



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission
From: Yvonne Cordero, Planner
Date: April 18, 2024
Item: Variance 23-04 and Conditional Use Permit 23-07 – Deviation from the Residential Property Development Standards

Applicant:	Mark Gaddis
Project Location:	121 N. F Street
Zoning:	R-1 Single-Family Residential
Environmental:	Categorically Exempt from CEQA – 15301 Existing Facilities
Recommendation:	Staff does not recommend Planning Commission approval of Variance 23-04 and Conditional Use Permit 23-07.

Background

Mark Gaddis submitted a Planning Application for the legalization of an existing metal and fabric accessory structure constructed at his residence located at 121 N. F Street. The accessory structure has an overall height of thirteen feet and six inches and was constructed with ten-inch setbacks from the property line. The City of Imperial's

Residential Property Development Standards for Accessory Structures require a setback measurement of three feet and a maximum height of twelve feet for accessory structures.

Mr. Gaddis was paid a courtesy call by our Code Enforcement Division to obtain a building permit for the legalization of his accessory structure. He informed Code Enforcement that the structure had been constructed approximately one year prior to the City's notice. During the building permit review process, staff advised Mr. Gaddis of the structure's height and setback violations and he opted to apply for a variance to deviate from the required setback and height requirements.

The City of Imperial's Development Review Committee reviewed Variance 23-04 and Conditional Use Permit 23-07 and recommend the accessory structure be either removed or modified to comply with the City's Residential Property Development Standards. Upon review of the project, the Development Review Committee requested the Imperial Irrigation District's review of the structure, due to the proximity of IID's power poles and power lines located at the Northwest corner of Mr. Gaddis' property shown in the picture below. IID conducted a site inspection and verified the structure was constructed within IID's Right of Way/Easement and provided their Distribution Line Clearance Specifications detailing the area distances that are to be clear of buildings/structures for 15KV power poles/lines (Attachment B) and Regulation No. 23-Clearance Requirements for Power Line Corridors (Attachment C).



Community Development staff met Mr. Gaddis at his property on February 9, 2024 to verify the structure's measurements. Staff's measurements confirmed that the accessory structure is in violation of IID's Distribution Line Clearances and the City's Property Development Standards. Mr. Gaddis informed staff he submitted an IID Encroachment Permit for permission to encroach within the IID's right of way/easement, but the IID Encroachment Permit was rejected (Attachment D). IID's recommendation is for Mr.

Gaddis to reapply for an Encroachment Permit after modifying the accessory structure to conform with IID's Regulation No. 23 (Attachment C).

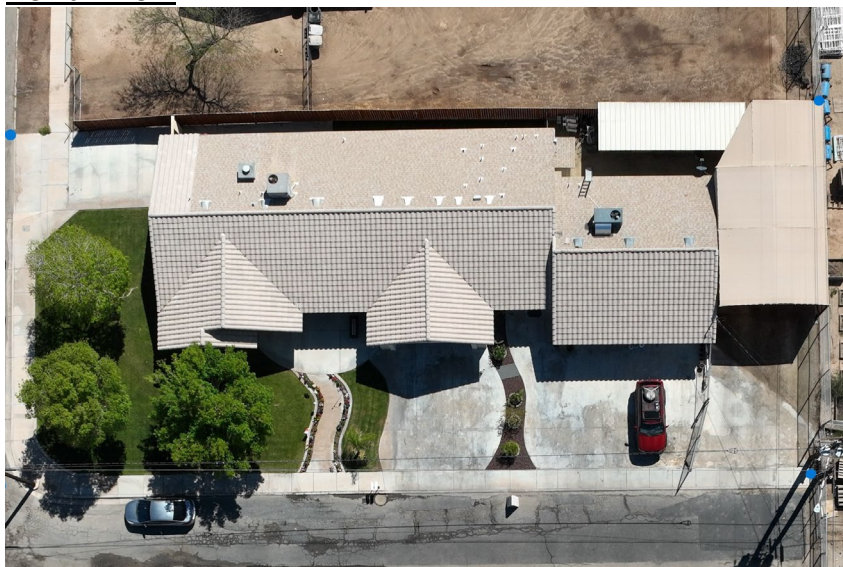
The City of Imperial Planning Commission conducted a public hearing for this project on March 27, 2024. Mr. Gaddis was present and the sole proponent for his project with no opponents present. The Planning Commission directed Mr. Gaddis to inquire about what other recourse or appeals process was available to him after IID's Encroachment Permit denial. The public hearing was unanimously continued by the Planning Commission pending the information to be provided by Mr. Gaddis at the continued public hearing scheduled for April 24, 2024.

Mr. Gaddis contacted IID's Real Estate Section and IID requested a letter from City staff summarizing the Planning Commission's instructions and he provided staff with the Encroachment Permit rejection email (Attachment D). As of end of day on April 18, 2024, neither Mr. Gaddis nor City staff received a response from IID.

Project Location



Aerial View



Required Findings:

In order to approve Variance 23-03, the Planning Commission is required to review six findings per Section 24.19.400 of the City of Imperial's Zoning Ordinance. The findings are listed below, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

- 1. There are special circumstances, such as size topography, location or surroundings applicable to the property or the intended use of the property, and because of this, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under identical zoning classification.**

There are no special circumstances that apply to this property regarding its size, shape or topography that deprive the property of the privileges enjoyed by other properties within the Residential Zone. The subject parcel's size is approximately 9,074 square feet, larger than the minimum lot size of 6,500 square feet in a Residential Zone. The project site's location is adjacent to the Imperial Unified School District's parcel to the West. An Imperial Irrigation District easement with installed power poles is located between the Applicant's and the Imperial Unified School District's property.

- 2. The granting of the variance or its modification is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property for which the variance is sought.**

Although Mr. Gaddis' property right to construct an accessory structure is recognized, the granting of the variance, in its original or modified form, is not necessary to preserve the property owner's right possessed by other residential properties in the vicinity. Permitted accessory structures in Residential Zones comply with the Residential Zone's Property Development Standards by going through the City of Imperial's Community Development's building permit review process or by the approval of a variance.

- 3. That granting the variance or its modification will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.**

The constructed accessory structure does not meet the Residential Zone's Property Development Standards due to the structure exceeding height limitations and deviating from the side yard setback requirements. The fabric and metal accessory structure was constructed on an IID easement that obstructs IID's access, if IID should need to access it. The accessory structure was also constructed within the IID's five-foot clearance

required for power poles and distribution lines. The accessory structure presents to be a detriment by impeding the IID's easement access and a fire hazard threatening the safety and welfare of the residential homes and Imperial Unified School District in the vicinity.

