

RESOLUTION NO. PC 2018-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA, RECOMMENDING APPROVAL OF THE ZONE CHANGE AND GENERAL PLAN AMENDMENT FOR THE FOLLOWING ASSESSOR PARCEL NUMBERS 064-434-005, 064-434-006, AND 064-434-016 TO ALLOW FOR THE DEVELOPMENT OF MULTIFAMILY HOUSING.

WHEREAS, Martin Coyne has submitted an application for a General Plan Amendment and Zone Change for certain real property described as follows:

ASSESSOR PARCEL NUMBERS: 064-434-005, 064-434-006, AND 064-434-016

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 13, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, examining the Initial Environmental Study, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the General Plan Amendment and Zone Change.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby finds as follows:
 - 1. The proposed zone change and general plan amendment are consistent with the goals, objectives and policies of the General Plan;
 - 2. The proposed zone change, general plan amendment, and proposed multifamily housing is compatible with the surrounding environment;
 - 3. Public facilities and services can be provided to the proposed multifamily development without placing undue additional burden on existing residents and businesses; and
- C) That on the findings made above, the Planning Commission recommends **APPROVAL** of the zone change and general plan amendment; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of the zone change and general plan amendment from C-1 (Commercial Neighborhood) to RA-Residential Apartments and;

- E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of a Mitigated Negative Declaration; and
- F) All recommendations made by the Planning Commission are based on the following findings:
1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.
 2. The project is in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
 3. The initial environmental assessment shows that there is no substantial evidence that the zone change and general plan amendment may have a significant impact on the environment.
 4. There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project.
 5. The proposed Zone Change and General Plan Amendment are consistent with the intent of the Imperial General Plan to maintain land use designation consistency within the incorporated area of a City's and its sphere of influence.
 6. The proposed Zone Change and General Plan Amendment are consistent with the policies and the land uses of the existing City of Imperial General Plan.
 7. The proposed General Plan Amendment and Zone Change are consistent with the objective of the City of Imperial Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 13th day of June 2018.

Planning Commission Chairman

ATTEST:

City Clerk

RESOLUTION PC2018-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING AN AMENDMENT (CUP18-05) TO EXISTING CONDITIONAL USE PERMIT (15C06) FOR A MICROBREWERY, TASTING ROOM, AND LIVE ONSITE ENTERTAINMENT AT 115 NORTH IMPERIAL AVENUE

(BARRETT DUNN – PENTAGONAL BREWING)

WHEREAS, Barrett Dunn submitted a Conditional Use Permit application to amend the existing Conditional Use Permit (CUP 15-06) to allow for Live Onsite Entertainment at 115 North Imperial Avenue; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 8, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15301 of the California Environmental Quality Act; and
- E) That the onsite live entertainment is consistent with those uses allowed in the V-C Village Commercial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the amendment to Conditional Use Permit #15C06 through CUP (18-05) (Pentagonal Brewing) to include onsite live entertainment at 115 North Imperial Avenue, subject to the conditions of approval outlined in Exhibit A and based on the following findings:
 - 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.
3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 8th day of June 2018.

Planning Commission Chairman

ATTEST:

Planning Secretary

RESOLUTION PC2018-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A CONDITIONAL USE PERMIT CUP(18-04) TO ALLOW FOR MODIFICATIONS AT AN EXISTING TELECOMMUNICATION FACILITY AT 2335 HWY 86; IMPERIAL, CA 92251

(IMPERIAL MOVIE THEATER- AT&T CELL SITE)

WHEREAS, AT & T representative Tim Henion submitted a Conditional Use Permit application to allow for the modifications of an existing telecommunications facility at 2335 HWY 86; Imperial, CA 92251; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 8, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15303 of the California Environmental Quality Act; and
- E) That the operation of a telecommunications facility is consistent with those uses allowed or conditionally allowed in the C-2 General Commercial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** Conditional Use Permit # CUP (18-04) (Imperial Movie Theater/AT&T Cell Site) for modifications on the existing cell site, subject to the conditions of approval outlined in Exhibit A and based on the following findings:
 - 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.
 - 2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to

adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.

3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 13th day of June 2018.

Planning Commission Chairman

ATTEST:

Planning Secretary

RESOLUTION NO. 2018-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA,
ALLOWING THE AMENDMENT OF CONDITIONS OF APPROVAL AND PHASING PLAN
FOR MONTERREY PARK SUBDIVISION**

WHEREAS, the City Council of the City of Imperial adopted Resolution 2005-24 on June 15, 2005 approving the Monterrey Park Subdivision subject to conditions of approval; and

WHEREAS, the developer is requesting the approval of a phasing plan and amendments to the existing conditions of approval attached Exhibit A (Conditions of Approval) and Exhibit B (Phasing Plan):

WHEREAS, the Developer is requesting a phasing plan due to financial purposed; and

WHEREAS, the Developer is requesting amendments to the conditions of approval to coincide with the proposed phasing plan for Monterrey Park Subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That the Planning Commission hereby recommends the phasing plan (Exhibit B) and amendments to the conditions of approval (Exhibit A) to the City of Imperial's City Council for approval.
- C) That the City of Imperial's City Council has the sole discretion as to whether an alternative plan will be approved; and
- D) That the Developer is required to provide additional security (in the form of bonds or other acceptable means) for additional off-site improvements as a result of any possible changes to the Conditions of Approval.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this 13th day of June 2018.

Planning Commission Chair

ATTEST:

City Clerk



PLANNING COMMISSION
Charles Lucas, Chair
Geoffrey Holbrook, Vice Chair
Andie Guillen, Commissioner
Kris Haugh, Commissioner
Robert McDade, Commissioner

CITY HALL 420 South Imperial Avenue, Imperial, California 92251
Phone (760)355-4371 || **Fax** (760)355-4718 || **web:** <http://www.cityofimperial.org>

AGENDA

PLANNING COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, JUNE 13, 2018
6:30PM

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

A. PLANNING COMMISSION CALL TO ORDER:

6:30 PM
ROLL CALL
PLEDGE OF ALLEGIANCE

B. PUBLIC APPEARANCES

C. NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)

C-1 Public Hearing, Discussion/Action: Review proposed Zone Change and General Plan Amendment from C-1 to RA.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2018-07** a Resolution of the Planning Commission of the City of Imperial Planning Commission granting a Zone Change, General Plan Amendment, and Conditions of Approval from C-1 (Commercial General) to RA (Residential Apartment) at the following APNs:064-434-005, 064-434-006, and 064-434-016.

C-2 Public Hearing, Discussion/Action: Conditional Use Permit-CUP (18-05) Amendment of Conditions of Approvals for existing Conditional Use Permit CUP (15-06) for Pentagonal Brewing Company to allow for onsite live entertainment events.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2018-08** a Resolution of the Planning Commission of the City of Imperial amending and granting a Conditional Use Permit and the Conditions of Approval Outlined in Resolution No. PC 2018-08 for Pentagonal Brewing Company to host onsite live entertainment events at 115 N. Imperial Avenue; Imperial, CA 92251.

C-3. Public Hearing, Discussion/Action: Conditional Use Permit-CUP (18-04) to allow for modifications to existing stealth AT&T Wireless Communication Facility located at: 2335 HWY 86; Imperial, CA 92251.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: **Approve RESO No. PC 2018-09** a Resolution of the Planning Commission of the City of Imperial granting a Conditional Use Permit and the Conditions of Approval Outlined in Resolution No. PC 2018-09 for the modifications of an existing AT&T wireless communications facility at 2335 HWY 86; Imperial, CA 92251.

- C-4. Discussion/Recommendation: Review proposed phasing plan and amendments to conditions of approval for Monterrey Park Subdivision.**
1. Staff Report.
 2. Commission Discussion.
 3. Commission Recommendation to City Council.
 4. **RESO No. PC 2018-10** a Resolution of the Planning Commission of the City of Imperial granting a Phasing Plan and amendment to the Conditions of Approval for Monterrey Park Subdivision.

- D. D-1. Commissioners Report**
D-2. Staff Report

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.



Staff Report

Agenda Item No.

C-1

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: June 7, 2018

Subject: Morningside Apartments Phase II: Zone Change and General Plan Amendment from C-1 (Neighborhood Commercial) to R-A (Residential Apartments).

Background:

- Current Zoning: C-1 (Neighborhood Commercial)
- Proposed Zoning: R-A (Residential Apartment)
- Current Land Use: Vacant Parcels
- Total Size of Properties Combined: 342,381.60 sqft./7.86 acres
- Parcel Legal Descriptions:
 1. APN: 064-434-005- S1/2 OF E 1 AC OF LOT 11 TR 40B T15S R13E .50 AC
 2. APN: 064-434-006- LOT 12 TR 40B T15S R13E LS 9 23 5.24 AC
 3. APN: 064-434-016- W2.14AC OF LOT 11 TR40B 15-13 LS 9-23 EXC N7.5FT 2.12AC
- Environmental Clearance (CEQA): An Initial Study has been conducted (please refer to attachment). The initial study indicates that there are potential significant impacts that can be decreased if mitigation measures are incorporated to alleviate potential impacts. A Mitigated Negative Declaration is recommended.

The applicant is requesting that the zoning designation on the following three (3) parcel APN#'s: 064-434-005, 064-434-006, and 064-434-016 be changed from C-1 (Neighborhood Commercial) to R-A (Residential Apartment) to allow for the development of multi-family apartment complexes. This zone change and general plan amendment would allow for Phase II of Morningside Apartments. Morningside Apartments Phase I has been completed and is currently rented out. The owner of the apartment complex currently has a waiting list with over 60 (sixty) applicants waiting for apartment housing.

General Plan Compliance and Policies Related to this Application:

Objective 1 of the General Plan Land Use Element states that:

"The land use distribution should be such, that the integrity of the existing land use is maintained and/or enhanced. Also, the new land uses should be distributed to encourage the development of residential uses at appropriate

densities, to implement the quantified objectives for housing construction as contained in the General Plan Housing Element."

Objective 7, Policy 7B of the General Plan Land Use Element states that:

"Encourages a variety of housing types and styles"- The addition of a Residential Apartments adjacent to conventional single family residential developments, existing residential apartments, and Commercial Neighborhood uses is in furtherance of this General Plan policy.

Currently, there are 4 (four) multi-family complexes (Imperial Gardens, Villa Lara, Morningside Apartments and Villas Pacificas) are within the vicinity of the project site and the area is predominantly zoned for apartment development. This area is suitable for horizontal and vertical mixed use development. Various parcels along Treshill Road can remain commercial and other areas can be developed with vertical mixed use.

Traffic and Circulation Impacts

If the subject site were to be developed with commercial uses such as convenience stores, gas stations and/or limited retail, the site could generate up to 16,680 average daily trips (ADT). As an R-A zoned parcel, the site could generate up 952 ADT's. All ADT projections are based on San Diego Association of Governments (SANDAG) Trip Generation Rates. Applicant may have to provide a traffic study and will have to develop the rest of the South portion of Wall Road which would intersect with Threshill Road..

Environmental Compliance

An Initial Study that has been conducted has identified the need to proceed with a Mitigated Negative Declaration.

Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing to receive testimonies for or against the project. If there are no testimonies to the contrary, Staff recommends that the Planning Commission recommend the attached Resolutions and recommend the adoption of an ordinance to City Council for this proposed zone change and general plan amendment.

Attachments:

- Location map.
- Proposed Conditions of Approval.
- "Will Serve" Letter
- Resolution 2018-07



City of Imperial

Initial Study/ Environmental Checklist

- 1. Project Title:** Morningside Apartments Phase II Zone Change and General Plan Amendment
- 2. Lead Agency:** **City of Imperial**
Name, Address and Phone Number
420 South Imperial Avenue
Imperial, CA 92251
Contact: Lisa Tylanda, Planner
(760) 355-3326
- 3. Project Sponsor:** **Martin Coyne**
Name, Address and Phone Number
2351 S. 4th Street
El Centro, CA 92243
760-353-2110
- 4. Project Location:** APN#s: 064-434-006, 064-434-005 & 064-434-016.
- 5. Project Description:** Proposed Zone Change and General Plan Amendment from C-1 (Commercial Neighborhood) to RA (Residential Apartment) for the purpose of building multi-family apartment homes and potential senior housing section.
- 6. General Plan Designation:** **Existing:** C-1 (Neighborhood commercial)
- 7. Zoning:** **Existing:** C-1 (Commercial Neighborhood)

- 8. Surrounding Land Uses and Setting:**
- North:** RA (Residential Apartment);
- South:** City of El Centro-CG(Commercial General)/City Limit;
- East:** C-1 (Commercial Neighborhood); and
- West:** RA (Residential Apartment)/ Existing Apartments/ Morningside Phase I.
- 9. Other Agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)**
- a) Airport Land Use Commission.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agricultural Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Hazards & Hazardous Materials	☐	Hydrology/Water Quality	☐	Land Use and Planning
☐	Mineral Resources	☐	Noise	☐	Population and Housing
☐	Public Resources	☐	Recreation	☐	Transportation/Traffic
☐	Utilities and Service Systems	☐	Mandatory Findings of Significance	☐	Tribal Cultural Resources

ENVIRONMENTAL ASSESSMENT COMMITTEE DETERMINATION:

On the basis of the attached Initial Study, the City of Imperial Environmental Review Committee finds that:

Categorically Exempt under section _____ of the California Environmental Quality Act.	
The proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
The proposed project could have a significant effect on the environment; there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
The proposed project MAY have a significant effect(s) on the environment and an ENVIRONMENTAL IMPACT REPORT is required	
The proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." A FOCUSED ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
Although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. No further action is required.	

Othon Mora
Community Development Director

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e. g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
 - 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
 - 3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
 - 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
 - 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the follow:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

1. AESTHETICS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantially adverse affect on a scenic vista or scenic highway?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Impact Discussion

- a) **No Impact.** The project site is not located within a scenic vista or a scenic highway.
- b) **No Impact.** There are no scenic resources within the vicinity of the project site.
- c) **No Impact.** Surrounding area consists of existing apartments and commercial uses.
- d) **No Impact.** Proposed development would create a new source of light but it would be beneficial to the surrounding area-it would add needed light.

2. AGRICULTURAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of State-wide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future. The lot is currently vacant has not been used for agricultural activities for 10+ years.

Impact Discussion

- a) **No Impact.** Current land is vacant and zoned for commercial uses.
- b) **No Impact.** Current zoning is C1 (Commercial Neighborhood) and does not conflict with the Williamson Act nor any agricultural activities.
- c) **No Impact.** The project will not contribute nor cause changes in existing agricultural land conversions to non-agricultural uses.

3. <i>AIR QUALITY</i> – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Impact Discussion

- a) **No Impact.** If proposed project is approved and development occurs, they will have to meet all the Air Quality requirements that are triggered during the construction phase.

- b) **No Impact.** The proposed zone change and general plan amendment do not at this time pose any potential hazard or conflict with the air quality. The proposed future development of apartments will follow all the required standards having to do with Air Quality Control.
- c) **No Impact.** The proposed Zone Change and General Plan Amendment- nor the future proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- d) **No Impact.** The proposed Zone Change and General Plan Amendment are consistent with the current existing surrounding uses and current zoning. The future proposed development of multifamily housing will not expose sensitive receptors to increased levels of pollutants.
- e) **No Impact.** The proposed zone change and general plan amendment will not create odors. The proposed development of multifamily units may in the future create odors usually found in neighborhoods produced by everyday cooking and/or cleaning, laundry products.

4. BIOLOGICAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Biological Resources Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**
- f) **No Impact.**

V. CULTURAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Cultural Resources Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**

VI. GEOLOGY AND SOILS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
2) Strong seismic ground shaking?		X		
3) Seismic-related ground failure, including liquefaction?		X		
4) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined of the latest Uniform Building Code, creating substantial risk to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Geology and Soils Impact Discussion:

- a)
 - 1) **No Impact.**
 - 2) **No Impact.**
 - 3) **No Impact.**
 - 4) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Hazards and Hazardous Materials Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**
- d) **No Impact.**
- e) **No Impact.**
- f) **No Impact.**

g) **No Impact.**

h) **No Impact.**

VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?		X		
g) Place housing within a 100-year flood hazard area as mapped on a Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood area structures which would impede or redirect the flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Hydrology and Water Quality Impact Discussion:

a) **No Impact.**

b) **Mitigation Measures:**

c) **No Impact.**

d) **No Impact.**

e) **Mitigation Measures:**

f) **Mitigation Measures:**

g) **No Impact.**

h) **No Impact.**

i) **No Impact.**

j) **No Impact.**

IX. LAND USE AND PLANNING – Would the proposal:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Land Use and Planning Impact Discussion:

a) **No Impact.**

b) **Mitigation Measures:**

c) **No Impact.**

X. MINERAL RESOURCES – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Mineral Resources Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**

XI. NOISE – Would the project result in:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?		X		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		X		
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?		X		

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Noise Impact Discussion:

- a) **Less than significant.**
- b) **Less than significant.**
- c) **Less than significant.**
- d) **Less than significant.**
- e) **Less than significant.**
- f) **Less than significant.**

XII. POPULATION AND HOUSING – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		X		
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Population and Housing Impact Discussion:

- a) **No Impact.**
- b) **No Impact.**
- c) **No Impact.**

XIII. PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Fire protection?		X		
2) Police protection?		X		
3) Schools?		X		
4) Parks?		X		
5) Other public facilities?		X		

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Discussion for Impact to Public Services:**a): Potentially Significant Unless Mitigation Incorporated**

- 1) Mitigation Measure:
- 2) Mitigation Measure:
- 3) Mitigation Measure:
- 4) Mitigation Measure:
- 5) Mitigation Measure:

XIV. RECREATION:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?			X	

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Recreation Impact Discussion:

- a) Less than Significant:
- b) Less than Significant:

XV. TRANSPORTATION AND TRAFFIC – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (<i>i.e.</i> , result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections)?		X		

b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?		X		
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e)	Result in inadequate emergency access?		X		
f)	Result in insufficient parking capacity?		X		
g)	Conflicts with adopted policies, plans, programs, supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		X		

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Transportation and Traffic Impact Discussion:

- a) Potentially Significant Unless Mitigation Incorporated
- b) Less than Significant
- c) No Impact
- d) No Impact
- e) Potentially Significant Unless Mitigation Incorporated
- f) Potentially Significant Unless Mitigation Incorporated
- g) Less than Significant

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X		
b) Require or result in the construction of new storm water or water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		X		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X		
g) Comply with federal, state, and local statutes and regulations related to solid waste?		X		

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of "Morningside Apartments Phase II" and potential senior housing in the future.

