING DETAILS AND SPECIFICATIONS

SECTION: [REDACTED]

DATE: 1/9/20

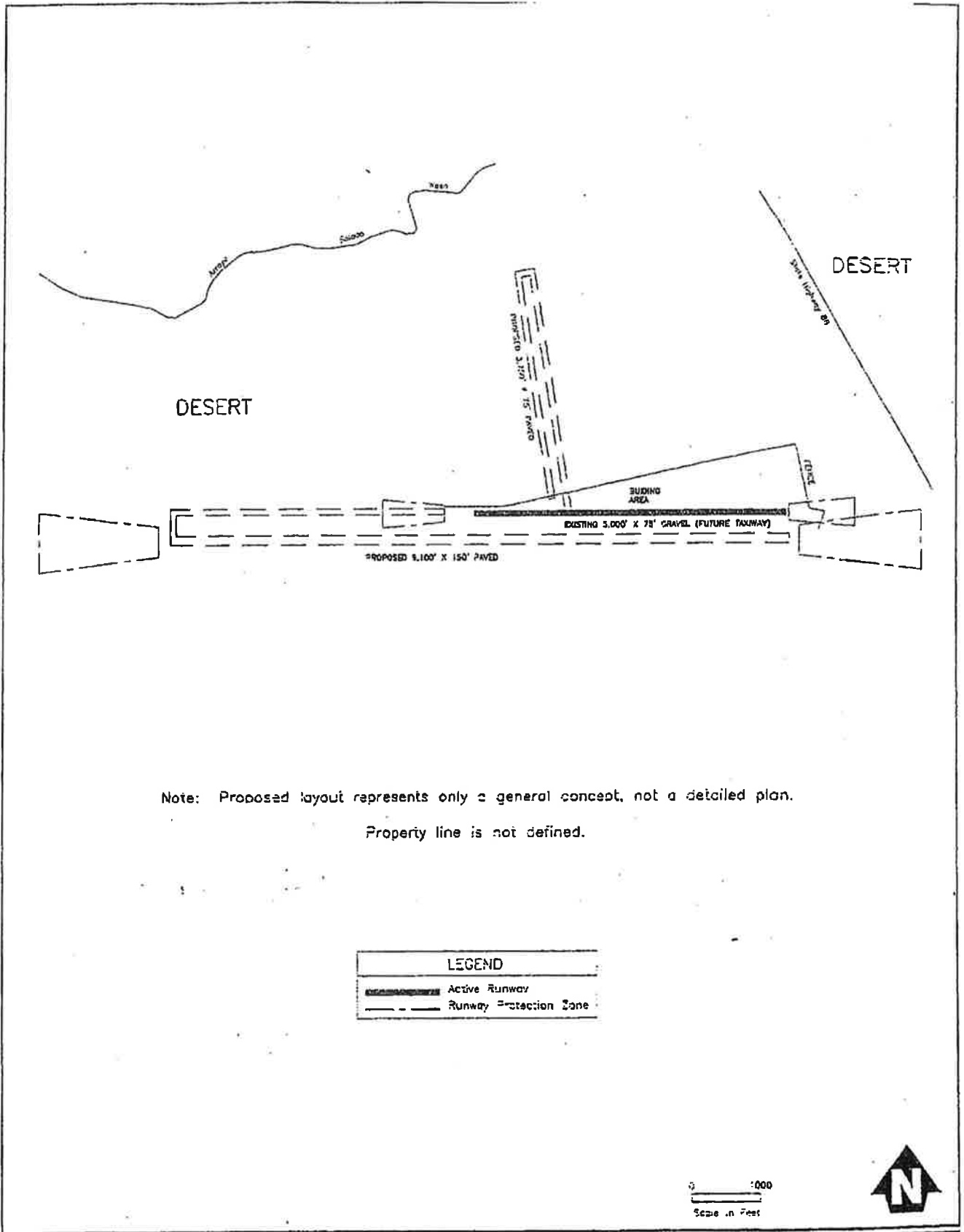
PROJECT: [REDACTED]

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

DATE: 1/9/20

ALUC Section



Background Data
 Airport Plan - Salton Sea Airport

FIGURE 4V
 airport land use compatibility plan

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 ³
			Residential (d/acre)	Other Uses (people/acre) ²	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> High risk High noise levels 	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway Substantial noise 	0.1	100	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> Significant risk - aircraft commonly below 800 ft. AGL Significant noise 	1	100	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk - aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	8	200	15%
D	Other Airport Environs	<ul style="list-style-type: none"> Negligible risk Potential for annoyance from overflights 	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses ⁴	Uses Not Normally Acceptable ⁵
A	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of avigation easement 	<ul style="list-style-type: none"> Aircraft tiedown apron Pastures, field crops, vineyards Automobile parking 	<ul style="list-style-type: none"> Heavy poles, signs, large trees, etc.
B1 and B2	<ul style="list-style-type: none"> Schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses Above ground storage Storage of highly flammable materials Hazards to flight⁶ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR⁷ of 25 dBA in residential and office buildings Dedication of avigation easement 	<ul style="list-style-type: none"> Uses in Zone A Any agricultural use except ones attracting bird flocks Warehousing, truck terminals Single-story offices 	<ul style="list-style-type: none"> Residential subdivisions Intensive retail uses Intensive manufacturing or food processing uses Multiple story offices Hotels and motels
C	<ul style="list-style-type: none"> Schools Hospitals, nursing homes Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of overflight easement for residential uses 	<ul style="list-style-type: none"> Uses in Zone B Parks, playgrounds Low-intensity retail, offices, etc. Low-intensity manufacturing, food processing Two-story motels 	<ul style="list-style-type: none"> Large shopping malls Theaters, auditoriums Large sports stadiums Hi-rise office buildings
D	<ul style="list-style-type: none"> Hazards to flight⁶ 	<ul style="list-style-type: none"> Deed notice required for residential development 	<ul style="list-style-type: none"> All except ones hazardous to flight 	

Table 2A Continued Compatibility Criteria

Imperial County Airport Land Use Compatibility Plan

NOTES

- | | |
|--|--|
| <p>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.</p> <p>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.</p> <p>3 See Policy 2.5.</p> | <p>4 These uses typically can be designed to meet the density requirements and other development conditions listed.</p> <p>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.</p> <p>6 See Policy 3.4</p> <p>7 NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure.</p> |
|--|--|

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 departure. 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.

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