4. The variance will not constitute a privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The variance will be granting a special privilege within the neighborhood and zone as other residential accessory structures that are reviewed by the City of Imperial's Community Development Department prior to being constructed are only approved when the building plans and inspections comply with the Property Development Standards set forth in Section 24.03.120 of the Residential Zone Ordinance.

5. The granting of this variance does not allow a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

Granting the approval of Variance 23-04 will allow a use unauthorized by the Residential Zone governing the parcel located at 121 N. F Street by deviating from the Residential Property Development Standards set forth in Section 24.03.120.

6. That granting the variance or its modification will not be incompatible with the City of Imperial General Plan.

Granting Variance 23-04 will be incompatible with The City of Imperial's General Plan's Safety Element, Objective 8 that states the City is responsible for minimizing exposure of urban fires and to protect the public to the maximum extent possible. Additionally, the Hazard Management Element's goals and objectives are to contain mitigation measures to protect the public health, safety and welfare.

Environmental:

This project qualifies for a Categorical Exemption according to the California Environmental Quality Act (CEQA), Section 15301, "Existing Facilities", and is determined to be exempt from further environmental review requirements contained in CEQA.

Staff 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 that the Planning Commission **denies approval of** Variance 23-04 to allow the deviation of the required side yard setbacks defined in the City of Imperial's Property Development Standards and obstruction to an IID easement and

Conditional Use Permit 23-07 to allow the existing accessory structure with a height that exceeds the City of Imperial's Property Development Standards and violates IID's Distribution Lines Clearance.

Attachments

- Attachment A - DRAFT Resolution PC2024-01 to Deny Approval
- Attachment B - IID Distribution Line Clearance Guidelines
- Attachment C - IID Regulation No. 23
- Attachment D - IID Encroachment Permit Application Rejection Notice
- Attachment E - Applicant's Accessory Structure's Building Plans

ATTACHMENT A
DRAFT RESOLUTION NO. PC2024-01

A RESOLUTION OF THE PLANNING COMMISSION, OF THE CITY OF IMPERIAL, DENYING APPROVAL OF VARIANCE 23-04 AND CONDITIONAL USE PERMIT 23-07 FOR MARK GADDIS TO ALLOW THE DEVIATION OF THE RESIDENTIAL ZONE'S PROPERTY DEVELOPMENT STANDARDS FOR MAXIMUM HEIGHT AND SIDE YARD SETBACK REQUIREMENTS FOR AN ACCESSORY STRUCTURE LOCATED AT 121 NORTH F STREET (APN 064-042-001)

WHEREAS, Mark Gaddis submitted a variance request for the deviation of the Residential Zone's Property Development standards for an accessory structure exceeding the maximum height limitations and side yard setback requirements; and

WHEREAS, a duly notified public hearing was held by the Planning Commission during a meeting on March 27, 2024 and April 24, 2024; 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 Variance 23-04 Conditional Use Permit 23-07.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial grants 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) Installation and alteration of the property and deviation from the Residential Zone's Property Development Standards are ministerial and therefore categorically exempt from the California Environmental Quality Act per Section 15301.
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorical Exempt under Section 15301 of the California Environmental Quality Act; and
- E) That based on the evidence presented at the public hearing, the Planning Commission hereby **DENIES APPROVAL of Variance 23-04 and Conditional Use Permit** for Mark Gaddis to allow for the deviation of the Residential Zone's Property Development Standards for maximum height and side yard setback requirements, based on the following findings:

- 1. There are special circumstances, such as size topography, location or surroundings applicable to the property or the intended use of the property, and because of this, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity under identical zoning classification.**

There are no special circumstances that apply to this property regarding its size, shape or topography that deprive the property of the privileges enjoyed by other properties within the Residential Zone. The subject parcel's size is approximately 9,074 square feet, larger than the minimum lot size of 6,500 square feet in a Residential Zone. The project site's location is adjacent to the Imperial Unified School District's parcel to the West. An Imperial Irrigation District easement with installed power poles is located between the Applicant's and the Imperial Unified School District's property.

- 2. The granting of the variance or its modification is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property for which the variance is sought.**

Although Mr. Gaddis' property right to construct an accessory structure is recognized, the granting of the variance, in its original or modified form, is not necessary to preserve the property owner's right possessed by other residential properties in the vicinity. Permitted accessory structures in Residential Zones comply with the Residential Zone's Property Development Standards by going through the City of Imperial's Community Development's building permit review process or by the approval of a variance.

- 3. That granting the variance or its modification will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.**

The constructed accessory structure does not meet the Residential Zone's Property Development Standards due to the structure exceeding height limitations and deviating from the side yard setback requirements. The fabric and metal accessory structure was constructed on an IID easement that obstructs IID's access, if IID should need to access it. The accessory structure was also constructed within the IID's five-foot clearance required for power poles and distribution lines. The accessory structure presents to be a detriment by impeding the IID's easement access and a fire hazard threatening the safety and welfare of the residential homes and Imperial Unified School District in the vicinity.

4. The variance will not constitute a privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The variance will be granting a special privilege within the neighborhood and zone as other residential accessory structures that are reviewed by the City of Imperial's Community Development Department prior to being constructed are only approved when the building plans and inspections comply with the Property Development Standards set forth in Section 24.03.120 of the Residential Zone Ordinance.

5. The granting of this variance does not allow a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

Granting the approval of Variance 23-04 will allow a use unauthorized by the Residential Zone governing the parcel located at 121 N. F Street by deviating from the Residential Property Development Standards set forth in Section 24.03.120.

6. That granting the variance or its modification will not be incompatible with the City of Imperial General Plan.

Granting Variance 23-04 will be incompatible with The City of Imperial's General Plan's Safety Element, Objective 8 that states the City is responsible for minimizing exposure of urban fires and to protect the public to the maximum extent possible. Additionally, the Hazard Management Element's goals and objectives are to contain mitigation measures to protect the public health, safety and welfare.

F) The City Attorney is authorized to make minor typographical changes to this Resolution that does not change the substance of this Resolution.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 24th day of April, 2023.