Utilities and Service Systems Impact Discussion:

- a)
- b)
- c)
- d)
- e)
- f)
- g)

XVII. TRIBAL CULTURAL RESOURCES

XVII. TRIBAL CULTURAL RESOURCES– Would the project:				
	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X	
b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X	
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X	

Background

The proposed project is a Zone Change and General Plan Amendment from C1 (Commercial Neighborhood) to RA (Residential Apartment) to allow the development of “Morningside Apartments Phase II” and potential senior housing in the future.

Mandatory Findings of Significance Discussion**SOURCE REFERENCES**

The following documents were used as sources of factual data and are hereby incorporated as part of this Environmental Checklist. Because of the voluminous nature of the documents, copies of the following documents are not distributed with this document but may be obtained from the City of Imperial.

A	City of Imperial Zoning Ordinance
B	City of Imperial General Plan
C	City of Imperial Service Area Plan
D	Air Pollution Control District CEQA Air Quality Handbook
E	County of Imperial Airport Land Use Compatibility Plan



June 7, 2018

Marty Coyne
2351 S 4th street
El Centro, CA 92243

RE: ***Water and Sewer "Will Serve" Letter
For APN 064-434-005, 064-434-006 and 064-434-016***

Dear Mr. Coyne:

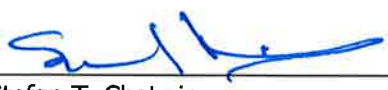
We are in receipt of your request for a "will serve" letter to develop apartments on the above referenced APN's ("Project"). We understand you anticipate the Project will consist of 244 residential apartment units. As we discussed, the city conducted a sewer capacity study ("Study"). The Study concluded that benefit area No. 1 (which includes your Project, see attached plate 3) does not have sufficient collection capacity to accommodate your Project. The Study recommends an upgrade to a 12-inch diameter line (see attached plate 5). The city's capital improvement program has the upgrade scheduled to be completed within two years. When the upgrade is completed, the city will provide sewer collection and treatment capacity to your Project for a period of 6 years upon completion.

The City of Imperial has capacity to provide domestic water supply service to your Project. There is currently sufficient fire flow to your Project. Please note the existing system cannot sustain a fire flow demand greater than 2,800gpm (see attached water feasibility study). The city will be able to provide domestic water supply service to your Project for a period of 8 years.

The city's ability to serve your Project is contingent upon there being no increase to the number of units set forth herein.

Should you have any questions or need additional information, please do not hesitate to contact me at your earliest possible convenience.

Sincerely,



Stefan T. Chatwin
City Manager

RESOLUTION NO. PC 2018-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL, CALIFORNIA, RECOMMENDING APPROVAL OF THE ZONE CHANGE AND GENERAL PLAN AMENDMENT FOR THE FOLLOWING ASSESSOR PARCEL NUMBERS 064-434-005, 064-434-006, AND 064-434-016 TO ALLOW FOR THE DEVELOPMENT OF MULTIFAMILY HOUSING.

WHEREAS, Martin Coyne has submitted an application for a General Plan Amendment and Zone Change for certain real property described as follows:

ASSESSOR PARCEL NUMBERS: 064-434-005, 064-434-006, AND 064-434-016

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 13, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, examining the Initial Environmental Study, analyzing the information submitted by staff and considering any written and oral comments received, the Planning Commission considered all facts relating to the General Plan Amendment and Zone Change.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That based on the evidence presented at the public hearing, the Planning Commission hereby finds as follows:
 - 1. The proposed zone change and general plan amendment are consistent with the goals, objectives and policies of the General Plan;
 - 2. The proposed zone change, general plan amendment, and proposed multifamily housing is compatible with the surrounding environment;
 - 3. Public facilities and services can be provided to the proposed multifamily development without placing undue additional burden on existing residents and businesses; and
- C) That on the findings made above, the Planning Commission recommends **APPROVAL** of the zone change and general plan amendment; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of the zone change and general plan amendment from C-1 (Commercial Neighborhood) to RA-Residential Apartments and;

- E) That based on the evidence presented at the public hearing, the Planning Commission hereby recommends **APPROVAL** of a Mitigated Negative Declaration; and
- F) All recommendations made by the Planning Commission are based on the following findings:
1. The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act.
 2. The project is in compliance with the California Environmental Quality Act, Section 2100 through 21176 of the Public Resources Code.
 3. The initial environmental assessment shows that there is no substantial evidence that the zone change and general plan amendment may have a significant impact on the environment.
 4. There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project.
 5. The proposed Zone Change and General Plan Amendment are consistent with the intent of the Imperial General Plan to maintain land use designation consistency within the incorporated area of a City's and its sphere of influence.
 6. The proposed Zone Change and General Plan Amendment are consistent with the policies and the land uses of the existing City of Imperial General Plan.
 7. The proposed General Plan Amendment and Zone Change are consistent with the objective of the City of Imperial Zoning Ordinance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 13th day of June 2018.

Planning Commission Chairman

ATTEST:

City Clerk

**RESOLUTION PC2018-07
EXHIBIT A**

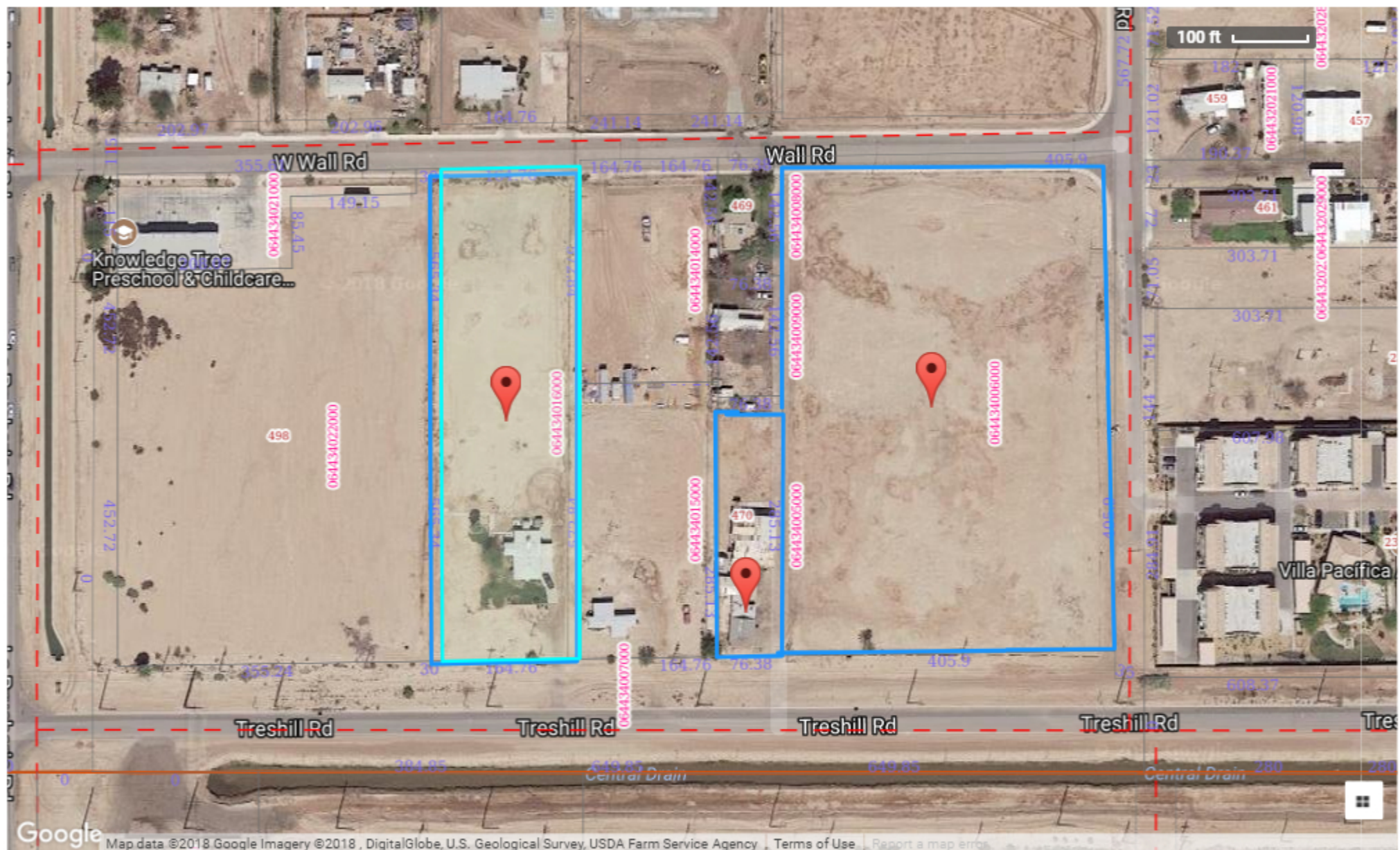
CONDITIONS OF APPROVAL

**ZONE CHANGE AND GENERAL PLAN AMENDMENT
C-1 (Commercial Neighborhood) to R-A (Residential Apartment)**

1. This Zone Change and General Plan amendment is to approve the change from C-1 (Neighborhood Commercial) to R-A (Residential Apartment).
2. Future projects in this area shall be consistent with the Developing Neighborhood Character as outlined in the updated General Plan.
3. These conditions of approval only cover the zone change and general plan amendment. Applicant must still apply for Site Plan Review and Building Permit Process prior to any work and can be bound by future conditions of approval for projects.
4. This project is also bound to and by a "Will Serve" letter. Please see attached.
5. The Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
6. The Developer/Applicant shall pay all applicable impact and capacity fees.
7. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of this zone change and general plan amendment. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/Applicant arising out of or in connection with the approval of the zone change and general plan amendment including any claim for private attorney general fees claimed by, or awarded to any party from the City.
8. All conditions of approval for this zone change and general plan amendment shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Planning Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.
9. The provisions of the permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.

10. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the zone change and general plan amendment, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the then the matter shall be referred to the Planning Commission for modification to conditions of approval , suspension, or termination, or to the appropriate enforcement authority.
11. As between the City and the Permittee, any violation of the conditions of approval may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
12. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the project.

Zone Change and General Plan Amendment 18-02 Morningside Apartments Phase II



1" = 188 ft	Martin Coyne-Applicant	06/07/2018		
This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.				



staff report

Agenda Item No.

C-2

To: City of Imperial Planning Commission

From: Lisa Tylenda, Planner

Date: June 8, 2018

**Subject: Amend Conditional Use Permit Request CUP (15-06)/CUP (18-05)
Pentagonal Brewing
115 North Imperial Ave; Imperial, CA 92251**

Background:

The Planning Commission previously approved a Conditional Use Permit (CUP) allowing Pentagonal Brewing Company to operate a microbrewery with a tasting room at 115 N Imperial Avenue; Imperial, CA 92251. Pentagonal Brewing Company is interested in having "Live Onsite Entertainment" inside and outside there facility. This location is zoned Village Commercial. The Village Commercial zoning district requires a Conditional Use Permit for "Live Entertainment".

Pentagonal Brewing is requesting approval for a Conditional Use Permit (CUP) to allow the operation of a "Live Onsite Entertainment" inside their business and occasionally utilizing the parking lot located at 115 North Imperial Avenue. When hosting events outdoors in the parking lot and/or closing down the parking lot at any time of the day, the applicant will have to obtain a "Special Events" permit from the Community Service Department two weeks prior to the event/closing off of the parking lot.

Evaluation:

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Imperial Zoning Ordinance. Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings be made when reviewing a CUP.

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

The proposed project site is located within the V-C Village Commercial zone which, amongst other things, is intended as the social heart of the City. Land uses within this zone are intended to be less intensive then those in other commercial zones.

2. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The brewery has been operating in the Village Commercial zone for 4 years. Through mitigation measures for the outdoor live entertainment special events, will not be detrimental to the surrounding parcels.

3. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for any approved Variance.

The proposed facility shall comply with all provisions of the Zoning Ordinance.

Environmental Compliance:

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1, Section 15301 of the Guidelines.

Recommendation:

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends approval of **Resolution PC2018-08** approving the amendment to existing conditional use permit CUP(15-06) through CUP (18-05) for the Pentagonal Brewery to allow for "Live onsite Entertainment" located at 115 N. Imperial Avenue; Imperial, CA 92251 subject to Conditions of Approval.

Attachments:

- Location Map
- Resolution PC 2018-08

CONDITIONAL USE PERMIT
AMENDMENT TO EXISTING CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT (15-06)
VIA CONDITIONAL USE PERMIT (18-05)
TO INCLUDE "LIVE ONSITE ENTERTAINMENT" WITHIN EXISTING CONDITIONS OF
APPROVAL

Conditions highlighted in yellow are the proposed amendments to the existing conditions of approval.

CONDITIONS OF APPROVAL

1. This Conditional Use Permit is granted for a microbrewery, tasting room and ancillary retail space at 115 North Imperial Avenue, Imperial, CA 92251. This Conditional Use Permit shall only be valid so long as a Type 23 ABC License is valid. Production shall be limited to 500 barrels per year.
2. Tasting room hours shall be limited to 10:00 AM to 12:00 AM Sundays through Thursdays and 10:00 AM to 2:00 AM on Fridays and Saturdays. Microbrewery operations shall be restricted to 8:00 AM to 10:00 PM Mondays through Friday and 8:00 AM to 8:00 PM on Saturdays and Sundays.
3. "Indoor" onsite live entertainment will mirror the hours of operation for the business outlined in condition of approval #2 within this document. The "indoor" onsite live entertainment must meet all the requirements outlined in the City of Imperial's Noise Element. If complaints arise, the City of Imperial may impose mitigation measures on the business when it comes to noise concerns.
4. "Outdoor" live entertainment events will need to obtain a "Special Events" permit from the Community Services Department, two weeks prior to any type of outdoor entertainment event that will be held in the parking lot at 115 N. Imperial Avenue; Imperial, CA 92251.
5. "Outdoor" live entertainment events are also subject to meeting the requirements outlined in the Noise Element and conditions of approval imposed on the "Special Event" via the "Special Events" permit required for outdoor entertainment events of any nature.
6. Beer sampling containers shall be limited to 3 ounces in size.
7. Sampling is only allowed for the microbrewery's owned manufactured product.
8. No sales or service to intoxicated patrons.

9. No alcoholic beverages shall be consumed outside of the enclosed building or a designated patio. The City, at its sole discretion, may issue a Temporary Use Permit to allow for special events where alcoholic beverages may be consumed outdoors.
10. The provisions of this Conditional Use Permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project. This Conditional Use Permit is only valid for 115 North Imperial Avenue.
11. A copy of these Conditions of Approval and the California Department of Alcoholic Beverage Control (ABC) license are required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.
12. The proprietor/owner shall be responsible for the removal of all graffiti from the walls, fences, pavement, or buildings within 72 hours of its appearance on the property.
13. The proprietor/owner shall be responsible for maintaining the parking lot and adjacent areas free of litter at all times.
14. Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
15. The conditional approval of the Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
16. Applicant must implement sound maintenance and housekeeping procedures.
17. Dispose of process solid wastes as by-products for animal feed.
18. The Applicant shall pay all impact and capacity fees as required by the city.
19. All applicable Conditions of Approval shall be completed prior to opening for business.
20. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the CUP, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the CUP, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.
21. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
22. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at

the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.