Planning Commission Chairperson

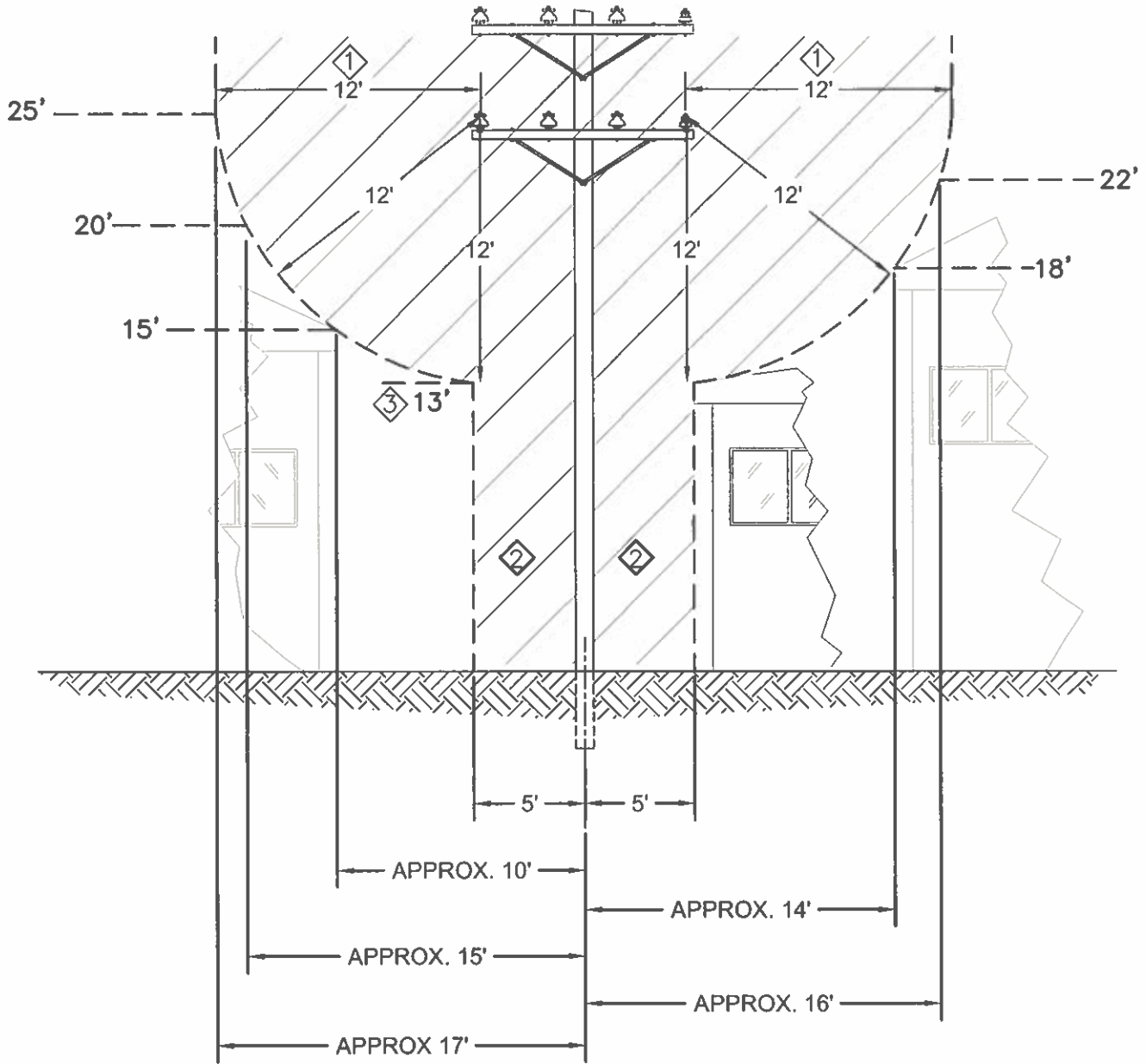
ATTEST:

City Clerk

ATTACHMENT B

6.20

AREA TO BE CLEAR OF BUILDINGS



NOTES:

- ① BUILDING STRUCTURES TO CONDUCTOR, CLEARANCE TO BE 12 FT. MIN RADIAL FOR 15KV CIRCUITS.
- ② CLEARANCE TO BE 5 FT. RADIAL FROM CENTERLINE OF POWER POLE, IID RIGHT OF WAY.
NO STRUCTURES ALLOWED IN IID RIGHT OF WAY.
- ③ BUILDING STRUCTURE TO BE A MAXIMUM HEIGHT OF 13 FT. IF DIRECTLY OUTSIDE OF IID RIGHT OF WAY.
- 4. CLEARANCES SHOWN ARE FOR DOUBLE CIRCUITS ONLY, FOR SINGLE CIRCUIT CLEARANCES NOTE ① APPLIES.

IMPERIAL IRRIGATION DISTRICT

DRAWN BY	<i>JR</i>
REVIEWED	<i>[Signature]</i>
APPROVED	<i>MB</i>
REVISION	REV 01
DATE	2-11-2013



**EXISTING AND NEW LINE CONDITIONS
15KV DISTRIBUTION
BUILDING CLEARANCES**

ATTACHMENT C

REGULATION NO. 23

CLEARANCE REQUIREMENTS FOR POWER LINE CORRIDORS

A. GENERAL PROHIBITION

No person shall cause interference with or pose a threat to the reliability of the District's transmission or distribution lines or create a safety hazard to the public by encroaching upon the District's rights-of-way in violation of the standards set forth herein.

B. PROHIBITED ACTIONS IN DISTRICT RIGHTS-OF-WAY

Within District power line rights-of-way, persons may not:

- (1) Build or expand a structure.
- (2) Modify power line ground clearance by adding material, storing material, equipment, crops, haystacks or other means, resulting in ground clearance non-conformance to California Public Utilities Commission General Order 95 requirements as set forth in Exhibit A.
(Reference CPUC, General Order No. 95, Rule 37, Minimum Clearances of Wires above Railroads, Thoroughfares, Buildings, Case No. 4).
- (3) Dig, or otherwise undermine power line structures.
- (4) Modify drainage or protection berms.
- (5) Store or stack wood, earth, waste, debris, materials, crops, machinery, equipment, supplies, haystacks, or similar personalty.
- (6) Plant trees, palms or other vegetation with the ability to grow closer than the minimum clearances set forth in Exhibit B.
- (7) Ignite fires, burn debris, materials, crops, haystacks.
(Reference California Public Resources Code Section 4293, Mountainous, Forest-Brush- and Grass-Covered Lands).

C. PERSONNEL SAFETY CLEARANCES

- (1) No person, firm, corporation, or agent of same, shall require or permit an employee to perform any function in proximity to energized high-voltage lines, to enter upon any land, building, or other premises, and there engage in any excavation, repair, or other operation; or to erect, install, operate, or store, in or upon premises, any tools, machinery, equipment, materials, or structures unless or until danger from accidental contact with said high-voltage lines has been effectively guarded against.
- (2) Persons other than qualified line-clearance tree trimmers and trainees shall not approach energized high-voltage power lines closer than as set forth in Exhibit C.
(Reference California Code of Regulations, Title 8, Section 2950, Table 1 Operations).