The undersigned hereby declare and certify that under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval as outlined above. As the project applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Signature

Date

Printed Name

RESOLUTION PC2018-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING AN AMENDMENT (CUP18-05) TO EXISTING CONDITIONAL USE PERMIT (15C06) FOR A MICROBREWERY, TASTING ROOM, AND LIVE ONSITE ENTERTAINMENT AT 115 NORTH IMPERIAL AVENUE

(BARRETT DUNN – PENTAGONAL BREWING)

WHEREAS, Barrett Dunn submitted a Conditional Use Permit application to amend the existing Conditional Use Permit (CUP 15-06) to allow for Live Onsite Entertainment at 115 North Imperial Avenue; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 8, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15301 of the California Environmental Quality Act; and
- E) That the onsite live entertainment is consistent with those uses allowed in the V-C Village Commercial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the amendment to Conditional Use Permit #15C06 through CUP (18-05) (Pentagonal Brewing) to include onsite live entertainment at 115 North Imperial Avenue, subject to the conditions of approval outlined in Exhibit A and based on the following findings:
 - 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.
3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

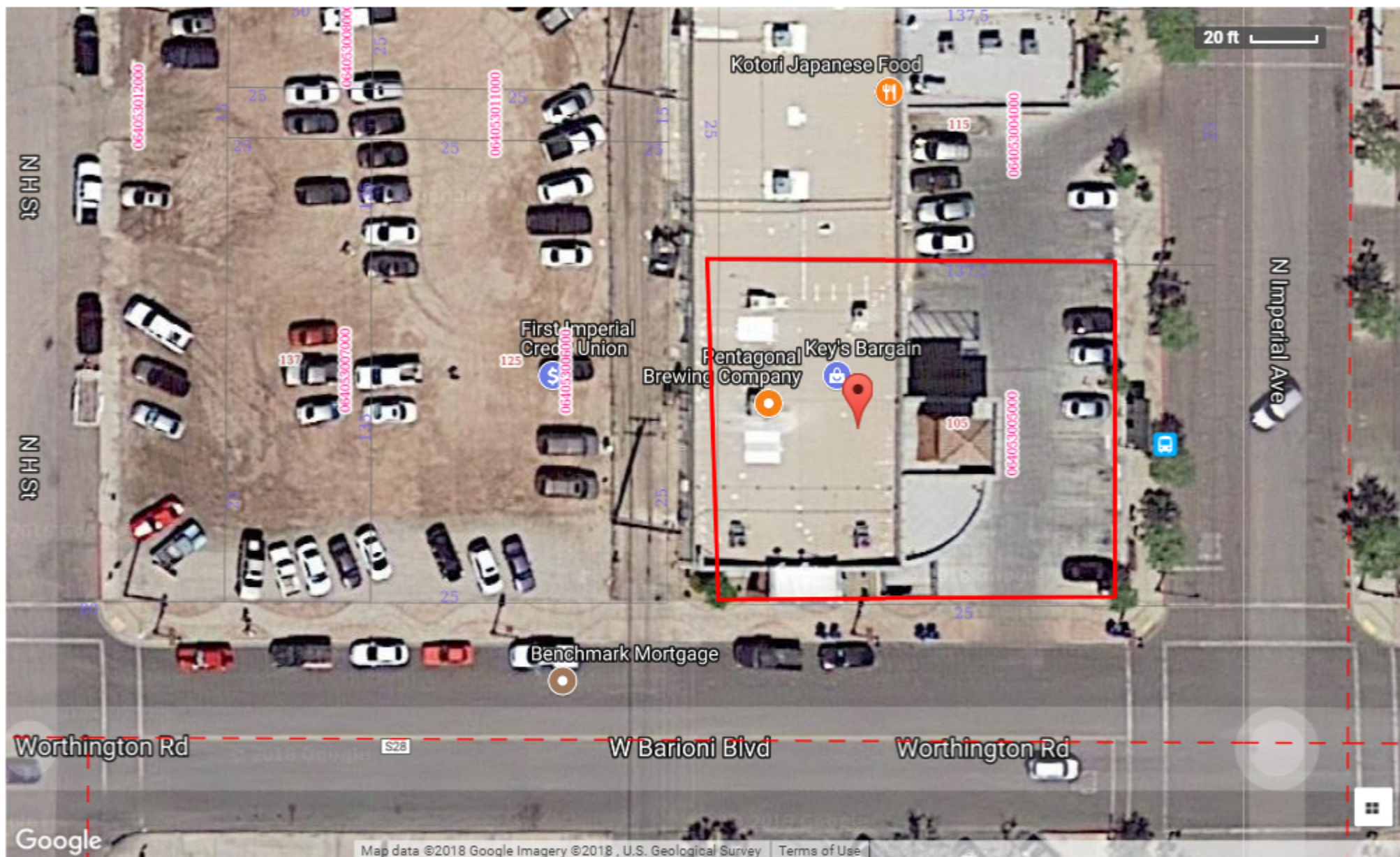
PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 8th day of June 2018.

Planning Commission Chairman

ATTEST:

Planning Secretary

Pentagonal Brewing Company Amendment to Conditional Use Permit CUP(15-06) via CUP (18-05)



1" = 47 ft	LIVE ENTERTAINMENT	06/08/2018		
This map may represents a visual display of related geographic information. Data provided here on is not guarantee of acutual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.				



Staff Report

To: Planning Commission
From: Lisa Tylenda, Planner
Date: June 7, 2018
Subject: AT&T Existing Telecommunication Facility

Background:

- Current Zoning: C-2 (Commercial General)
- Current Land Use: Operating Movie Theater
- Size of Property: 173,762 sqft./3.96 acres
- Parcel Legal Description: PAR 2 OF LLA ALSO BEING POR LOTS 12 & 13 DAVIS SUB
- Site Design: Please see attachments
- Environmental Clearance: This project is Categorically Exempt per CEQA Section No. 15301 and Section No. 15302.

Project Description:

The proposed project is to preform work on an existing wireless facility in order to upgrade the equipment including FirstNet for nationwide emergency services. Scope includes replacing (6) existing antennas with (6) new antennas and replacing (6) existing remote radios with (6) new remote radios and new card into existing racks inside ground shelter. Existing emergency generator is to remain. No ground disturbance or expansion of rooftop or ground space required nor planned. Modifications to existing Wireless Telecommunication Facilities trigger the need for obtaining a Conditional Use Permit per City of Imperial Ordinance number: 646.

Evaluation

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Zoning Ordinance.

Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings be made when reviewing a CUP. The required findings are listed below.

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.

The subject site is located within a C-2 Commercial General. The purpose of the C-2 zone is intended as an area for the location of highway oriented retail service and wholesale commercial activities. The proposed cell-phone tower does not necessarily provide retail/commercial for the surrounding residential uses, but it does not interfere or conflict the purposes of the zone.

2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.

Commercial uses are located to the west, east, north and south of the property.

3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The project is very limited in nature, and as such, will not be detrimental to the public health, safety, or welfare.

4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance.

The use will comply with the zoning ordinance if the Conditional Use Permit is obtained.

Attachments:

- **Location Map**
- **Cell Site photo**
- **Building Specifications/Details**
- **Radio Frequency Report for Cell Site**
- **Letter of Authorization**
- **Reso. 2018-09**

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/USE PERMIT

I, Diana Gran, Owner of the below-described property, do hereby authorize DePratti Inc., authorized agent to AT&T Mobility, to submit any building or use permit applications necessary to insure AT&T's continued ability to use the property for the purpose of constructing, operating and maintaining an existing communications facility. I understand that such application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

Site Name: IC0732 Costco El Centro

Property Address: 2335 Highway 86, Imperial, CA 92251

Assessor's Parcel Number: 064-433-014

Signature of Property Owner: Cal Gran Entertainment Properties LLC

By: Diana Gran

Title: General manager

Date: 02-03-18

Phone/Email: _____

**CONDITIONS OF APPROVAL
FOR
CONDITIONAL USE PERMIT –CUP18-04**

**Imperial Movie Theater/ AT& T Wireless Communication Facility
2335 HWY 86
IMPERIAL, CA 92251**

1. The provisions of this Conditional Use Permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project. This Conditional Use is only valid for 2335 HWY 86; Imperial, CA.
2. The project is approved as shown on the "Conceptual Site Plan" submitted. Minor Changes to the plans may be allowed subject to the approval of the Community Development Director if found to be in substance and conformance to this development plan.
3. Conditional Use Permit # CUP 18-04 is valid for the modifications at the existing Telecommunications site.
4. The Projects Radio Frequency report must be provided before any construction may begin. The RF report must be found to be within acceptable ranges according to the FCC guidelines.
5. The Noise Level report must be provided before any construction may begin. The noise levels must be found to be within acceptable limits according to the City of Imperials adopted standards specified in ordinance no. 646.
6. The cellular tower shall be adequately camouflaged.
7. The Community Development Director may approve minor alterations to the design, including height, color and camouflage technique.
8. The improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times and all outdoor storage areas and appurtenant structures shall be screened from public view.
9. The telecommunications cell site shall be designed to support/collocate antennae for additional carriers and shall be made available for lease to other carriers.
10. The telecommunications site shall install any markings and lighting required by FAR Part 77 or imposed by the Imperial County Airport Land Use Commission in accordance with the adopted Airport Land Use Compatibility Plan.
11. The telecommunications facility shall address any needs or install any equipment requested by the Imperial Irrigation District that relates directly to the cellular tower project.
12. A frequency evaluation shall be submitted to the Community Development Department prior to the establishment of service to demonstrate the frequencies will not interfere with the City's emergency broadcast services. The Developer/Applicant shall provide radio coverage and documentation to the Fire Department indicating that this facility will not interfere with public safety amplification signals.

13. All Building, Engineering, Planning, and city permitting fees regarding this project at 2335 HWY 86; Imperial, CA 92251 will be paid by the applicant.
14. The applicant shall assume full responsibility for resolving television interference, if any is caused by the operation of the proposed facility. The applicant shall take corrective action within 30 days of receipt by the Planning Department of any written television interference complaint.
15. The Developer/ Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
16. The Developer/Applicant shall pay all applicable impact and capacity fees.
17. The Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
18. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Conditional Use Permit. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/ Applicant arising out of or in connection with the approval of the Conditional Use Permit and Variance Permit, including any claim for private attorney general fees claimed by, or awarded to any party from the City.
19. All conditions of approval for this Conditional Use Permit shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Community Development Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.
20. The provisions of the permit are to run with the land/ project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
21. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify the Community Development department at the time of the abandonment, and all disturbance related to the communication facility shall be restored to pre-project condition.
22. If the Community Development Department finds and determines that the Permittee or successor- in-interest has not complied or cannot comply with the terms and conditions of the Conditional Use Permit or the Community Development Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/ or (2) Permittee cannot comply with the conditions set forth in the CUP then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.

23. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
24. In the event the facility is operated or maintained to constitute a public nuisance consistent with Municipal Code Chapter 14 Abatement of Nuisances, then abatement shall follow all necessary procedures set forth in Chapter 14.
25. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not be of significance.
26. In the event of the discovery of human remains, all work is to stop, and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.

RESOLUTION PC2018-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A CONDITIONAL USE PERMIT CUP(18-04) TO ALLOW FOR MODIFICATIONS AT AN EXISTING TELECOMMUNICATION FACILITY AT 2335 HWY 86; IMPERIAL, CA 92251

(IMPERIAL MOVIE THEATER- AT&T CELL SITE)

WHEREAS, AT & T representative Tim Henion submitted a Conditional Use Permit application to allow for the modifications of an existing telecommunications facility at 2335 HWY 86; Imperial, CA 92251; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on June 8, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15303 of the California Environmental Quality Act; and
- E) That the operation of a telecommunications facility is consistent with those uses allowed or conditionally allowed in the C-2 General Commercial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** Conditional Use Permit # CUP (18-04) (Imperial Movie Theater/AT&T Cell Site) for modifications on the existing cell site, subject to the conditions of approval outlined in Exhibit A and based on the following findings:
 - 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.
 - 2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to

adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.

3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 13th day of June 2018.

Planning Commission Chairman

ATTEST:

Planning Secretary

LEGAL DESCRIPTION

PART 2 OF LLA ALSO BEING POR LOTS 12 & 13 DAVIS SUB



FA NUMBER: 10546464 / SITE ID: IC0732
LTE EXTENDED CARRIER (1x XMU)/ LTE 4C (FIRST NET)/ LTE 5C (AWS3)
SITE NAME: COSTCO EL CENTRO

IMPERIAL COUNTY

SITE INFORMATION

PROPERTY OWNER: CAL GRAN ENTERTAINMENT PROPERTIES, LLC
3170 SANTA MARIA WAY
SANTA MARIA, CA 93455
CONTACT: BOBBY GRAIN JR.
PH: (559) 706-7311
SITE MANGER: MICHELLE SAMPSON

APPLICANT: AT&T MOBILITY
ADDRESS: 5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

SITE ADDRESS: 2335 HIGHWAY 86
IMPERIAL, CA 92251

LAT/LONG TYPE: NAD-83

LATITUDE: 32° 49' 16.11984" N (32.8211444)

LONGITUDE: 115° 34' 15.21012" W (-115.5708917)

ZONING JURISDICTION: IMPERIAL COUNTY

CURRENT USE: UNMANNED OUTDOOR TELECOMMUNICATIONS EQUIPMENT

ASSESSOR'S PARCEL NO.: 064-433-014

PROPOSED USE: UNMANNED OUTDOOR TELECOMMUNICATIONS EQUIPMENT

STRUCTURE TYPE: ROOFTOP

ZONING CLASSIFICATION: C-2

TYPE OF CONSTRUCTION: V-B, IIB

OCCUPANCY GROUP: S-1

DO NOT SCALE
DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



Call Toll Free
1-800-227-2600
2 Working Days Before You Dig
UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

PROJECT TEAM

CLIENT REPRESENTATIVE:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: CAITLYN KES
EMAIL: ckes@deprattinc.com
PHONE: (858) 572-9938

ENGINEER:
M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE, CA 92673
CONTACT: MICHAEL MONTELLO
PHONE: (949) 391-6824
www.msquaredwireless.com

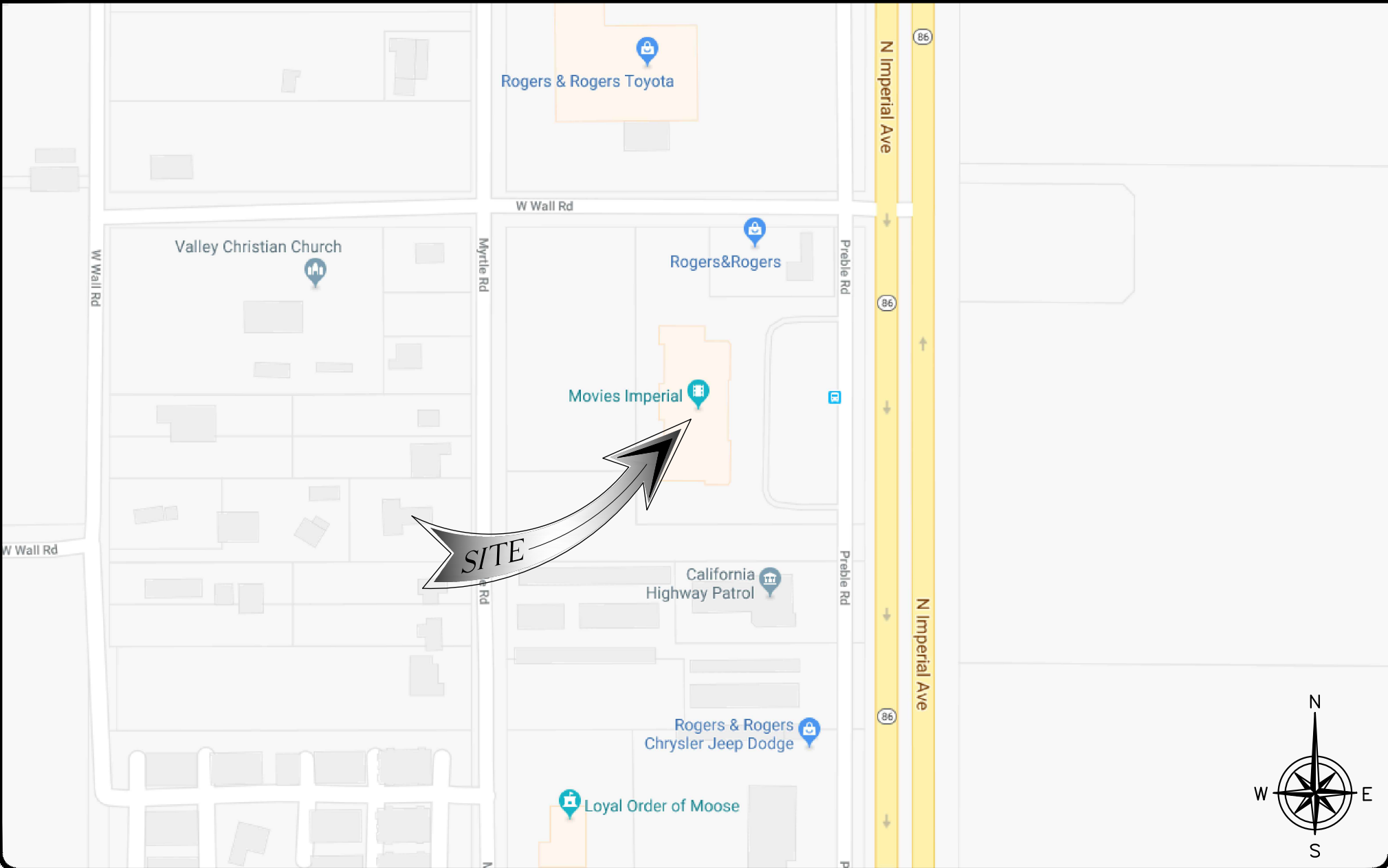
PLANNING CONTACT:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: CAITLYN KES
EMAIL: ckes@deprattinc.com
PHONE: (858) 572-9938