ATTACHMENT C

- (3) The execution, operation or dismantling of any boom-type lifting or hoisting equipment, or any part thereof, closer than the minimum clearances set forth in Exhibit D, below, shall be prohibited.

(Reference California Title 8, Section 2946, Provisions for Preventing Accidents Due to Proximity to Overhead Lines).

- (4) The storage of tools, machinery, equipment, supplies, materials, or apparatus, under, over, or adjacent to energized overhead high-voltage lines, is hereby expressly prohibited, if at any time during the handling or other manipulation it is possible to bring such tools, machinery, equipment, supplies, materials, or apparatus, or any part thereof, closer than the minimum clearances from such lines as set forth in Exhibit D, below.

(Reference California Title 8, Section 2946, Provisions for Preventing Accidents Due to Proximity to Overhead Lines).

D. HAZARDS

Hazards that may fall onto overhead high-voltage lines shall be removed.

(Reference CPUC, General Order No. 95, Section III Requirements for All Lines, Rule 35, Vegetation Management).

E. ENFORCEMENT

The District is hereby authorized to enforce the provisions hereof by all legal and equitable remedies including the discontinuance or refusal of electrical service to the subject property and when deemed necessary and appropriate in order to protect the health and safety of the community or reliability of the energy system, remove the encroachment or obstruction; the cost of such removal to be charged to the property owner. The District shall provide notice to the property owner of intended enforcement actions except where there is an imminent threat to the health or safety of the community or to the reliability of the District's energy systems.

ATTACHMENT C

Exhibit A

California Public Utilities Commission, Rules for Overhead Electric Line Construction, General Order No. 95, Section III, Requirements for All Lines, Rule 37 Minimum Clearances of Wires above Railroads, Thoroughfares, Buildings, Etc., Case No. 4 (*excerpt, see Order for additional details*)

Case No.	Nature of Clearance	Span Wires (Other than Trolley Span Wires) Overhead Guys and Messengers	Communication Conductors (Including Open Wire, Cables and Service Drops), Supply Service Drops of 0 - 750 Volts	Supply Conductors of 0 - 750 Volts and Supply Cables Treated as in Rule 57.8	Supply Conductors and Supply Cables, 750 - 22,500 Volts	Supply Conductors and Supply Cables, 22,500 - 300,000 Volts
4	Above Ground along thoroughfares in rural districts or across other areas capable of being traversed by vehicles or agricultural equipment	15 Feet	15 Feet	19 Feet	25 Feet	30 Feet

Exhibit B

California Public Resources Code, Division 4, Part 2, Chapter 3 Mountainous, Forest-, Brush- and Grass-Covered Lands, Section 4293 (*excerpt, see Code for additional details*)

Clearance in All Directions Between All Vegetation and All Energized Conductors Which Are Carrying Electric Current	
Operating Voltage	Clearance Distance
2,400 or more Volts, but less than 72,000 Volts	4 FT
72,000 or more Volts, but less than 110,000 Volts	6 FT
110,000 or more Volts	10 FT

ATTACHMENT C

Exhibit C

California Title 8, Group 2, Article 38, Section 2950, Table 1 (*excerpt, see Code for additional details*)

Minimum Approach Distances to Energized Conductors for Persons Other Than Qualified Line Clearance Tree Trimmers and Trainees.	
Nominal Voltage (phase to phase)	Clearance Distance
0 to 1,000	10 FT 0 in.
1,100 to 15,000	10 FT 0 in.
15,100 to 36,000	10 FT 0 in.
72,600 to 121,000	12 FT 4 in.
161,000 to 169,000	14 FT 0 in.
230,000 to 242,000	16 FT 5 in.

Exhibit D

California Title 8, Subchapter 5, Group 2, Article 37, Section 2946, Provisions for Preventing Accidents Due to Proximity to Overhead Lines (*excerpt, see Code for additional details*)

Material Storage and Boom-Type Lifting or Hoisting Equipment Required Clearances Required From Energized Overhead High-Voltage Lines	
Nominal Voltage (phase to phase)	Clearance Distance
600 to 50,000	10 FT
Over 75,000 to 125,000	13 FT
Over 125,000 to 175,000	15 FT
Over 175,000 to 250,000	17 FT

ATTACHMENT D

From: [Nancy Murrieta](#)
To: [Yvonne Cordero](#)
Subject: Fw: 121 North F St. Imperial
Date: Tuesday, April 16, 2024 4:04:08 PM
Attachments: [VPRealEstateMX6071-S_20240227_105111.pdf](#)

CAUTION: This email originated from outside the City of Imperial. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is the denial I received from the IID, it is the only thing in writing that I have on my end. Please let me know if this is sufficient.

Nancy Murrieta
Office Manager
G/4 Construction
121 North F Street
Imperial, CA 92251
760-355-4332 Office
760-457-5310 Cell

Begin forwarded message:

On Tuesday, February 27, 2024, 9:59 AM, Casillas, Patty <pmcasillas@IID.com> wrote:

Good morning Nancy:

The Imperial Irrigation District received your encroachment application dated January 25, 2024, for the installation of a carport structure located at 121 North F Street in the city of Imperial. Upon review and performing a site inspection, staff has determined that the carport structure has already been installed. Unfortunately, IID cannot approve the encroachment application and plans submitted based on IID Regulation No. 23, which states, in part:

“B. PROHIBITED ACTIONS IN DISTRICTION RIGHTS-OF-WAY.

Within District power line rights-of-way, persons may not:

- (1) Build or expand a structure.
- (2) Modify power line ground clearance by adding material, storing material, equipment, crops, haystacks or other means, resulting in ground clearance non-conformance to California Public Utilities Commission General Order 95 requires as set forth in Exhibit A.” (A copy of said regulation is attached for your information.)

Based on this, your encroachment application is rejected. However, should you wish to modify your plans for the carport structure to conform with IID’s Regulation No. 23, you are welcome to resubmit the plans to this office for further review. Please feel free to contact us if you need further information.

Patty Casillas
Real Estate Section
Imperial Irrigation District
P. O. Box 937
Imperial, California 92251
Phone (760) 339-9381 Cell: (760) 791-4640



From: Nancy Murrieta <g4.construction@yahoo.com>
Sent: Tuesday, February 20, 2024 1:44 PM
To: Casillas, Patty <pmcasillas@IID.com>
Subject: Re: 121 North F St. Imperial

[CAUTION] This email originated from **outside** of the **IID**. Do not reply, click on any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon,
Is there an update on the encroachment permit at 121 N F St in Imperial?
Thank you.