RF ENGINEER:
AT&T
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

LEASING CONTACT:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: CATHY LIM
EMAIL: clim@deprattinc.com
PHONE: (858) 688-0955

CONSTRUCTION MANAGER:
DEPRATTI, INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935
CONTACT: TIM HENION
EMAIL: thenion@deprattinc.com
PHONE: (503) 519-8591

VICINITY MAP



DIRECTIONS

DIRECTIONS FROM SD AT&T OFFICE (5738 PACIFIC CENTER BLVD., SAN DIEGO, CA 92121):

HEAD NORTHEAST ON PACIFIC CENTER BLVD TOWARD WIRELESS WAY2. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BLVD3. TURN RIGHT ONTO MIRA MESA BLVD4. CONTINUE ONTO SORRENTO VALLEY RDS. TAKE THE RAMP ONTO I-805 SOUTH6. TAKE EXIT 17B TO MERGE ONTO I-5 EAST TOWARD EL CENTRO7. TAKE EXIT 114 TO MERGE ONTO S. IMPERIAL AVE TOWARD EL CENTRO. SITE WILL BE ON THE LEFT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2016 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- LOCAL BUILDING CODE

SCOPE OF WORK

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (6) EXISTING AT&T RRUS @ ANTENNA LEVEL
- REMOVE (3) EXISTING AT&T 6'-0" PANEL ANTENNAS
- INSTALL (3) NEW AT&T 6'-0" PANEL ANTENNAS
- INSTALL (3) NEW AT&T RRUS B14 4478 @ ANTENNA LEVEL
- INSTALL (3) NEW AT&T RRUS 4426 B66 @ ANTENNA LEVEL
- INSTALL (1) NEW AT&T 6601 BASEBAND UNIT WITHIN EXISTING EQUIPMENT CABINET @ GRADE
- INSTALL (1) NEW AT&T 5216 BASEBAND UNIT WITHIN EXISTING EQUIPMENT CABINET @ GRADE
- INSTALL (2) NEW AT&T XMU03 BASEBAND UNIT WITHIN EXISTING EQUIPMENT CABINET @ GRADE

CONSTRUCTION DRAWING INDEX

T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
A-1	OVERALL SITE PLAN
A-2	EQUIPMENT LAYOUT PLAN
A-3	ANTENNA LAYOUT
A-4	ELEVATIONS
A-5	ELEVATIONS
D-1	DETAILS
G-1	GROUNDING SCHEMATIC & GROUNDING DETAILS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

ZONING: _____ DATE: _____

PROJECT MANAGER: _____ DATE: _____

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"x34" AND HALF SIZE AT 11"x17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CNFITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

APPLICANT



PLANNING



ENGINEER



SITE INFORMATION

SITE NUMBER: IC0732
FA NUMBER: 10546464
COSTCO EL CENTRO
2335 HIGHWAY 86
IMPERIAL, CA 92251
IMPERIAL COUNTY
ROOFTOP

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
0	01/21/2018	100% CD'S FOR SUBMITTAL	RG
A	01/17/2018	90% CD'S FOR REVIEW	RG

PROFESSIONAL STAMP



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GENERAL CONSTRUCTION NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR – GENERAL CONTRACTOR
SUBCONTRACTOR – CONTRACTOR (CONSTRUCTION)
OWNER – AT&T
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAT&T, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOWN DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO THE BEGINNING CONSTRUCTION.
15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED .
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
41. NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
42. NO ADDITIONAL PARKING TO BE PROPOSED . EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
43. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION' MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:
- C – NATIONAL FIRE CODES
A. USE UNDERWRITERS LABORATORIES
B. NEC – NATIONAL ELECTRICAL CODE
C. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
D. OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT
E. SBC – STANDARD BUILDING CODE
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC.. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY AT&T.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS FOR EXCAVATION, AND BACKFILLING.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE PROPOSED AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 – 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
34. ALL BOLTS SHALL BE STAINLESS STEEL

GROUNDING NOTES:

1. COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR, ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.
3. ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
4. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
6. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
7. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER,THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
8. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.



SITE NUMBER: IC0732
FA NUMBER: 10546464
COSTCO EL CENTRO
2335 HIGHWAY 86
IMPERIAL, CA 92251
IMPERIAL COUNTY
ROOFTOP

0	01/21/2018	100% CD'S FOR SUBMITTAL	RG
A	01/17/2018	90% CD'S FOR REVIEW	RG
REV	DATE	DESCRIPTION	BY



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

GENERAL NOTES

GN-1

SITE WORK & DRAINAGE

PART 1 – GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

- 1.1 REFERENCES:
- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION–CURRENT EDITION).
 - B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
 - C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING:
- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR.
 - B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.
- 1.3 SITE MAINTENANCE AND PROTECTION:
- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
 - B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
 - C. KEEP SITE FREE OF ALL PONDING WATER.
 - D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
 - E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
 - F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
- PROVIDE A MINIMUM 48–HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 – PRODUCTS

- 2.1. SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, III OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.2. NON–POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA OR IVB) COARSE AGGREGATE. FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.3. POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.4. SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850–95. FOR USE AROUND AND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 2.5. GRANULAR BEDDING AND TRENCH BACKFILL: WELL–GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW–SM).
- 2.6. COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM TO ASTM D2940.
- 2.7. UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT. MH, CH, OH, ML, AND OL.
- 2.8. GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
- 2.9. PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND LOCATING UNDERGROUND UTILITIES, 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCH. TAPE SHALL HAVE MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS, FOIL BACKING OR OTHER MEANS TO ENABLE DETECTION BY A METAL DETECTOR WHEN BURIED UP TO 3 FEET DEEP. THE METALLIC CORE OF THE TAPE SHALL BE ENCASED IN A PROTECTIVE JACKET OR PROVIDED WITH OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

PART 2 – EXECUTION

- 3.1 GENERAL:
- A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
 - B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
 - C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
1. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.
2. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
3. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.
- D. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
- E. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
- F. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF–SITE IN A LEGAL MANNER.
- 3.2 BACKFILL:
- A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST–IN–PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
 - 1. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEARED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
 - 2. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8–INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.
 - 3. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.
 - B. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

- A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
 - B. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.
- 3.4 TRENCH BACKFILL:
- A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
 - B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
 - C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
 - D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6–INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.
 - E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
 - F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8–INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
 - G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

- 3.5 AGGREGATE ACCESS ROAD:
- A. CLEAR, GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6 INCHES AND PROOF–ROLL. ALL HOLES, RUTS, SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.
 - B. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.
 - C. AFTER PREPARATION OF THE SUBGRADE IS COMPLETE, THE GEOTEXTILE FABRIC (MIRAFI 500X) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY. THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.
 - 1. OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.
 - 2. TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL SHALL OVERLAP IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.
 - 3. ALL OVERLAPS SHALL BE PINNED WITH STAPLES OR NAILS A MINIMUM OF 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.
 - D. THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT MORE THAN 4 INCH (COMPACTED) THICKNESS. AGGREGATE TO BE PLACED ON GEOTEXTILE FABRIC SHALL BE END–DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT, EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE, BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.
 - E. THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC–TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE–WHEEL OR TANDEM ROLLER.

- 3.6 FINISH GRADING:
- A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
 - B. UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
 - C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2" – 3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.
 - D. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

- 3.7 ASPHALT PAVING ROAD:
- A. DIVISION 600 – KDOT FLEXIBLE PAVEMENT. (UPDATE PER LOCAL DOT)
 - B. SECTION 403 – MODOT ASPHALT CONCRETE PAVEMENT.

ENVIRONMENTAL NOTES

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
6. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
7. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
8. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
9. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301–10, ACI 318–08 AND THE SPECIFICATION FOR CAST–IN–PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f_c' =2,500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH.....3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER.....2 IN.

#5 AND SMALLER & WWF1–1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

SLAB AND WALL3/4 IN.

BEAMS AND COLUMNS.....1–1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
7. USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER ICBO & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

STRUCTURAL STEEL NOTES

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:
- W–SHAPES: ASTM A992, 50 KSI
- ANGLES, BARS CHANNELS: ASTM A36, 36 KSI
- HSS SECTIONS: ASTM 500, 46 KSI
- PIPE SECTIONS: ASTM A53–E, 35 KSI
2. ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC.WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
4. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE 3/4"Ø CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. NON–STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
6. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.



13948 CALLE BUENO GANAR
JAMUL, CA 91935



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

SITE NUMBER: IC0732
FA NUMBER: 10546464
COSTCO EL CENTRO
2335 HIGHWAY 86
IMPERIAL, CA 92251
IMPERIAL COUNTY
ROOFTOP

0	01/21/2018	100% CD'S FOR SUBMITTAL	RG
A	01/17/2018	90% CD'S FOR REVIEW	RG
REV	DATE	DESCRIPTION	BY



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GENERAL NOTES

GN-2

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

DISCLAIMER:
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON THE JURISDICTIONS WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

LEGEND

PROPERTY LINE - SUBJECT PARCEL

EXISTING SETBACK LINE

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FA NUMBER: 10546464
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2335 HIGHWAY 86
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IMPERIAL COUNTY
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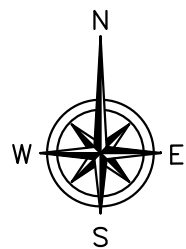
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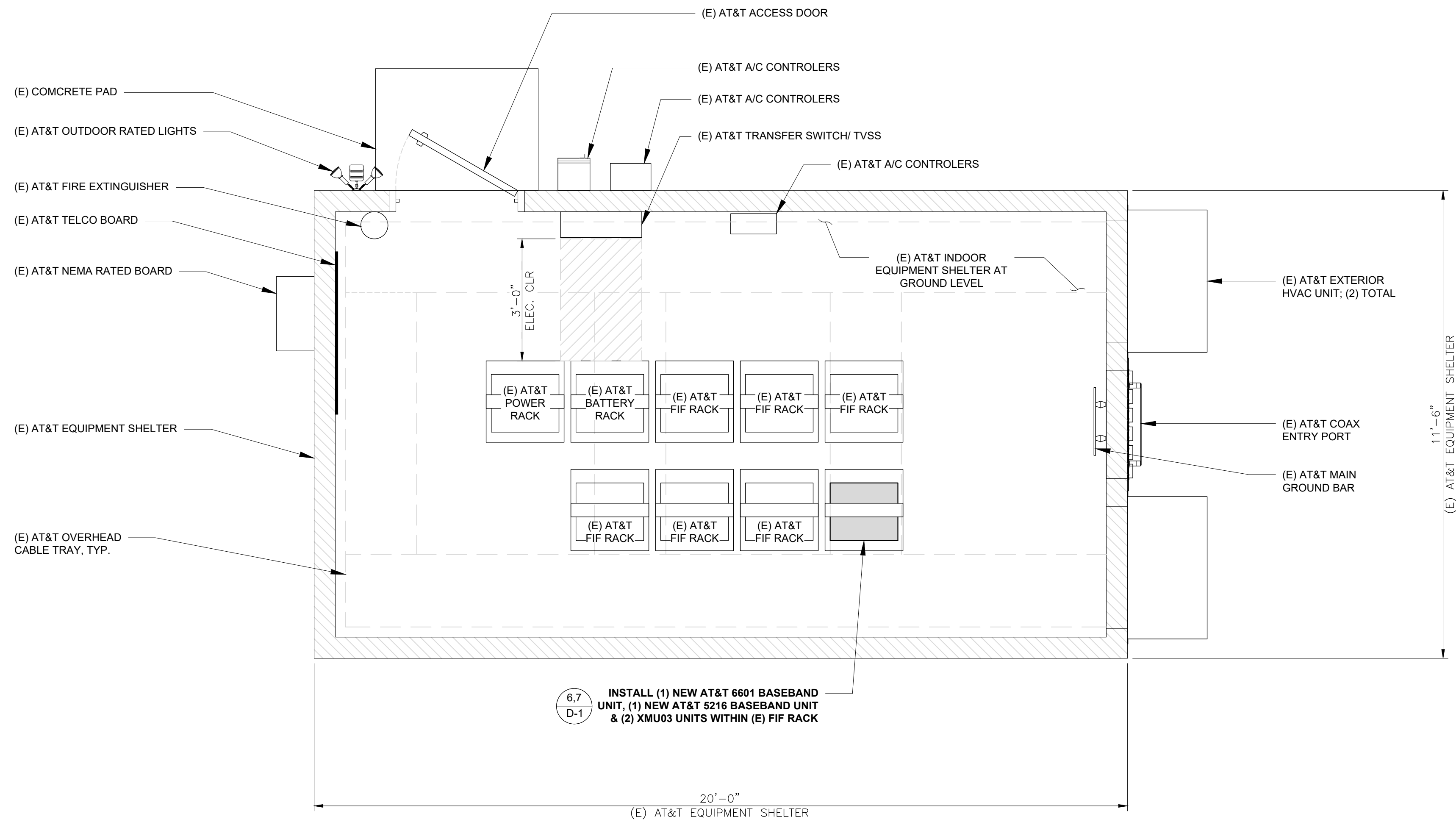
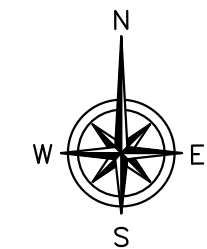


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OVERALL SITE PLAN

A-1





NOTE:
1. NO NEW BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT

APPLICANT



PLANNING



ENGINEER



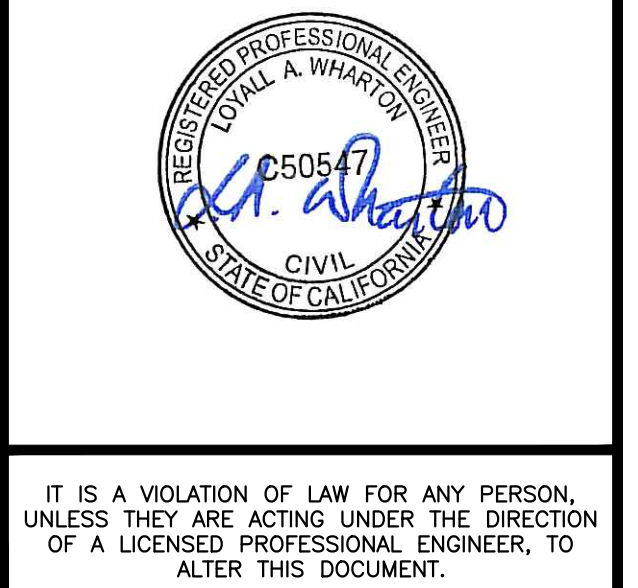
SITE INFORMATION

SITE NUMBER: IC0732
FA NUMBER: 10546464
COSTCO EL CENTRO
2335 HIGHWAY 86
IMPERIAL, CA 92251
IMPERIAL COUNTY
ROOFTOP

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
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PROFESSIONAL STAMP



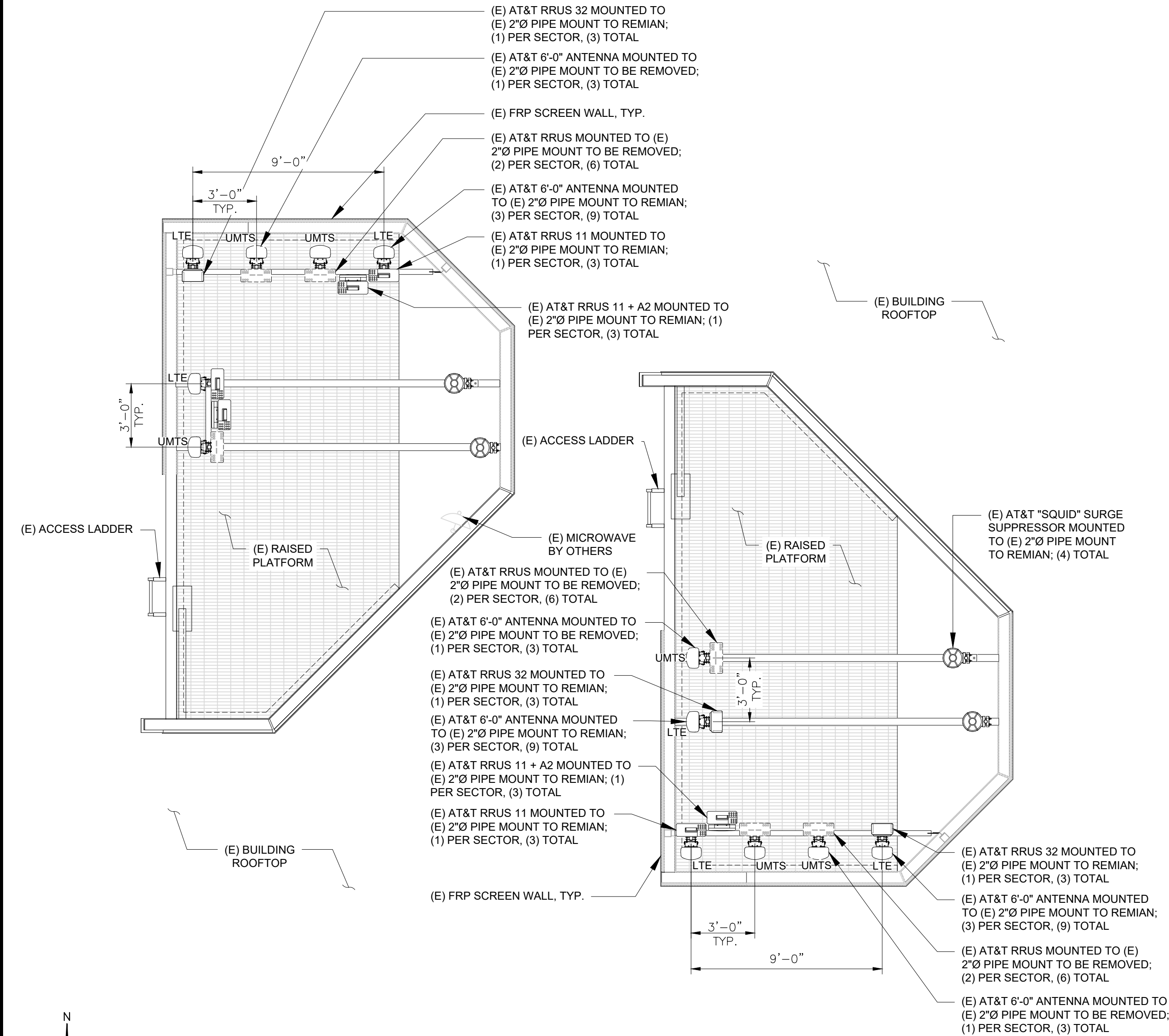
SHEET TITLE

EQUIPMENT LAYOUT PLAN

SHEET NUMBER

A-2

EXISTING OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFDS)							EXISTING REMOTE RADIO UNITS, TOWER MOUNTED AMPLIFIERS AND ANTENNA FILTERS (VERIFY WITH CURRENT RFDS)				
ANTENNA	EXISTING TECHNOLOGY	ANTENNA MODEL	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINE		EXISTING RRUS MODEL	RRUS COUNT	EXISTING TMA/ ANTENNA FILTER	TMA/ FILTER COUNT	
		EXISTING	EXISTING		LENGTH	PART NUMBER					
ALPHA SECTOR	A1	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	0°	55'-6"	±70'	(E) FIBER	(E) RRUS 11, (E) RRUS 11 + A2	2	-	-
	A2	UMTS	COMMSCOPE SBNHH-1D65B (6'-0")	0°	55'-6"	±70'	(E) MAIN COAX	*(E) RRUS	1	-	-
	A3	UMTS	*COMMSCOPE SBNHH-1D65B (6'-0")	0°	55'-6"	±70'	(E) FIBER	*(E) RRUS	1	-	-
	A4	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	0°	55'-6"	±70'	(E) MAIN COAX	(E) RRUS 32	1	-	-
BETA SECTOR	B1	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	180°	55'-6"	±70'	(E) FIBER	(E) RRUS 11, (E) RRUS 11 + A2	2	-	-
	B2	UMTS	COMMSCOPE SBNHH-1D65B (6'-0")	180°	55'-6"	±70'	(E) MAIN COAX	*(E) RRUS	1	-	-
	B3	UMTS	*COMMSCOPE SBNHH-1D65B (6'-0")	180°	55'-6"	±70'	(E) FIBER	*(E) RRUS	1	-	-
	B4	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	180°	55'-6"	±70'	(E) MAIN COAX	(E) RRUS 32	1	-	-
GAMMA SECTOR	C1	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	270°	55'-6"	±70'	(E) FIBER	(E) RRUS 11, (E) RRUS 11 + A2	2	-	-
	C2	UMTS	COMMSCOPE SBNHH-1D65B (6'-0")	270°	55'-6"	±70'	(E) MAIN COAX	*(E) RRUS	1	-	-
	C3	UMTS	*COMMSCOPE SBNHH-1D65B (6'-0")	270°	55'-6"	±70'	(E) FIBER	*(E) RRUS	1	-	-
	C4	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	270°	55'-6"	±70'	(E) MAIN COAX	(E) RRUS 32	1	-	-
*DENOTES ANTENNA TO BE REMOVED									15		0
*DENOTES RRUS TO BE REMOVED									TOTAL		TOTAL



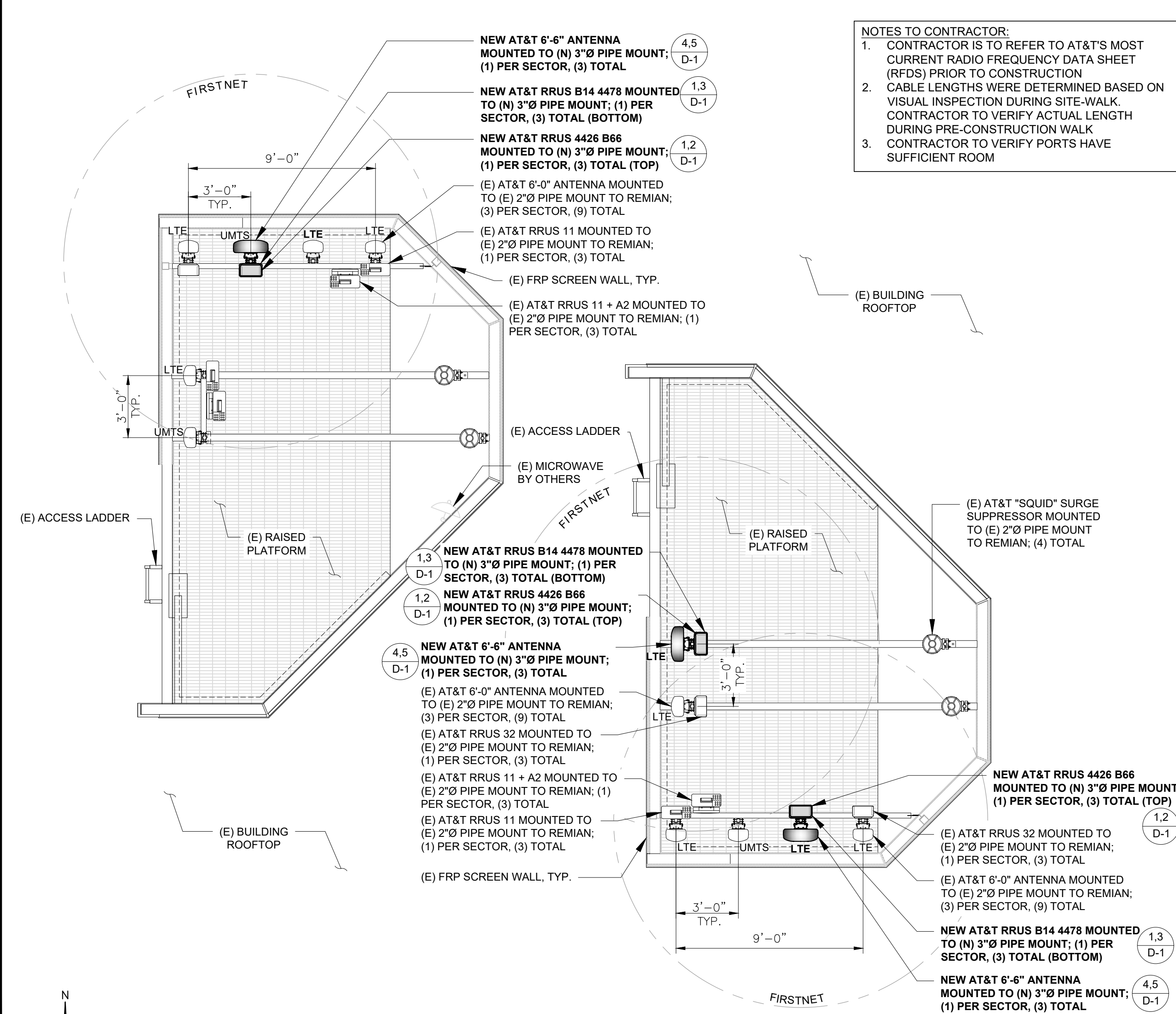
EXISTING ANTENNA LAYOUT

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



1

NEW/FINAL OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFDS)										NEW/FINAL REMOTE RADIO UNITS, TOWER MOUNTED AMPLIFIERS AND ANTENNA FILTERS (VERIFY WITH CURRENT RFDS)				
ANTENNA	NEW TECHNOLOGY	ANTENNA MODEL		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINE		NEW/FINAL RRUS MODEL	RRUS COUNT	NEW/FINAL TMA & ANTENNA FILTER	TMA/ FILTER COUNT			
		EXISTING	NEW			EXISTING	NEW					LENGTH	PART NUMBER	
ALPHA SECTOR	A1	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	-	0°	-	55'-6"	±70'	(E) FIBER	(E) RRUS 11, (E) RRUS 11 + A2	2	-	-	
	A2	UMTS	COMMSCOPE SBNHH-1D65B (6'-0")	-	0°	-	55'-6"	±70'	(E) MAN COAX	-	-	-	-	
	A3	LTE	-	KATHREIN 800-10991 (6'-6")	-	0°	55'-6"	±70'	(E) FIBER	(N) RRUS B14 4478, (N) RRUS 4426 B66	2	-	-	
	A4	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	-	0°	-	55'-6"	±70'	(E) MAN COAX	(E) RRUS 32	1	-	-	
BETA SECTOR	B1	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	-	180°	-	55'-6"	±70'	(E) FIBER	(E) RRUS 11, (E) RRUS 11 + A2	2	-	-	
	B2	UMTS	COMMSCOPE SBNHH-1D65B (6'-0")	-	180°	-	55'-6"	±70'	(E) MAN COAX	-	-	-	-	
	B3	LTE	-	KATHREIN 800-10991 (6'-6")	-	180°	55'-6"	±70'	(E) FIBER	(N) RRUS B14 4478, (N) RRUS 4426 B66	2	-	-	
	B4	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	-	180°	-	55'-6"	±70'	(E) MAN COAX	(E) RRUS 32	1	-	-	
GAMMA SECTOR	C1	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	-	270°	-	55'-6"	±70'	(E) FIBER	(E) RRUS 11, (E) RRUS 11 + A2	2	-	-	
	C2	UMTS	COMMSCOPE SBNHH-1D65B (6'-0")	-	270°	-	55'-6"	±70'	(E) MAN COAX	-	-	-	-	
	C3	LTE	-	KATHREIN 800-10991 (6'-6")	-	270°	55'-6"	±70'	(E) FIBER	(N) RRUS B14 4478, (N) RRUS 4426 B66	2	-	-	
	C4	LTE	COMMSCOPE SBNHH-1D65B (6'-0")	-	270°	-	55'-6"	±70'	(E) MAN COAX	(E) RRUS 32	1	-	-	
										15		0		
										TOTAL		TOTAL		



NEW ANTENNA LAYOUT

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



2



SITE NUMBER: IC0732
FA NUMBER: 10546464
COSTCO EL CENTRO
2335 HIGHWAY 86
IMPERIAL, CA 92251
IMPERIAL COUNTY
ROOFTOP

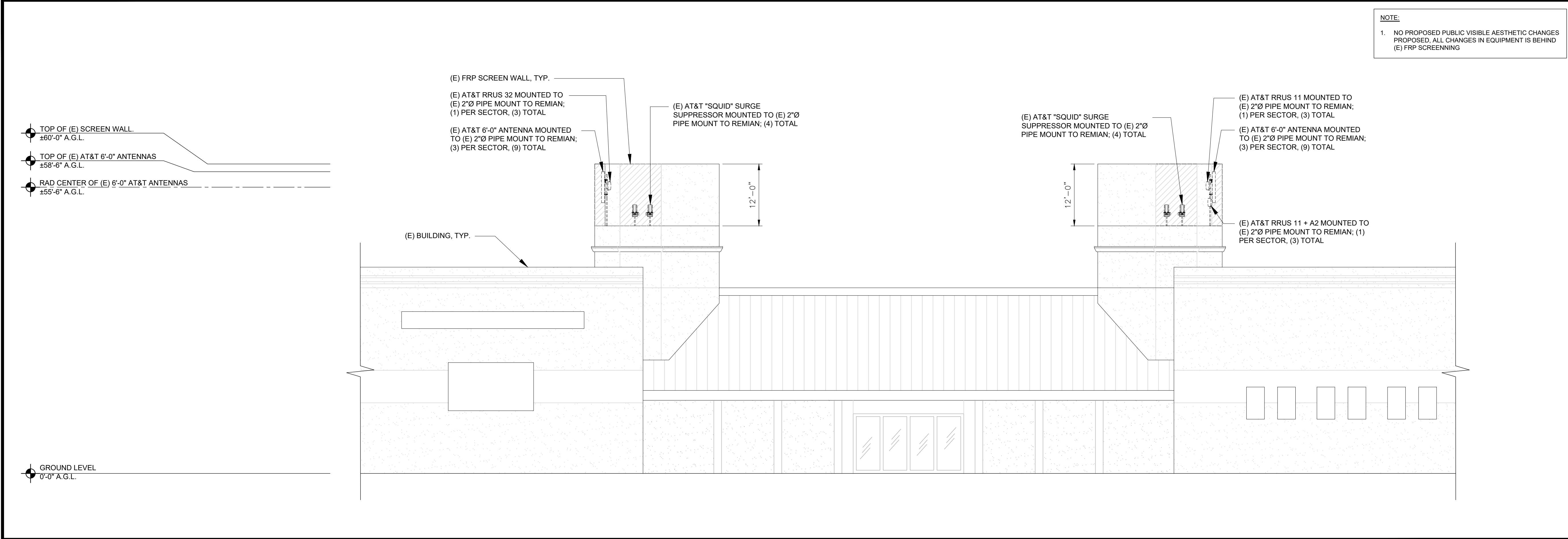
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A	01/17/2018	90% CD'S FOR REVIEW	RG



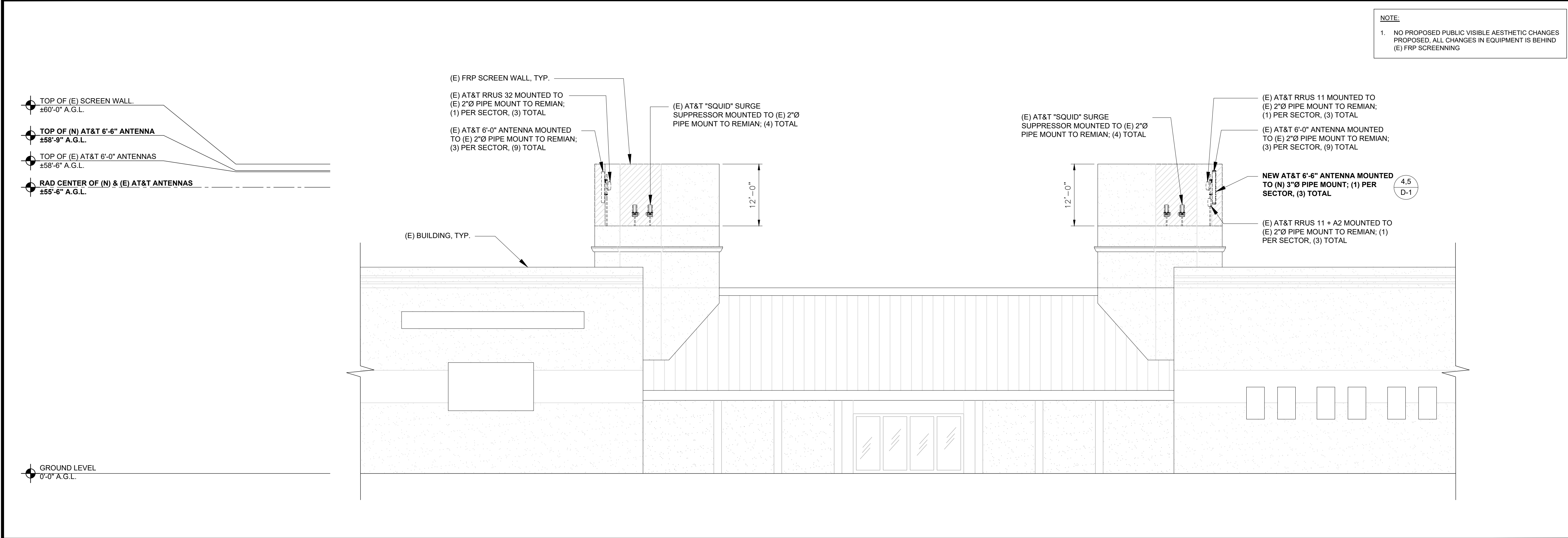
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ANTENNA LAYOUT