Respectfully,

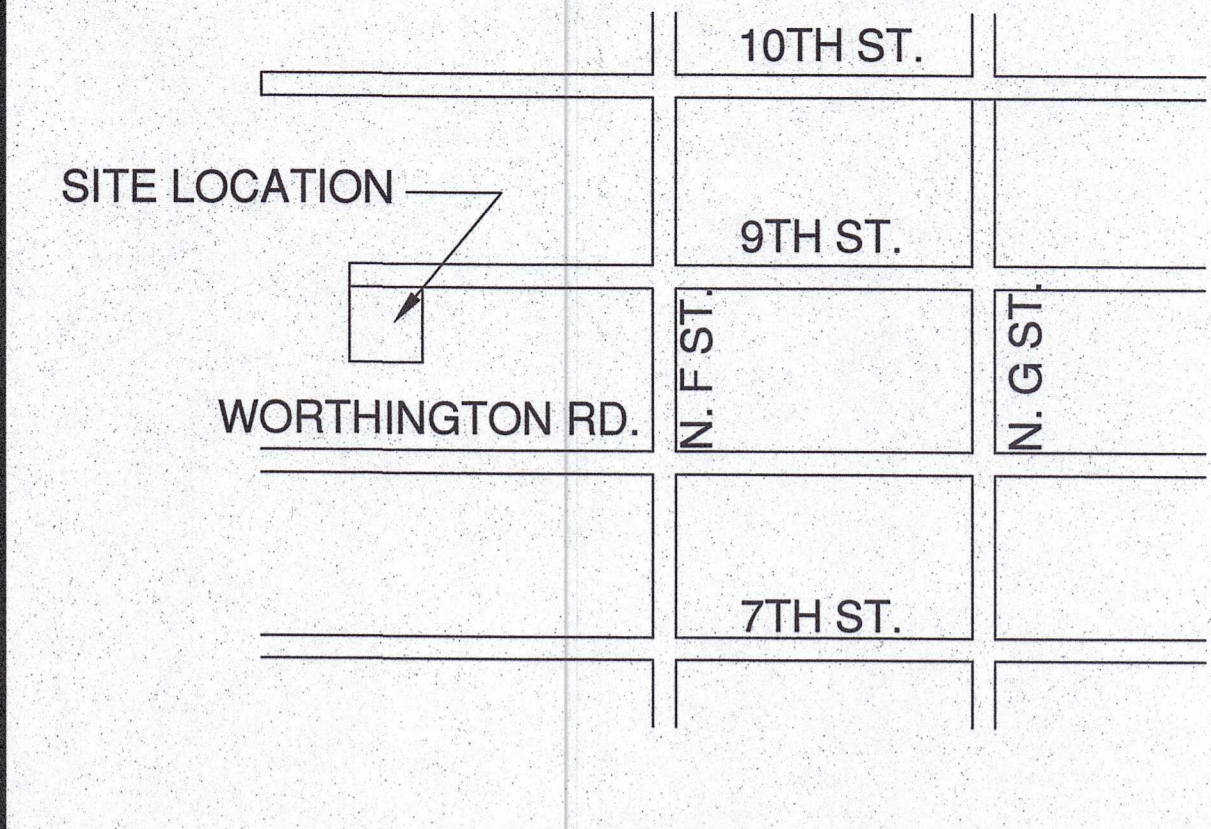
Nancy Murrieta
Office Manager
G/4 Construction
121 North F Street

MARK GADDIS

121 N. F ST.

FABRIC SHADE LEGALIZATION

APN: 064-042-001



VICINITY MAP

SITE DATA

PROPERTY OWNER: MARK GADDIS
 ADDRESS: 121 N. F ST.
 IMPERIAL, CA 92251
 APN:064-042-001
 LEGAL DESCRIPTION:
 LOT 7 & N 20 FT OF LOT 8 BLOCK 77

DRAWING INDEX

CS _____ SITE PLAN
 S.1 _____ FABRIC SHADE

BUILDING DATA

OCCUPANCY CLASSIFICATION: R
 DESCRIPTION OF USE: RESIDENTIAL
 TYPE OF CONSTRUCTION: TYPE V-B
 SPRINKLERS: NO
 STORIES: 1
 HEIGHT: 9'-0" FT
 LIVING SPACE: +/-2,750 SQ. FT
 GARAGE AREA: +/-840 SQ. FT
 FABRIC SHADE AREA: +/-812 SQ. FT
 HEIGHT: 13'-6" FT

GOVERNING CODES

2022 CALIFORNIA BUILDINGS CODE

SCOPE OF WORK

812 SQ.FT x 13'-6" HIGH FABRIC SHADE TO BE LEGALIZE. FABRIC SHADE CONSTRUCTION WILL ADHERE TO ALL RELEVANT CODES AND REGULATIONS TO ENSURE ITS COMPLIANCE WITH LEGAL REQUIREMENTS.