A-3

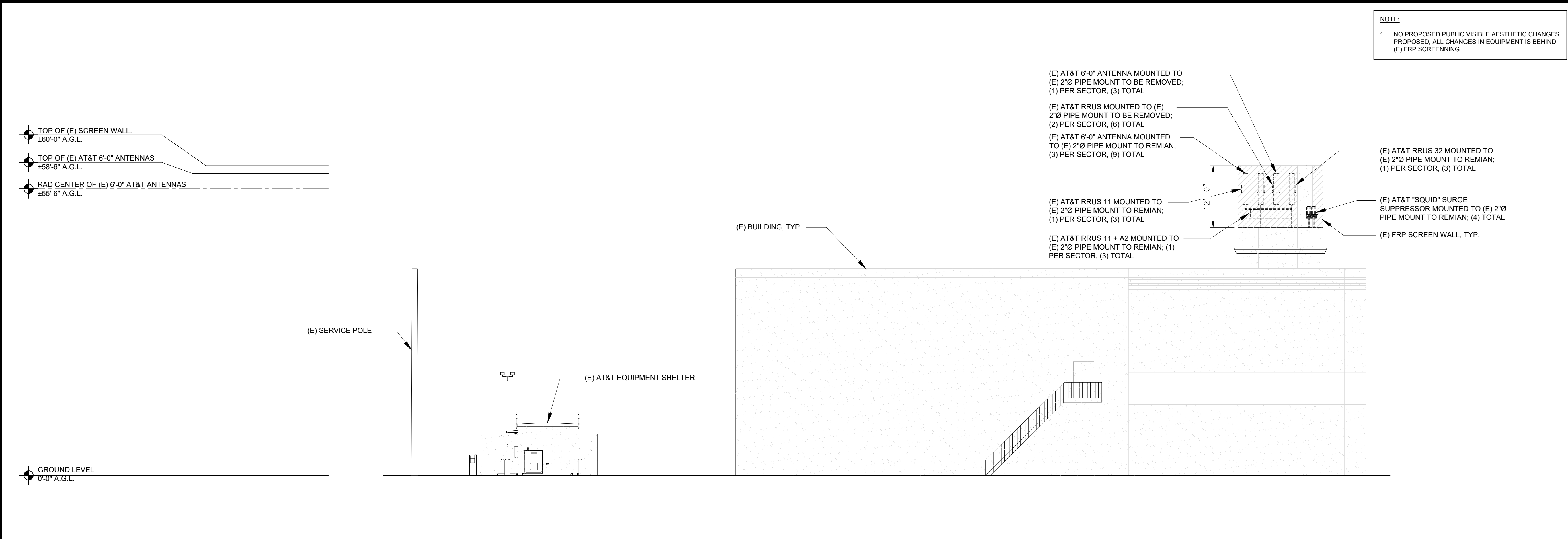


EXISTING EAST ELEVATION

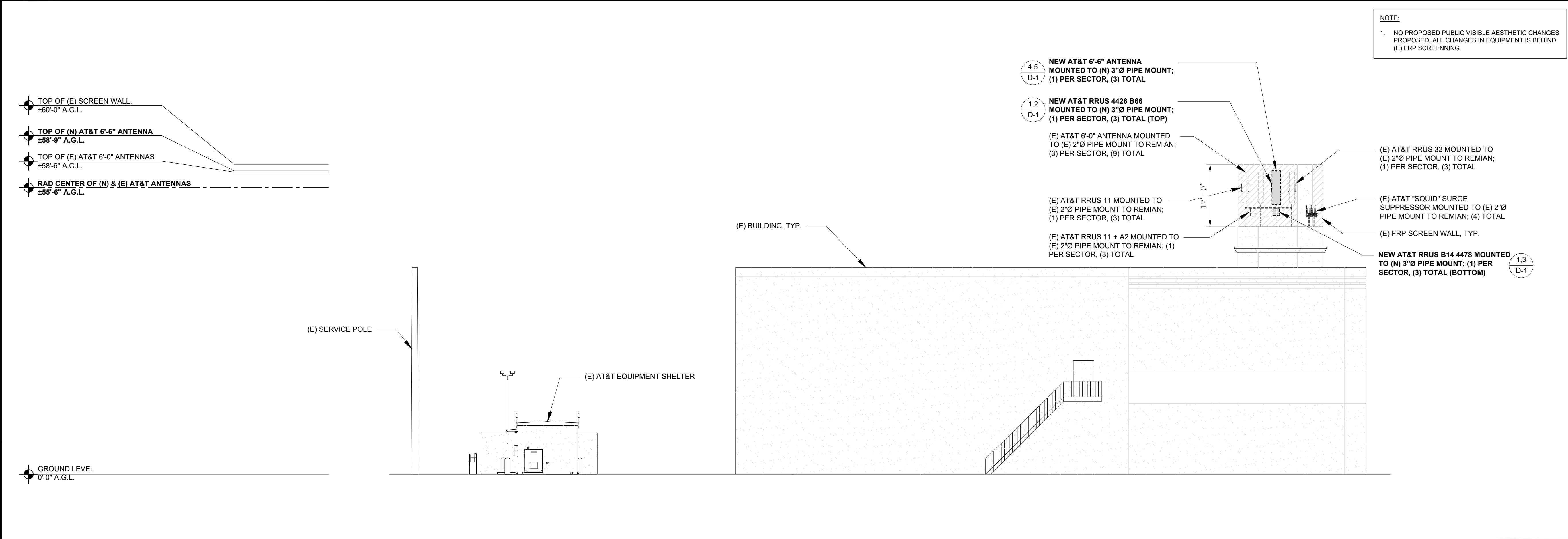


NEW EAST ELEVATION

APPLICANT																																	
PLANNING	 13948 CALLE BUENO GANAR JAMUL, CA 91935																																
ENGINEER	 1387 CALLE AVANZADO SAN CLEMENTE CA 92673 (949) 391-8824																																
SITE INFORMATION	SITE NUMBER: IC0732 FA NUMBER: 10546464 COSTCO EL CENTRO 2335 HIGHWAY 86 IMPERIAL, CA 92251 IMPERIAL COUNTY ROOFTOP																																
DESIGN RECORD	<table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>0</td><td>01/21/2018</td><td>100% CD'S FOR SUBMITTAL</td><td>RG</td></tr><tr><td>A</td><td>01/17/2018</td><td>90% CD'S FOR REVIEW</td><td>RG</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>																					0	01/21/2018	100% CD'S FOR SUBMITTAL	RG	A	01/17/2018	90% CD'S FOR REVIEW	RG	REV	DATE	DESCRIPTION	BY
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SHEET TITLE	ELEVATIONS																																
SHEET NUMBER	A-4																																



EXISTING SOUTH ELEVATION



NEW SOUTH ELEVATION

APPLICANT													
PLANNING	 13948 CALLE BUENO GANAR JAMUL, CA 91935												
ENGINEER	 1387 CALLE AVANZADO SAN CLEMENTE CA 92673 (949) 391-8824												
SITE INFORMATION	SITE NUMBER: IC0732 FA NUMBER: 10546464 COSTCO EL CENTRO 2335 HIGHWAY 86 IMPERIAL, CA 92251 IMPERIAL COUNTY ROOFTOP												
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SHEET TITLE	ELEVATIONS												
SHEET NUMBER	A-5												

The diagram shows two orthographic views of a rectangular prism. The front view is a rectangle with a vertical dimension line on the left labeled 'A' and a horizontal dimension line at the top labeled 'B'. The side view is a rectangle with a horizontal dimension line at the top labeled 'C'. Both views show the prism's edges with hidden lines.



Deprattinc.

13948 CALLE BUENO GANAR
JAMUL, CA 91935

M SQUARE
WIRELESS

**1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824**

SITE NUMBER: IC0732
FA NUMBER: 10546464
COSTCO EL CENTRO
2335 HIGHWAY 86
IMPERIAL, CA 92251
IMPERIAL COUNTY
ROOFTOP

0	01/21/2018	100% CD'S FOR SUBMITTAL	RO
REV	01/17/2018	90% CD'S FOR REVIEW	RO
A	DATE	DESCRIPTION	BY

0	01/21/2018	100% CD'S FOR SUBMITTAL	RO
REV	01/17/2018	90% CD'S FOR REVIEW	RO
A	DATE	DESCRIPTION	BY



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DETAILS

D-1

24"x36" SCALE: NTS
11"x17" SCALE: NTS

FRONT VIEW

*INSTALLATION INTO EXISTING CABINET OR RACK
REQUIRES NO SPECIAL INSPECTIONS.

6601 MU

Figure 1-10

- **INSTALLED INSIDE NEW LTE RACK / CABINET**

FRONT VIEW

- **INSTALLED INSIDE NEW LTE RACK / CABINET**

M10 BOLT

M10 BOLT

M12 BOLT

CRITICAL: FOR INITIAL INSTALLATION TO PIPE, DOWNTILT BRACKETS MUST BE CONFIGURED IN PRE-ASSEMBLY POSITION (FULLY COLLAPSED)

ATTENTION: INSERT M12 BOLTS AND M12 FLAT WASHERS INTO BRACKET WITH TABS PRIOR TO ATTACHING BRACKET TO ANTENNA.

3" STD. PIPE (3-1/2" O.D.) ANTENNA
MOUNTING MAST, MIN. 6'-0" L. (ATTACH TO
EXISTING CROSSARM W/ SITE PRO 1 PN:
SCX-4 CROSSOVER KIT)

****2" DIA. PIPE MAY BE ACCEPTABLE FOR
ONLY (1) RRU BEHIND ANTENNA- REFER
TO STRUCTURAL ANALYSIS.**

EXISTING RRU MOUNTED
BEHIND PANEL ANTENNA

MAXIMUM TORQUE	
M10	37N.m (27FT.LBS)
M12	58N.m (43FT.LBS)

24"x36" SCALE: NTS
11"x17" SCALE: NTS

ERICSSON RRUS-12
DIMENSIONS (HxWxD): 20.4"x18.5"x7.5"
 (INCLUDES SUNSHIELD)
WEIGHT: 58 LBS
NOTES: RRU CAN ONLY BE PAINTED ON SOLAR SHIELD

ERICSSON RRUS A2
DIMENSIONS (HxWxD): 12.8"x15"x3.5"
 (INCLUDES SUNSHIELD)
WEIGHT: 15 LBS

Diagram illustrating the mounting of the antenna on a vertical pipe using a bracket and clamps.

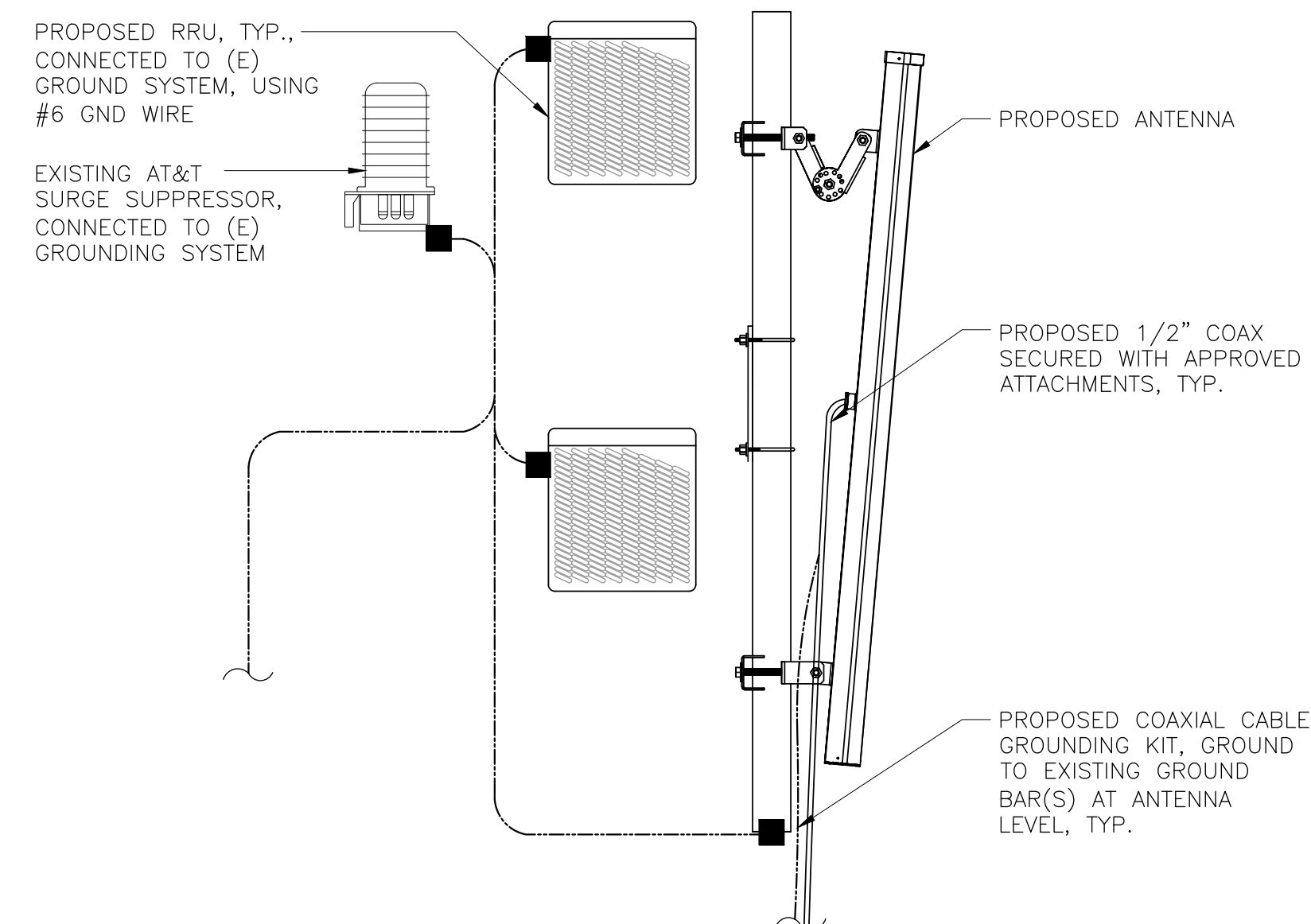
- PIPE CLAMP MOUNTING BRACKET
- PIPE CLAMP
- (E) 2" Ø OR 3" Ø ANTENNA MOUNTING PIPE

RRU'S
11 OR 12

(E) 2" Ø OR 3"Ø ANTENNA
MOUNTING PIPE

24"x36" SCALE: NTS
11"x17" SCALE: NTS

1



APPLICANT



PLANNING



ENGINEER



CITE INFORMATION

SITE NUMBER: IC0732
FA NUMBER: 10546464
COSTCO EL CENTRO
2335 HIGHWAY 86
IMPERIAL, CA 92251
IMPERIAL COUNTY
ROOFTOP

DECISION RECORD

O	01/21/2018	100% CD'S FOR SUBMITTAL	
A	01/17/2018	90% CD'S FOR REVIEW	
REV	DATE	DESCRIPTION	

PROFESSIONAL STAMP



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TEST TITLE

GROUNDING SCHEMATIC & GROUNDING DETAILS

SUBJECT NUMBER

G-1

NOT USED

24"x36" SCALE: NTS
11"x17" SCALE: NTS

9	NOT USED
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24"x36" SCALE: NTS
11"x17" SCALE: NTS

6	ANTENNA/RRU GROUNDING
---	-----------------------

24"x36" SCALE: NTS
11"x17" SCALE: NTS

3

NOT USED

24"x36" SCALE: NTS
11"x17" SCALE: NTS

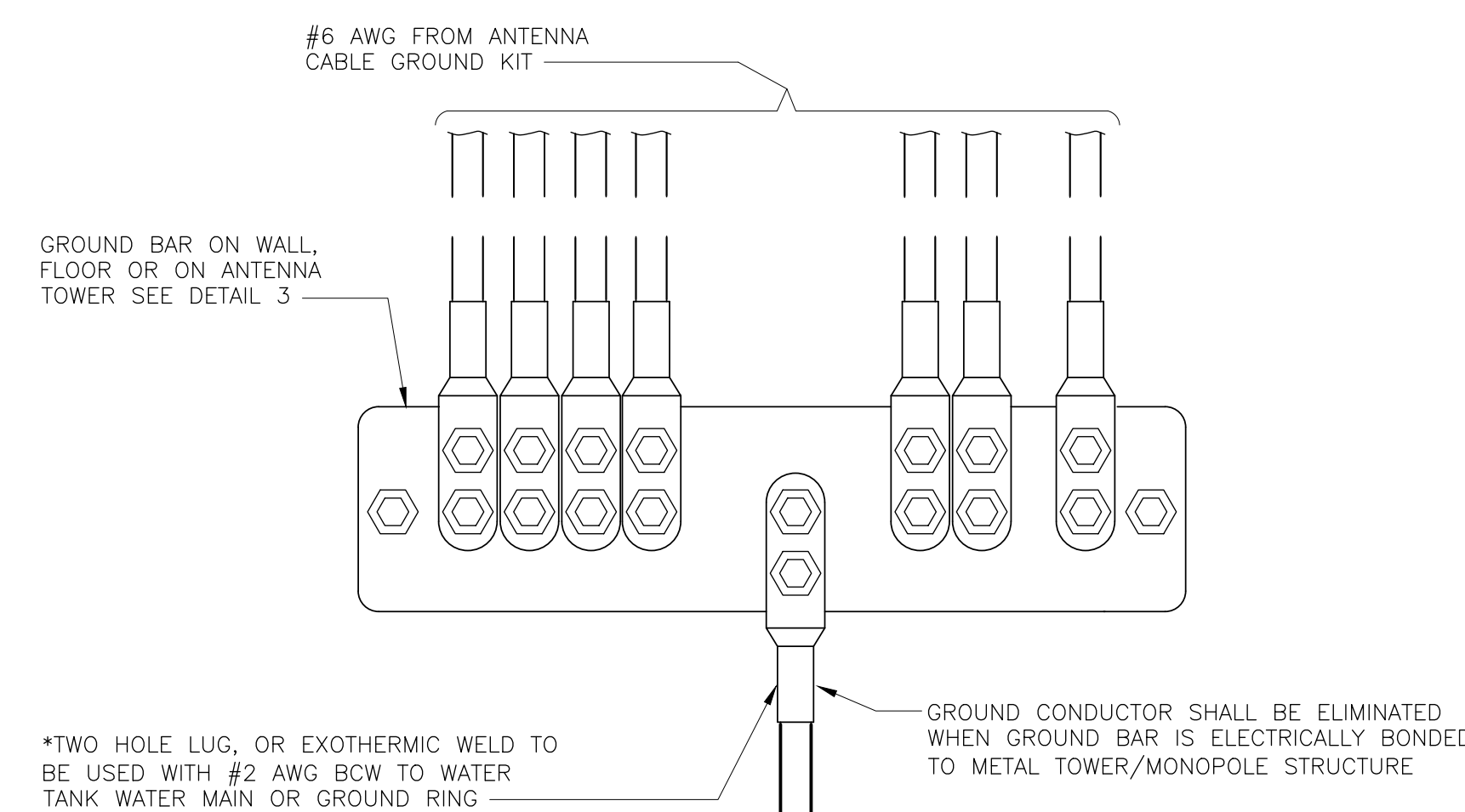
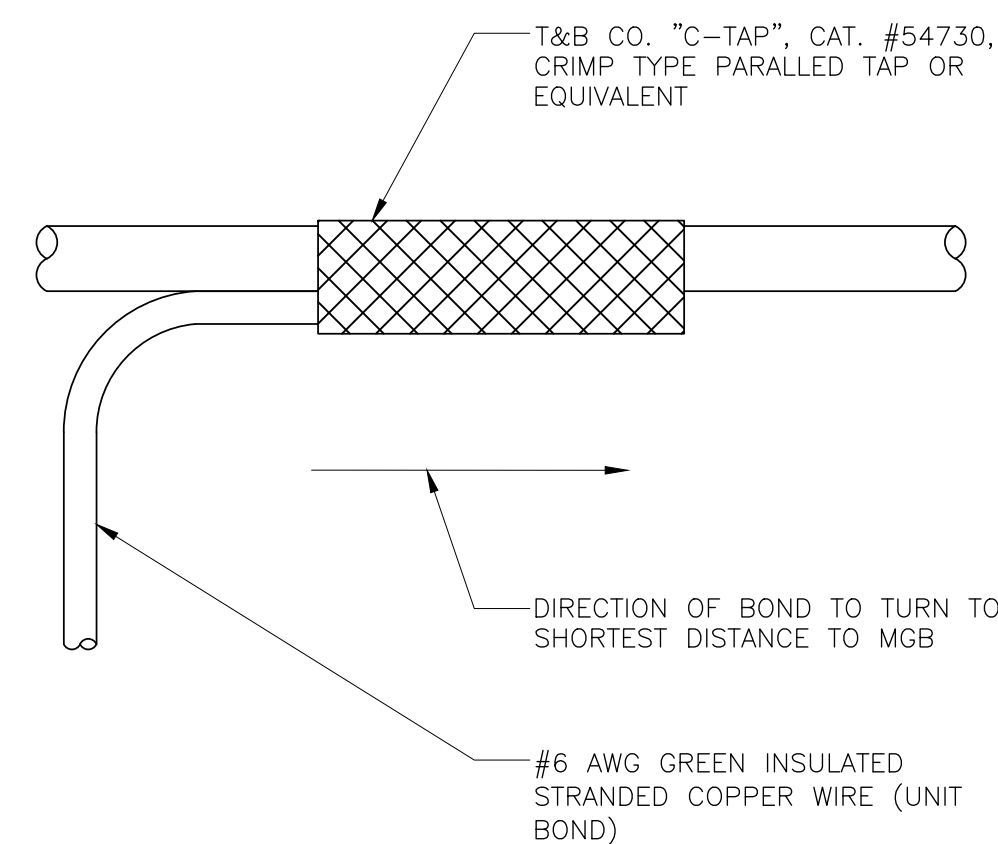
8	NOT USED
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24"x36" SCALE: NTS
11"x17" SCALE: NTS

5	EXISTING GROUNDING BAR DETAIL
---	-------------------------------

24"x36" SCALE: NTS
11"x17" SCALE: NTS

2



* — GROUND BARS AT THE BOTTOM OF TOWERS/MONOPOLES SHALL ONLY USE EXOTHERMIC WELDS.

NOT USED

24"x36" SCALE: NTS
11"x17" SCALE: NTS

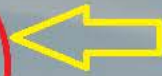
7	(E) GROUNDING WIRE CONNECTION
---	-------------------------------

24"x36" SCALE: NTS
11"x17" SCALE: NTS

4 (E) WIRE TO GROUND BAR CONNECTION 24"x36" SCALE: NTS 11"x17" SCALE: NTS

24"x36" SCALE: NTS
11"x17" SCALE: NTS

1



Camouflage Cell Sites



Modifications to Cellular Facility (CUP 18-04)



1" = 188 ft	City of Imperial	04/27/2018		
This map may represents a visual display of related geographic information. Data provided here on is not guarantee of acutal field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.				



Staff Report

Agenda item C-4

To: Planning Commission
From: Lisa Tylanda, Planner
Date: June 8, 2018
Subject: Application for Phasing Plan and Amendment to Conditions of Approval

Background:

- Current Zoning: R-1(Single-Family Residential)
- Current Land Use: Vacant Lots and existing Single-Family Residential Units
- **Please see attached proposed Phasing Plan for Monterrey Park Subdivision and Proposed Amendments to the existing Conditions of Approval.**

Project Description:

The developers of the Monterrey Park Subdivision have applied for a Phasing Plan and amendments to the existing Conditions of Approval so that the conditions of approval mirror the proposed phasing plan in order to make build out of this development feasible.

Attachements:

- Proposed Phasing Plan
- Proposed Amendment to Conditions of Approval
- Location Map
- Resolution PC2018-10

CONDITIONS OF APPROVAL

for

MONTERREY PARK TENTATIVE TRACT MAP (APN 043-320-42)

APPROVED BY RESOLUTION 2005-24 (June 1, 2005)
AMENDED BY RESOLUTION 2006-56 (September 20, 2006)
AMENDED BY RESOLUTION 2007-15 (April 18, 2007)
AMENDED BY RESOLUTION 2018-XX (June X, 2018)

1. Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
2. The Developer/Applicant shall offer for dedication all rights of way, easements, or parcels of land required for both on-site and off-site construction of streets, pipelines, utilities and the storm water retention basin.
3. The Developer/Applicant shall pay all impact and capacity fees.
4. The Developer/Applicant shall pay any and all amounts as determined by the City of Imperial to defray all costs for the review of maps, drawings, reports, field investigations, or other activities related to compliance of this project with City ordinances and/or any other laws, regulations, or requirements that apply. No Tract Map shall record until such costs have been paid to the City.
5. All maps, plans, studies, cost estimates, designs and calculations required for this project shall be subject to the review and approval of the City Engineer, Department of Public Works and Department of Community Development prior to submittal for approval to record the Tract Map.
6. All infrastructure improvements shall be constructed, or in lieu thereof, security provided to ensure construction, prior to the recordation of a Tract Map. A Phasing Plan for infrastructure improvements shall be submitted to and approved by the City of Imperial City Council. The construction of on-site and off-site improvements shall adhere to the schedule set forth in the phasing plan and improvement plans. The phasing for the project has been attached hereto to these conditions of approval.

Monterrey Park Tentative Tract Map Conditions of Approval

(Latest Revision: April 18, 2007)

(Proposed City Revisions: June 7, 2018)

7. The Developer shall initiate through the City Council, the formation of a Special District for the maintenance of drainage/park facilities, street lighting, fencing and landscaping.
8. The Developer shall provide adequate financial assistance to offset the impacts to local law enforcement, fire and school services to ensure the level of service of these departments are not adversely affected by the estimated population increase as a result of the development of this project.
9. The Developer shall comply with the City's Water Master Plan to ensure sufficient volume and flow of water. The Developer shall construct new water mains and storage facilities in the project area if necessary and built according to City development standards. In the event that the collection system is improved by the City or another developer, this project shall pay its fair share of the cost of improvements.
10. The Developer shall comply with the City's Sewer Master Plan to ensure sufficient handling of wastewater. The Developer shall improve the collection system through the construction of new sanitary sewer mains and lift stations where required and in accordance with City development standards. In the event that the collection system is improved by the City or another developer, this project shall pay its fair share of the cost of improvements.
11. Developer acknowledges that the potential pace of growth in the City and resulting demand on City services such as water and wastewater may result in such services not being available. Developer acknowledges particular concern with wastewater and agrees that capacity is not allocated until issuance of a building permit. Developer acknowledges that a building permit will not issue unless there is sufficient wastewater capacity based on the total amount of building permits already issued at that time. In order to address a shortage in wastewater capacity, the parties may agree upon fair share fees for the construction of a new wastewater treatment plant to respond to this project's wastewater demand.
12. The Developer/Applicant shall submit a lighting plan prior to any construction activity. All lighting installed shall be shielded and directed so as to minimize significant off-site glare or adverse light intrusion into neighboring properties. Lighting improvements shall include street lights on Brewer Road, Nance Road interior streets, at bus stops and at mail kiosks. The lighting plan shall be reviewed and approved by the City of Imperial Planning Department, Building Department and the Imperial County Airport.
13. A Landscaping Plan shall be submitted to the City of Imperial for review and approval prior to the recordation of a Tract Map. Landscaping shall be provided in all parks **and retention basins as deemed by the City of Imperial per condition of approval # 14.** Where noise walls are required along roadways and adjacent to the Imperial County Airport, landscaping shall also be provided. All landscaped areas shall be irrigated with automatic sprinkler systems.

Monterrey Park Tentative Tract Map Conditions of Approval
(Latest Revision: April 18, 2007)
(Proposed City Revisions: June 7, 2018)

14. The Developer shall provide a minimum of 10.5 acres of parks with recreational amenities. The type of amenities to be installed shall be as follows:

- a. The 8.4-acre retention basin shall be graded according to approved plans and developer will provide (1) an access road made of decomposed granite for maintenance by the City of Imperial, (2) a decomposed granite walkway around the top of the basin, and (3) erosion control “glue” on the slopes and the bottom of the basin to mitigate fugitive dust. All of these items shall be subject to approval by the City of Imperial. The Park Committee may review and approve, at their discretion, an alternate development plan submitted by the Developer. This retention basin shall be completed and be dedicated to the City by the end of Phase III (B) or Phase IV(B).

Note: The retention basin has already been graded out per the approved plans and the storm drain system is completed and runs all the way down to the retention basin already. The retention basin already functions as it is intended to.

- b. The half-acre pocket park along Monterrey Park Lane that is located within Phase III of the project development shall be completed and dedicated to the City of Imperial prior to the issuance of the certificate of occupancy which is past 50% of the phase within Phase III(B) or the final certificate of occupancy within Phase IV(B); whichever occurs first. The pocket park shall be improved with sufficient landscaping, trees, (5) park benches, walking path, trash and recycling receptacles.
 - c. The 4-acre park shall be developed with sufficient landscaping, trees, (2) picnic tables, a gazebo, (1) barbecue, a volleyball court, and playground equipment for a small tot lot. The first building permit issued either for Phase III(C) or Phase IV(C) triggers the need for the developer to post a security bond for the park landscaping and park improvements. The park shall be completed and dedicated to the City prior to the first issuance of a certificate of occupancy on any home located on Las Cuspides Street, within Phase III(C).
 - d. All trees installed within the project site and the park areas shall be low-lying to prevent any conflicts with over-flight of aircrafts. No trees shall be planted within seventy-five feet (75') of the northern boundary of the relocated canal.
 - e. The Developer/Applicant shall install lighting within all park areas for night-time security. All lighting shall be shielded and oriented so as not to create nuisance light and glare.
15. The Developer shall comply with the Financial Responsibility clause of the Memorandum of Understanding between the City of Imperial and the Imperial Unified School District with regards to mitigation of school impacts. The terms of the Financial Responsibility shall be satisfied prior to the recordation of any Final Map as it relates to cash deposits, dedications and funding from a Community Facilities District (CFD). The Development Impact Fees for schools shall be paid prior to issuance of any building permit. The City and the School District will jointly confirm that the terms of the Financial Responsibility have been fulfilled.

Monterrey Park Tentative Tract Map Conditions of Approval

(Latest Revision: April 18, 2007)

(Proposed City Revisions: June 7, 2018)

16. The Developer shall provide centrally located school bus turnout(s) within the project site as specified by the Superintendent of the Imperial Unified School District. The bus turnout(s) shall be at least 40 feet in length and will be provided with crosswalks, signage, night-time lighting, and any other traffic calming devices specified by the School District or City in order to ensure student safety during loading and unloading.
17. Prior to the start of any construction activity, a qualified California Department of Fish and Game (CDFG) biologist shall survey the site for any active owl burrows. Any burrows found shall be identified and flagged. Burrows shall not be disturbed during the mating season (February 15 to August 15). After the mating season ends, the burrows shall be destroyed by a qualified CDFG biologist to prevent the return of the owls to these burrows during the next mating season. All mitigation measures outlined in the Mitigated Negative Declaration shall apply.
18. A Grading and Drainage Plan/Study shall be submitted to the City Engineer for review and approval. The Grading and Drainage Plan/Study shall address property grading and erosion control which shall include the prevention of sedimentation or damage to off-site properties. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City of Imperial for review and approval. Best Management Practices shall be utilized to minimize or prevent storm water pollution. Prior to the recordation of a Tract Map, the Developer/Applicant shall provide the City with a letter from the Imperial Irrigation District (IID) stating that the plans have been reviewed and approved for the discharge of storm water onto IID facilities.
19. The retention ponds must be designed to drain out within seventy-two (72) hours of any storm event. **Retention Basins must be completed in accordance with the requirements set forth in condition 14(a) above.** The bottom of the retention ponds shall have a minimum separation with the top of the groundwater table such that the ponds will function in their intended use.
20. Construction sites shall control dust (PM-10) generation through implementation of the construction mitigation measures detailed in Regulation VIII of the Air Pollution Control District's CEQA handbook and as outlined in the Mitigation Monitoring Program.
21. The Developer/Applicant shall construct a six-foot (6') solid masonry wall along the west boundary of the project site adjacent to Austin Road, and along the North boundary of the site adjacent to Brewer Road, prior to the occupancy of any structure. The masonry wall adjacent to Austin Road must be at minimum five feet higher than the grade of the Central Main Canal. Landscaping shall be provided along the walls on Brewer Road; and the Developer/Applicant shall also install landscaping along the fence line adjacent to the Imperial County Airport runway to provide an additional noise buffer. The material and color of all walls required by this section shall be decorative and subject to the review and approval by the Planning Commission. The Developer/Applicant shall also construct a chain-link fence along the northern boundary of the relocated canal adjacent to the airport boundary. The height of the fence shall be a minimum of six feet (6') in height or similar to the height of the fence along the northern boundary of the airport property, whichever is greater. Honeysuckle or other similar climbing plant shall be installed by the Developer/Applicant along the fence to provide visual and noise buffer.