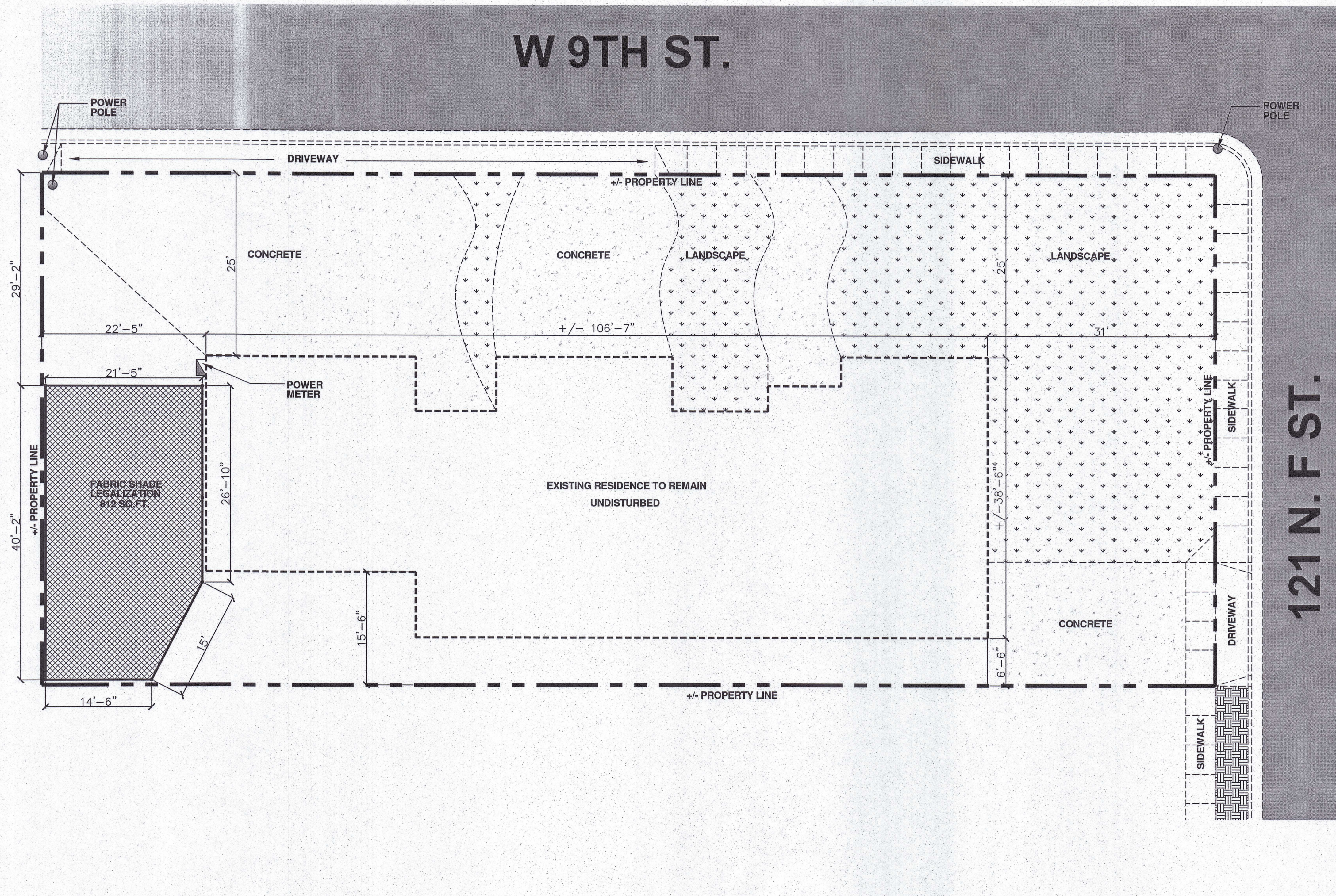
 DISCLAIMER NOTE:
 ALL PROPERTY LINES ARE APPROXIMATE. IT IS THE OWNER OR CONTRACTOR RESPONSIBILITY TO HIRE A PROFESSIONAL LAND SURVEYOR TO ESTABLISH PROPERTY LINES PRIOR TO ANY CONSTRUCTION.

REQUIRED SPECIAL INSPECTIONS

N/A

DEFERRED SUBMITTAL

N/A



SITE PLAN

SCALE: 1/8" = 1'-0"

- DRAWING STATUS:
- PRELIMINARY DRAWINGS
 - PROGRESS DRAWINGS
 - PLAN CHECK/PERMIT DRAWINGS
 - CONSTRUCTION DOCUMENTS

CALL BEFORE

 YOU DIG
 TWO WORKING DAYS BEFORE YOU DIG

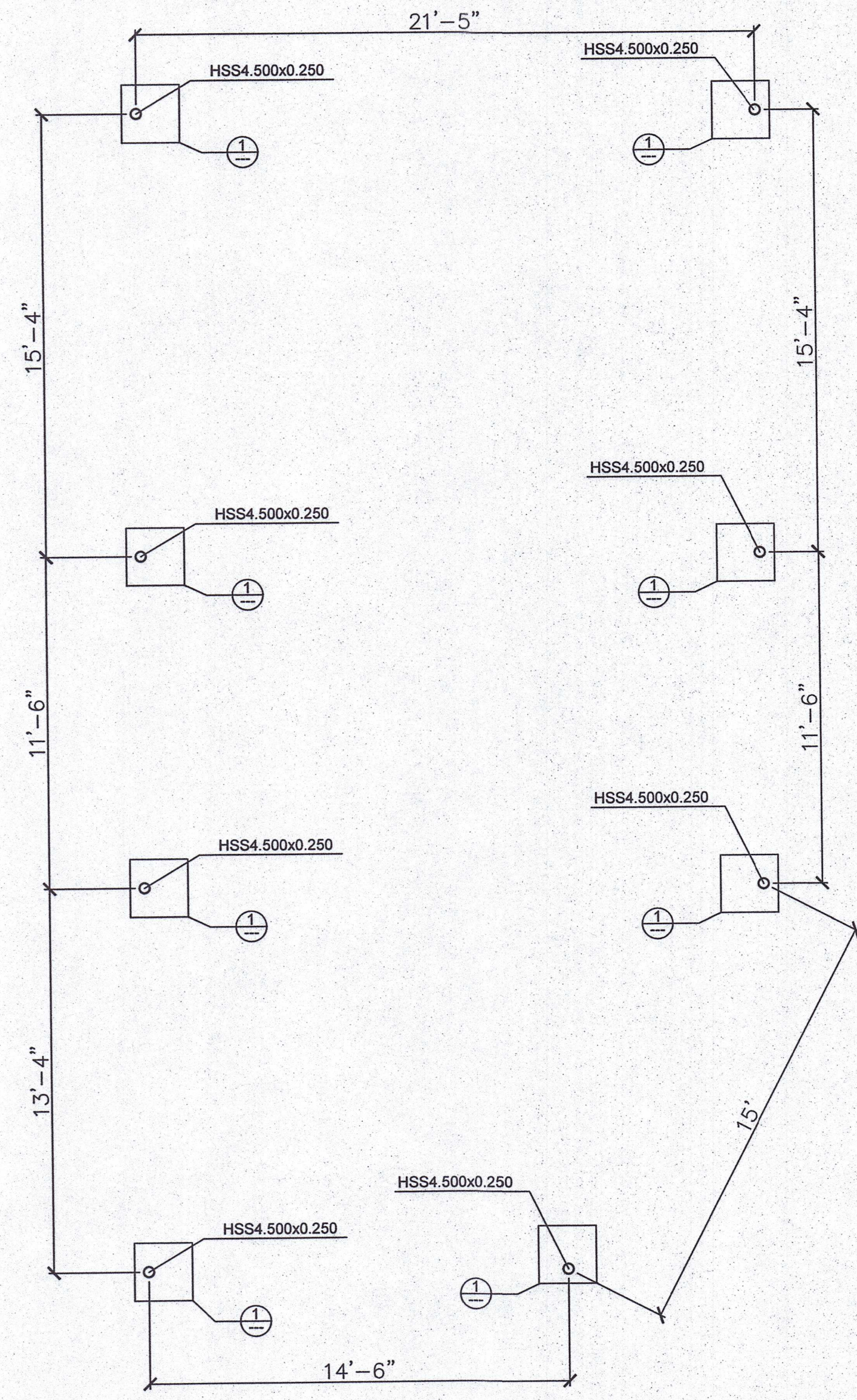
UNDERGROUND
 SERVICE ALERT
 CALL: TOLL FREE
 1-800
 422-4133