Monterrey Park Tentative Tract Map Conditions of Approval

(Latest Revision: April 18, 2007)

(Proposed City Revisions: June 7, 2018)

22. All on-site utilities including power lines, telephone lines, and cable television lines shall be installed underground. In the event that the utility companies, such as the Imperial Irrigation District, determines that on-site utilities cannot be located underground, the Developer/Applicant may install such utilities as needed above ground.
23. The Developer/Applicant shall relocate the Central Main canal underground as shown on the Tentative Tract Map. In the event that the Imperial Irrigation District determines on-site canals and drains cannot be located underground, the Developer/Applicant may install such utilities as needed above ground.
24. The Developer/Applicant shall provide a soils report indicating, among other things, the suitability of the site for the proposed development, specifications for earthwork, design guidelines for slabs and foundations and recommended roadway sections. Soils directly below and adjacent to the sewer outfall pipeline that was found in the northeast corner of the site shall be tested for hydrocarbon residues, volatiles and other heavy metals before construction begins within the vicinity. In the event that hazardous materials are found, the project site shall be remediated.
25. The conditional approval of the Tentative Subdivision Map, Zone Change and General Plan Amendment shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver. All mitigation measures outlined in the Mitigated Negative Declaration are hereby incorporated and made conditions of approval whether restated herein or not.
26. The Developer/Applicant shall obtain, pay for and comply with all permits from the Imperial Irrigation District, and other applicable agencies for all improvements within, across, or affecting the respective rights of way.
27. All Final Tract Maps shall provide for 10-foot public utility easements adjacent to all street rights of way for underground power, communications and cable television systems.
28. All off-site and on-site improvements shall comply with the City of Imperial Development Standards. Where no standards exist, the improvements shall be completed in accordance with the City Engineer's recommendations.
29. The Developer/Applicant shall comply with all requirements of the Imperial County Fire Department. Such requirements may include, but are not limited to, the location and sizing of fire hydrants, premise identification numbers (address numbers), and roadway access.
30. *The Tentative Subdivision Map shall be valid for a period of two years following the City Council approval and the appeal period. Tentative Map may be extended by virtue granted as State Law and the Subdivision Map Act deem.*
31. The Developer/Applicant shall record agricultural easements, to put new homeowners on notice regarding the noise, dust, odors and other potential impacts associated with active farming of nearby lands. The Developer/Applicant shall also make homeowners aware of the Imperial County Right to Farm Ordinance when they purchase new homes in the project area.

Monterrey Park Tentative Tract Map Conditions of Approval

(Latest Revision: April 18, 2007)

(Proposed City Revisions: June 7, 2018)

32. A Phasing Plan shall be submitted, reviewed and approved by the City of Imperial City Council. Phasing of the development shall demonstrate each phase can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. See attached revised Phasing Plan with sequencing for the project which complies with these revisions to the conditions of approval.

33. The Tract Map shall include an avigation easement for all lots created. In addition, all lots will be developed and sold with a hold harmless agreement with the City of Imperial and the County of Imperial Airport, and the US Naval Air Facility – El Centro. The avigation easement shall be reviewed and approved by the Imperial County Airport Manager and shall be consistent with the avigation easement recorded for the Sky Ranch Subdivision.

34. The Developer shall complete the following roadway and intersection improvements:
 - a. **Brewer Road** shall be extended as a residential collector from its terminus at Nance Road to connect to Austin Road. This improvement shall be completed during Phase I Final Map improvements and the Developer shall provide additional bonds or other form of acceptable security for these improvements. Said bonds shall be provided prior to the issuance of any Certificates of Occupancy.

 - b. **Nance Road** shall be improved to City of Imperial Residential Collector standards. The Developer shall be responsible for the construction of two travel lanes, parking, and curb and gutter on one side of the road. This improvement shall be completed during Phase I Final Map improvements and the Developer shall provide additional bonds or other form of acceptable security for these improvements. Said bonds shall be provided prior to the issuance of any Certificates of Occupancy.

 - c. **Worthington Road** between Austin Road and the approach area east of Nance Road shall be widened by the Developer to a three (3)-lane collector with the third lane being a two way left turn lane. This improvement shall be completed during Phase I Final Map improvements and the Developer shall provide additional bonds or other form of acceptable security for these improvements. Said bonds shall be provided prior to the issuance of any Certificates of Occupancy. A Reimbursement Agreement shall be executed to cover the project's fair share impact.

 - d. The **intersection at Nance and Worthington** shall be improved by the Developer with all-way stop control, east/west through lanes on Worthington Road, westbound left turn lane, east bound left turn lane, northbound right turn lane and a northbound through/left turn lane. These improvements shall be completed during Phase I Final Map improvements and the Developer shall provide additional bonds or other form of acceptable security for these

Monterrey Park Tentative Tract Map Conditions of Approval

(Latest Revision: April 18, 2007)

(Proposed City Revisions: June 7, 2018)

- improvements. Said bonds shall be provided prior to the issuance of any Certificates of Occupancy.
- e. The Developer shall pay its fair share fees for the future signalization of the **intersection at Nance and Worthington**. These fees shall be paid on a per dwelling unit basis at the same time building permit fees are paid.
 - f. The Developer shall pay its fair share fees for the future signalization and improvements at the **intersection at Austin and Worthington**. These fees shall be paid on a per dwelling unit basis at the same time building permit fees are paid.
 - g. The **intersection at Austin and Brewer** shall be restricted to right-in and right-out only. The Developer shall install a 4' wide by 100' long raised median on Austin Road at Brewer Road to restrict turn movements on Brewer Road to right-in and right-out only. Reflectors flashing beacons shall be installed on the raised median, and lighting on Austin Road shall be installed to illuminate the raised median. The Developer shall also construct a northbound right turn lane from Austin Road to Brewer Road. These improvements shall be completed during Phase I Final Map improvements and the Developer shall provide additional bonds or other form of acceptable security for these improvements. Said bonds shall be provided prior to the issuance of any Certificates of Occupancy
 - h. The Developer shall pay fair share fees for the improvement of Worthington Road between Nance Road and Highway 86 to a four lane road with secondary arterial status. The cumulative impacts to the Highway 86/Worthington Road intersection shall be mitigated by re-striping the approaches so that there is an eastbound left lane, an eastbound shared through-right lane, a westbound left lane, and a shared westbound through-right lane. The intersection will also have the following additional lanes added: southbound and northbound through lanes, eastbound through, eastbound left, westbound through, and westbound left. The Developer shall pay fair share fees for the mitigation of these cumulative impacts
34. A Class II bikeway shall be constructed within the project site and along Brewer Road to ensure connectivity with those bikeways identified within the City of Imperial Bicycle Master Plan. Worthington Road shall be improved with a Class II bikeway.
35. In a meeting with Imperial Irrigation District (IID) Staff on June 14, 2005, the IID stated that it will reconfigure existing circuits to provide the necessary electrical power to the area, and as such, an electrical substation is not needed. The Developer may relocate the proposed RV parking area to that area designated for an IID substation shown on the Tentative Tract Map. The area formerly occupied by the proposed RV parking area shall remain a landscaped, open space area. In the event that IID will require a substation on the project site, the substation shall be screened on all sides with a six foot (6') high masonry wall that matches the masonry walls to be built on the boundaries of the project site. The color and material type of these

Monterrey Park Tentative Tract Map Conditions of Approval

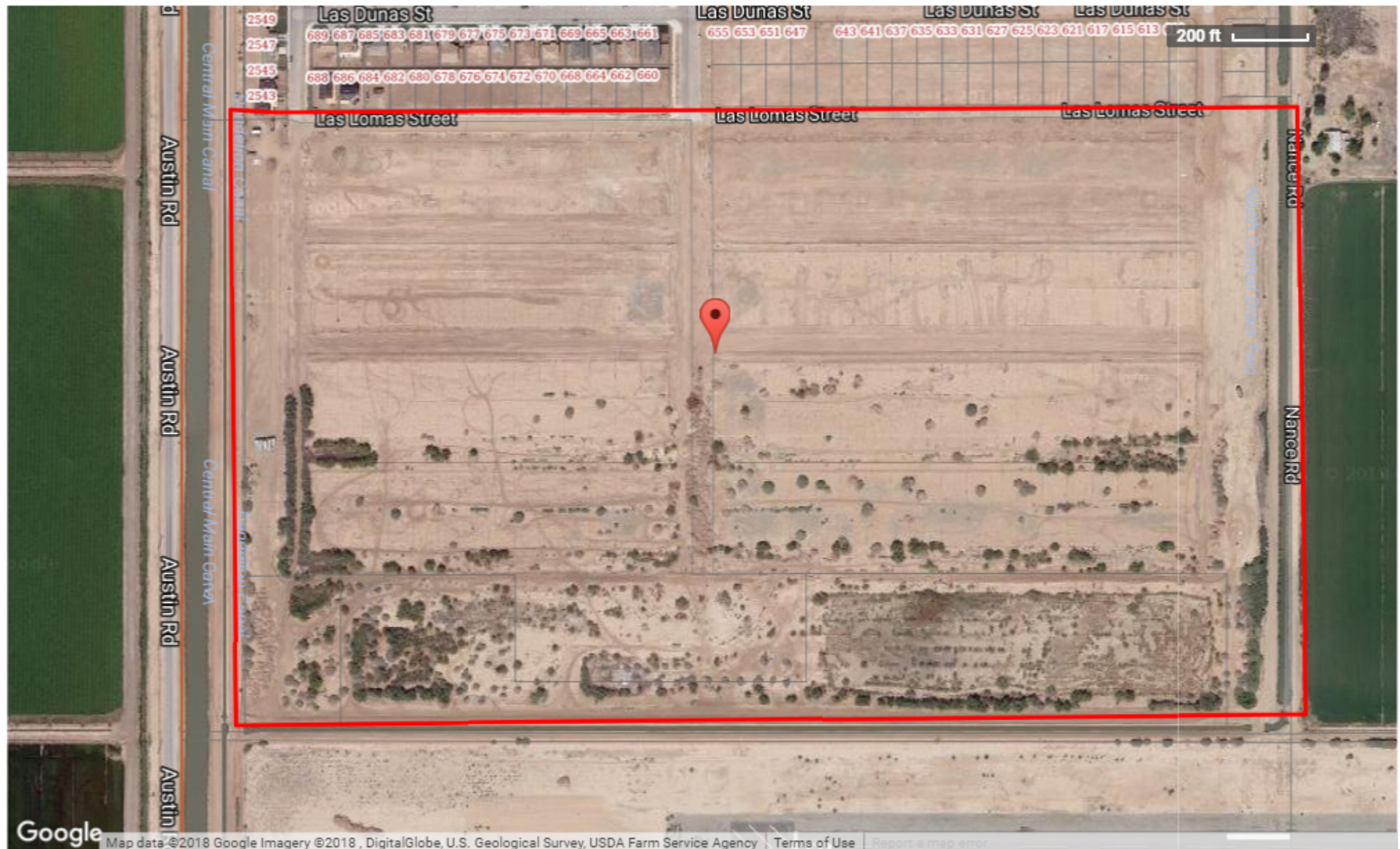
(Latest Revision: April 18, 2007)

(Proposed City Revisions: June 7, 2018)

walls will be subject to the approval of the Planning Commission. The perimeter of the substation shall also be landscaped with turf, shrubs, and trees to the greatest extent feasible in order to reduce the aesthetic impact that this substation will have on the project site. The City acknowledges that the substation will be shared with surrounding developments and Developers may enter into fair share agreement(s) amongst themselves.

36. All residential development within the project site shall be constructed using building materials and techniques such as dual pane windows, and increased insulation to decrease interior noise levels within dwelling areas to 45 dba or lower.
37. The Developer/Applicant shall agree to defend, indemnify and hold harmless the City of Imperial, Imperial County Airport, and the US Naval Air Facility – El Centro and their agents, including consultants, officers and employees from any claim, action or proceeding against the City, County Airport, or Naval Air Facility or their agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Tentative Tract Map and associated Zone Change, General Plan Amendment and Mitigated Negative Declaration. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the Developer/Applicant arising out of or in connection with the approval of the Tentative Tract Map and associated Zone Change, General Plan Amendment and Mitigated Negative Declaration, including any claim for private attorney general fees claimed by or awarded to any party from the City, County Airport or Naval Air Facility.
38. Developer shall provide a “point of connection” for the water loop at the “Southwest” corner/cul-de-sac of what is proposed to be “Las Cuspides” street before the issuance of the last Certificate of Occupancy for either Phase III(B) or Phase IV(B).

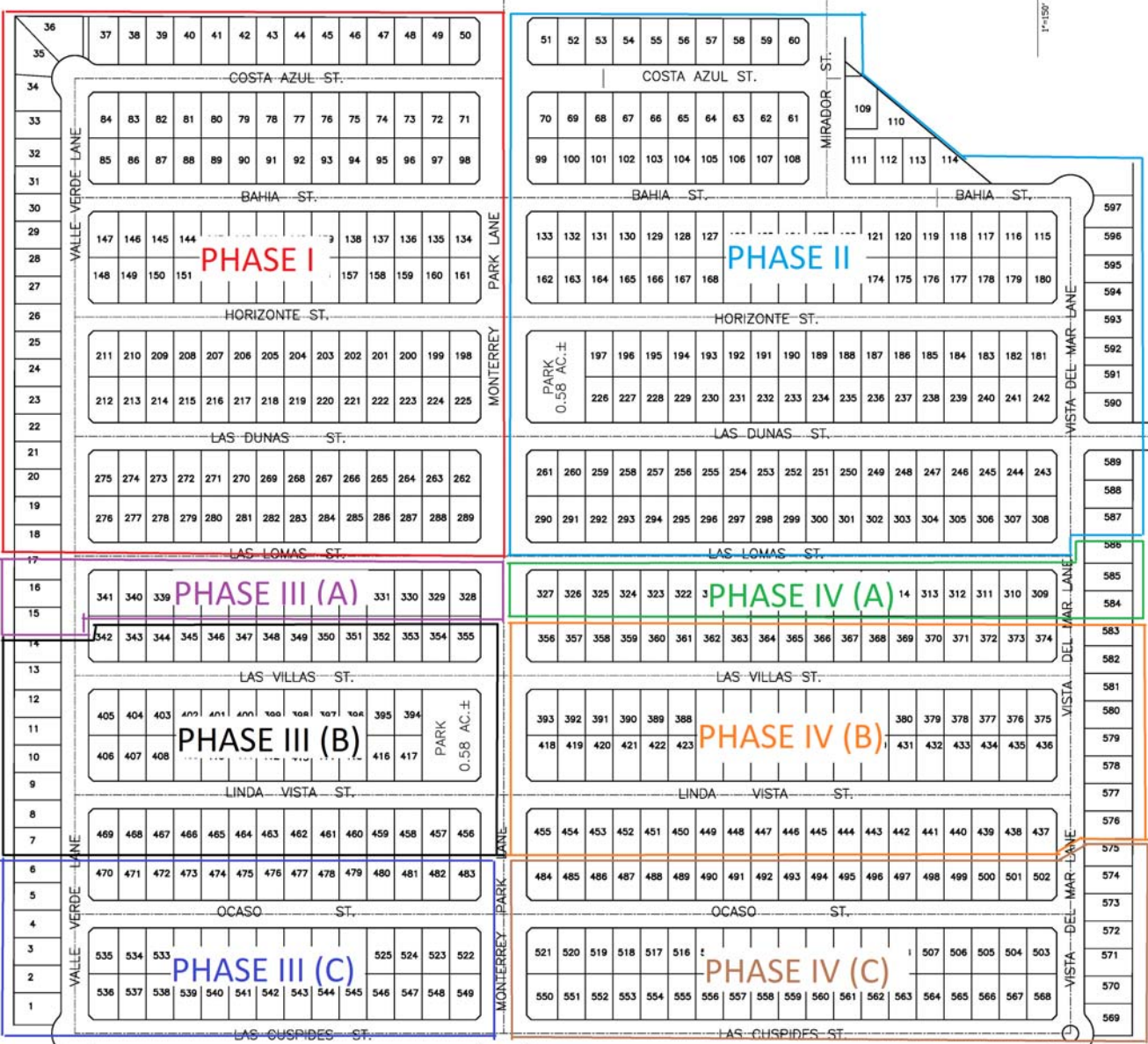
Proposed Phasing Plan and Amendments to Conditions of Approval for Monterrey Park Subdivision



1" = 376 ft	Location Map	06/08/2018		
This map may represents a visual display of related geographic information. Data provided here on is not guarantee of acutual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.				

MONTERREY PARK

REVISED CITY PROPOSED PHASING



RESOLUTION NO. 2018-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA,
ALLOWING THE AMENDMENT OF CONDITIONS OF APPROVAL AND PHASING PLAN
FOR MONTERREY PARK SUBDIVISION**

WHEREAS, the City Council of the City of Imperial adopted Resolution 2005-24 on June 15, 2005 approving the Monterrey Park Subdivision subject to conditions of approval; and

WHEREAS, the developer is requesting the approval of a phasing plan and amendments to the existing conditions of approval attached Exhibit A (Conditions of Approval) and Exhibit B (Phasing Plan):

WHEREAS, the Developer is requesting a phasing plan due to financial purposed; and

WHEREAS, the Developer is requesting amendments to the conditions of approval to coincide with the proposed phasing plan for Monterrey Park Subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That the Planning Commission hereby recommends the phasing plan (Exhibit B) and amendments to the conditions of approval (Exhibit A) to the City of Imperial's City Council for approval.
- C) That the City of Imperial's City Council has the sole discretion as to whether an alternative plan will be approved; and
- D) That the Developer is required to provide additional security (in the form of bonds or other acceptable means) for additional off-site improvements as a result of any possible changes to the Conditions of Approval.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this 13th day of June 2018.

Planning Commission Chair

ATTEST:

City Clerk