REVISIONS	No.	DESCRIPTION	SHEET
			CS

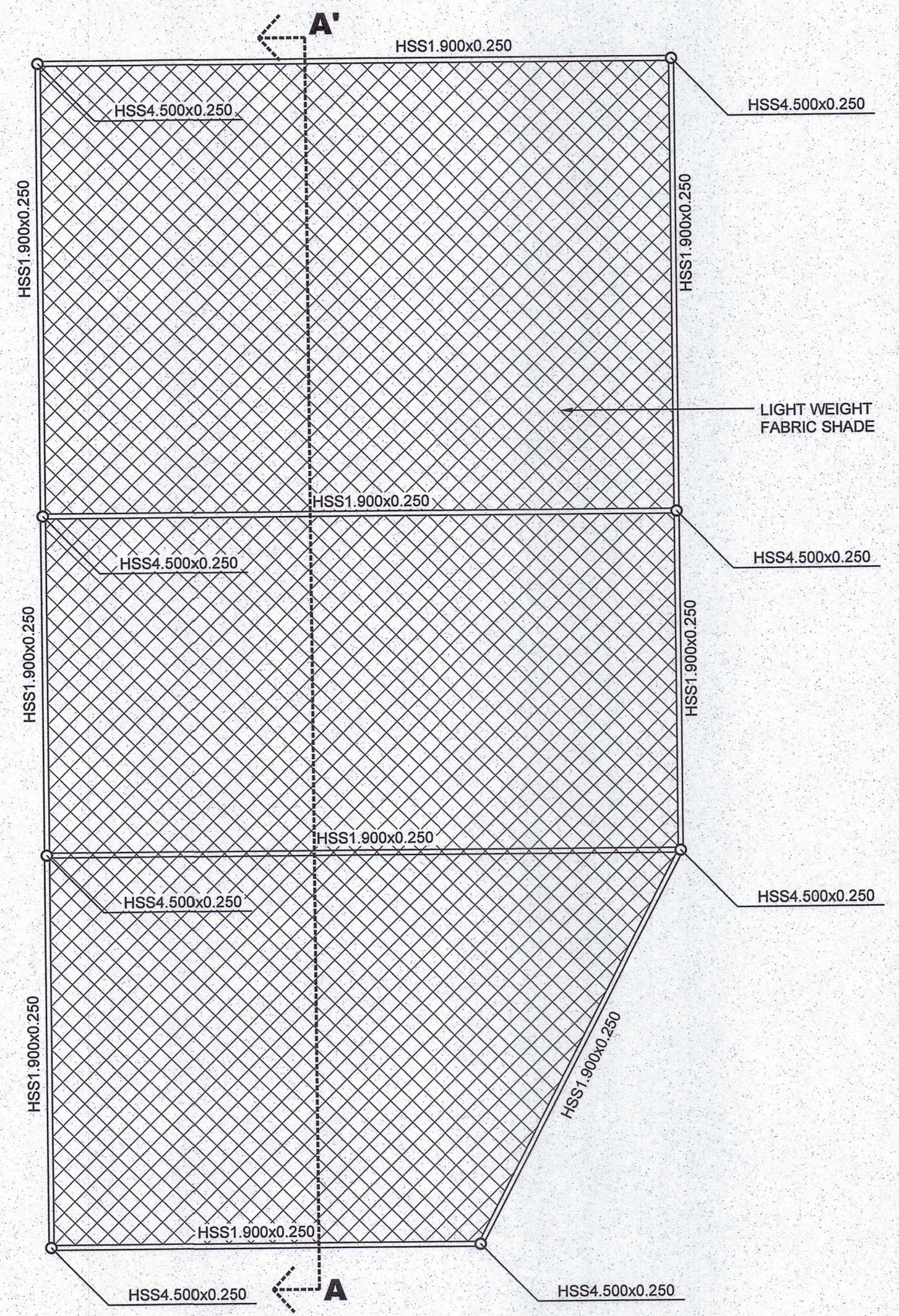
BY: JFT 10/03/2023 PROJECT ADDRESS: 121 N. F ST. IMPERIAL, CA 92251
 JOB NUMBER: 2023-101 CLIENT: MARK GADDIS

ATTACHMENT E



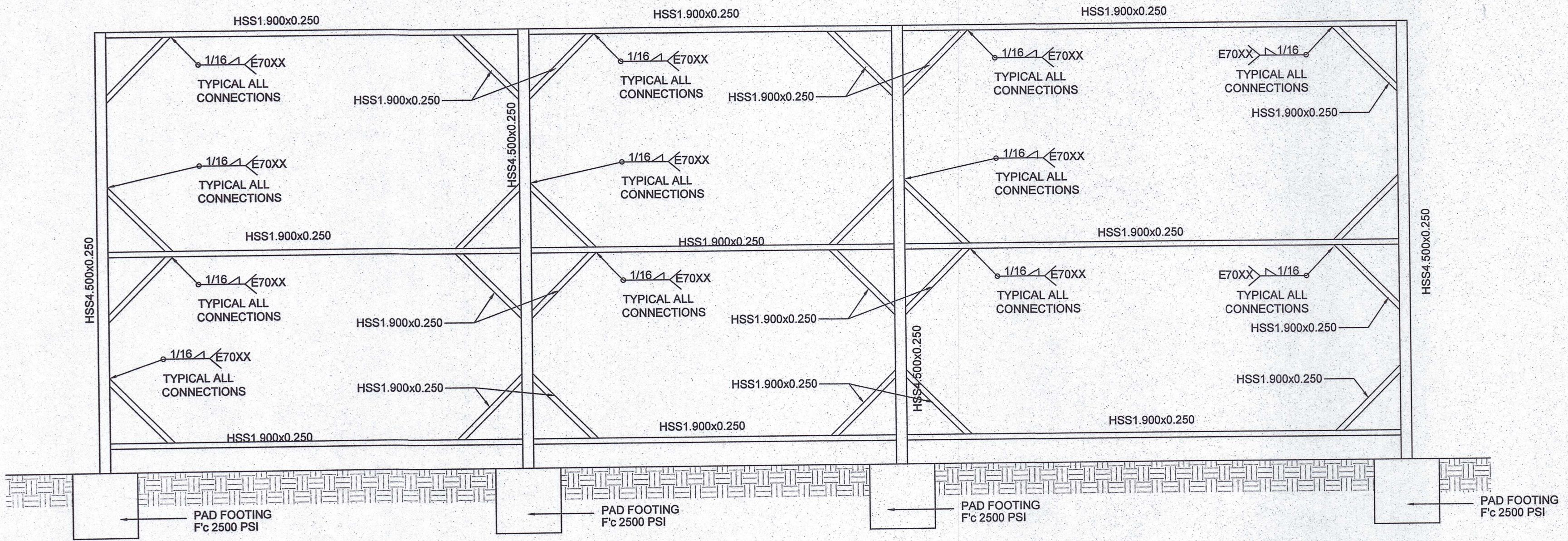
FOUNDATION PLAN

SCALE 1/4" = 1'-0"



FRAMING PLAN

SCALE 1/4" = 1'-0"



CROSS SECTION PLAN A-A'

SCALE 1/4" = 1'-0"

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2022 CALIFORNIA BUILDING CODE
2021 INTERNATIONAL BUILDING CODE

THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE/UNDISTURBED SOIL.

DESIGN LOADS:	
ROOF DEAD LOAD	1 PSF
ROOF LIVE LOAD	5 PSF

SEISMIC PARAMETERS	
Se	1.598
S1	0.657
SDs	1.065
SD1	0.657
Fa	1.000
Fv	1.500
SITE CLASS	D

WIND	
BASIC WIND SPEED	98 M.P.H.
WIND IMPORTANCE FACTOR	1.00
WIND BUILDING CATEGORY	II
WIND EXPOSURE	C
DESIGN WIND PRESSURE	16 PSF

REINFORCED CONCRETE NOTES:

1.- THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE AS FOLLOWS, U.N.O.

CONCRETE ELEMENT	F'c
SLAB ON GRADE	2500 PSI
CONTINUOUS FOOTING	2500 PSI
SPREAD/PAD FOOTINGS	2500 PSI

ALL CONCRETE REQUIRED TO BE MORE THAN 2500 PSI SHALL HAVE SPECIAL INSPECTION PER 2021 IBC 1705.3.

1.1.- PORTLAND CEMENT SHALL CONFORM TO ASTM C 150, TYPE I OR II

STRUCTURAL STEEL NOTES:

2.1 STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

2.2 ALL STRUCTURAL STEEL INCLUDING NUTS, AND BOLTS SHALL BE GALVANIZED COAT.

2.3 MATERIAL SPECIFICATIONS UNLESS NOTED OTHERWISE:
A. STRUCTURAL SHAPES & PLATES - - - - - ASTM A36
B. PIPE COLUMNS - - - - - ASTM A53, GRADE B
C. STEEL TUBES - - - - - ASTM A501
D. HIGH STRENGTH BOLTS - - - - - ASTM A325

2.4 ALL BOLTS SHALL BE 3/4"Ø A325-SC BOLTS, UNLESS NOTED OTHERWISE.

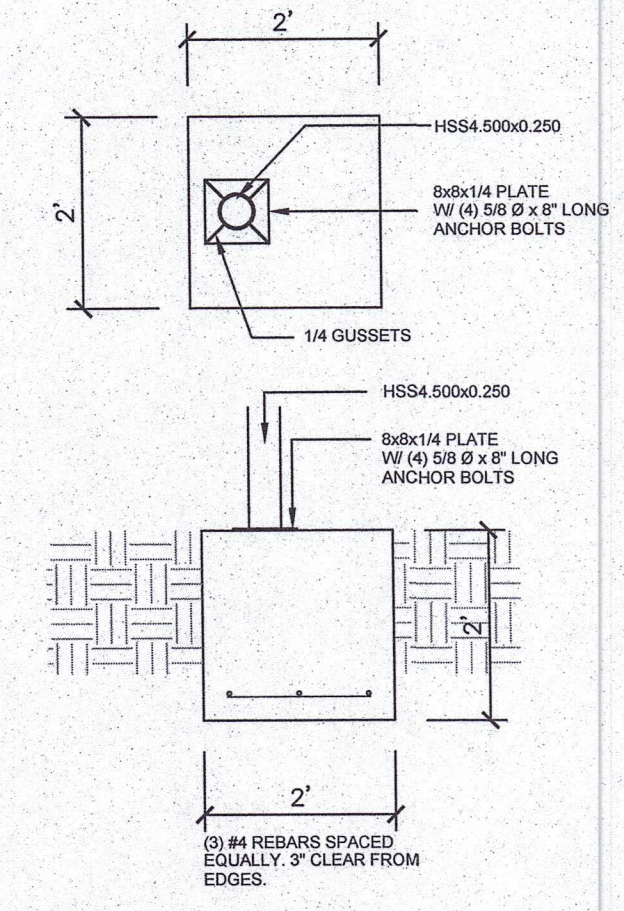
2.5 WELDING OF STRUCTURAL SHAPES AND PLATES SHALL BE IN CONFORMANCE WITH THE LATEST AMERICAN WELDING SOCIETY SPECIFICATION D1.1.

2.6 ALL WELDING SHALL BE PERFORMED BY LICENSED WELDERS.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS OR FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION. ACTUAL DIMENSION NUMBERS SHOWN ON THE PLANS ARE TO BE USED. IF DIMENSIONAL CONFLICTS EXIST, NOTIFY THE ENGINEER IMMEDIATELY. ANY CONTRACTOR SCALING DRAWINGS FOR ANY PURPOSE DOES SO AT HIS OWN RISK AND IS RESPONSIBLE FOR ANY ERRORS AND MISTAKES WHICH MAY RESULT.

THE FABRIC PROVIDED BY OTHER SHALL BE TREATED WITH FLAME-RETARDANT MATERIAL REGISTERED AND APPROVED BY THE STATE OF CALIFORNIA FIRE MARSHALL. THE ARTICLE MEETS THE NFPA-701-2010 FLAME RETARDANT STANDARD.



1

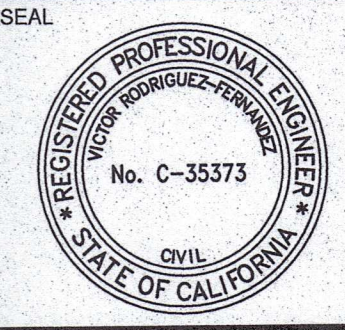
SCALE 1/2" = 1'-0"

DRAWING STATUS:
 PRELIMINARY DRAWINGS
 PROGRESS DRAWINGS
 PLAN CHECK/PERMIT DRAWINGS
 CONSTRUCTION DOCUMENTS

CALL BEFORE
UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-422-4133
YOU DIG TWO WORKING DAYS BEFORE YOU DIG



PREPARED UNDER THE DIRECTION OF:
VICTOR RODRIGUEZ-FERNANDEZ
DATE: 10/02/2023



REVISIONS	No.	DESCRIPTION

BY: SCR	DATE: 09/27/2023	PROJECT ADDRESS: 121 N. F ST.
JOB NUMBER: 2023-143	CLIENT: MARK GADDIS	

S.1