



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type:	Agenda Item
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	07/28/2026
Project Title / Description:	P26CU00003 ROMO - N. ANWAY ROAD

Agenda Item Report

Introduction / Background:	Catherine M. Romo, represented by Todd Daoust with Pacific Coast Towers, requests a Type III Conditional Use Permit for a wireless communications facility in accordance with 18.07.030.H of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 5575 N. Anway Road.
Discussion:	The owner requests a Type III Conditional Use Permit to construct a wireless communication facility.
Conclusion:	Approval of the conditional use permit would allow the owner to build a wireless communication facility.
Recommendation:	The Hearing Administrator and the Planning and Zoning Commission recommend APPROVAL of the Type III Conditional Use Permit subject to standard and special conditions.
Fiscal Impact:	None
Support of Prosperity Initiative:	9. Expand Broadband Services and Address Barriers to Digital Inclusion
Provide information that explains how this activity supports the selected Prosperity Initiative	Approval of this conditional use permit will expand broadband services and will provide improved access to modern wireless communication networks.
Board of Supervisor District:	3
Department:	Development Services - Planning
Name:	Spencer Hickman
Telephone:	5207246498

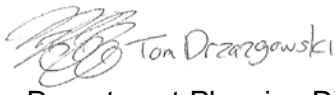
Department Director Signature: Lauren A. Ortega Date: 7/9/2026 | 4:08 PM MST

Deputy County Administrator Signature:  Date: 7/13/2026 | 10:28 AM MST

County Administrator Signature:  Date: 7/13/2026 | 10:29 AM MST



TO: Honorable Jennifer Allen, District 3

FROM: Tom Drzazgowski, Deputy Director 
Public Works-Development Services Department-Planning Division

DATE: July 7, 2026

SUBJECT: **P26CU00003 ROMO – N. ANWAY ROAD**
(Conditional Use Type III – Wireless Communication Facility)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 28, 2026** hearing.

REQUEST: For a **Type III Conditional Use Permit for a wireless communication facility** in accordance with Section 18.07.030.H of the Pima County Zoning Code, in the RH (Rural Homestead) zone located south of W. Sunset Road, at the intersection of W. Sunset Road and N. Anway Road, addressed as **5575 N. Anway Road**.

OWNER: Catherine M. Romo
16482 W. Nic Nac Way
Marana, AZ 85653

DISTRICT: 3

STAFF CONTACT: Spencer Hickman, Planner II

PUBLIC COMMENT TO DATE: As of July 7, 2026, staff received one letter of protest to the proposal.

HEARING ADMINISTRATOR RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): A portion of the subject property is located within the Maeveen Marie Behan Conservation Land System designated as Multiple Use Management Area and Agricultural Inholdings..

TD/SH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P26CU00003

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FOR JULY 28, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Tom Drzazgowski, Deputy Director 
Public Works-Development Services Department-Planning Division

DATE: July 7, 2026

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P26CU00003 ROMO – N. ANWAY ROAD

Catherine M. Romo, represented by Todd Daoust with Pacific Coast Towers, requests a **Type III Conditional Use Permit for a wireless communication facility** in accordance with Section 18.07.030.H of the Pima County Zoning Code, in the RH (Rural Homestead) zone located south of W. Sunset Road, at the intersection of W. Sunset Road and N. Anway Road, addressed as **5575 N. Anway Road**. Staff and the Planning and Zoning Commission recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 3)

Summary of Planning and Zoning Commission Hearing (June 24, 2026)

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually and through the telephonic option. Staff and the applicant attended and presented in person. Staff and the applicant's representative presented the proposed tower and fielded the Commission's questions. Staff explained that subsequent to issuance of the Hearing Administrator's staff report, the County's Flood Control District had reviewed the case and was recommending additional conditions to ensure compliance with the Flood Control District's regulations.

The hearing was opened to the public and there were no members of the public that attended the hearing either in person or online to speak on the case.

The public hearing was closed.

The Commission's discussion on the case was brief. Topics touched upon included the impact upon the neighbors, specifically on views of the surrounding landscapes, as well as questions as to how many neighbors were notified through the County's notice process. There was discussion between the Commission and staff as to the federal laws regarding review and approval/denials of wireless communication facilities, including the impacts of the Federal Telecommunications Act of 1996. There was also discussion regarding how the applicant came to the proposed height of

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the tower, and discussion with staff as to the effectiveness and desirability of multiple shorter towers versus a singular tall tower.

Commissioner Truitt made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Hanna gave second.

The commission voted to recommend **APPROVAL** of the Conditional Use Permit 5 – 1; Commissioner Lane voted NAY (Commissioners Hook, Maese, Matter and Tronsdal were absent).

Standard Conditions & Requirements pre the Pima County Zoning Code

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The monopole tower shall be limited to its requested height of seventy-five feet (75') to the top of the actual metal structure, as shown on the submitted preliminary development plan.
2. The tower shall be camouflaged as a faux eucalyptus tree rather than the applicant's proposal of a "broadleaf tree". All cabling associated with the proposed antennae arrays shall be concealed within the "trunk" of the faux tree. The branches of the faux tree may extend to a top height of eighty feet (80').
3. The on-the-ground equipment compound shall be located as shown on the submitted preliminary Development Plan and shall be secured within an 8' tall masonry wall. The masonry wall and gates shall be painted a desert brown or tan color.
4. The project is not impacted by a federal floodplain. Therefore, the designated Special Flood Hazard Area is Zone X.
5. The project does not have mapped regulated riparian habitat.
6. The project is impacted by two District local floodplains.

The first is a Sheet Flood Special Study #46 effective on August 8th, 2008. This study shows that 6" of tributary flow impacts the entire parcel. The regulatory requirement for structures and mechanical equipment is 18" above the highest adjacent natural grade within the local Sheet Flood area.

A more recent local floodplain study, the Brawley/Black Wash Detailed Risk Analysis and Mapping Shaded X has been effective October 25, 2024. The Study determined a floodplain boundary of a depths of 0.5' that is the regulatory flood depth. This study currently is in the Federal Emergency Management Agency (FEMA) review process and will eventually become a FEMA designated Special Flood Hazard Area Zone X-Shaded Floodplain. The regulatory requirement for structures and mechanical equipment is 18" above the highest adjacent natural grade within this study.

The infrastructure shown on the site plan will need a floodplain use permit and improvements shall comply with the Floodplain Ordinance.

TD/SH/ds
Attachments

C: Catherine M. Romo (Owner)
Todd Daoust; Commscapes, LLC (Applicant)



10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124



100 | 200 | 222 NORTH PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245



ISSUED FOR:

REV	DESCRIPTION	DRN BY:	REV BY:	APP BY:
A	90% COMPLETE CDs	KT	WDL	XXX



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.

SITE NAME:
DSW/TUC MANVILLE

SITE ID: AZ6006

SITE ADDRESS:
5575 North Anway Road,
Marana, AZ 85653

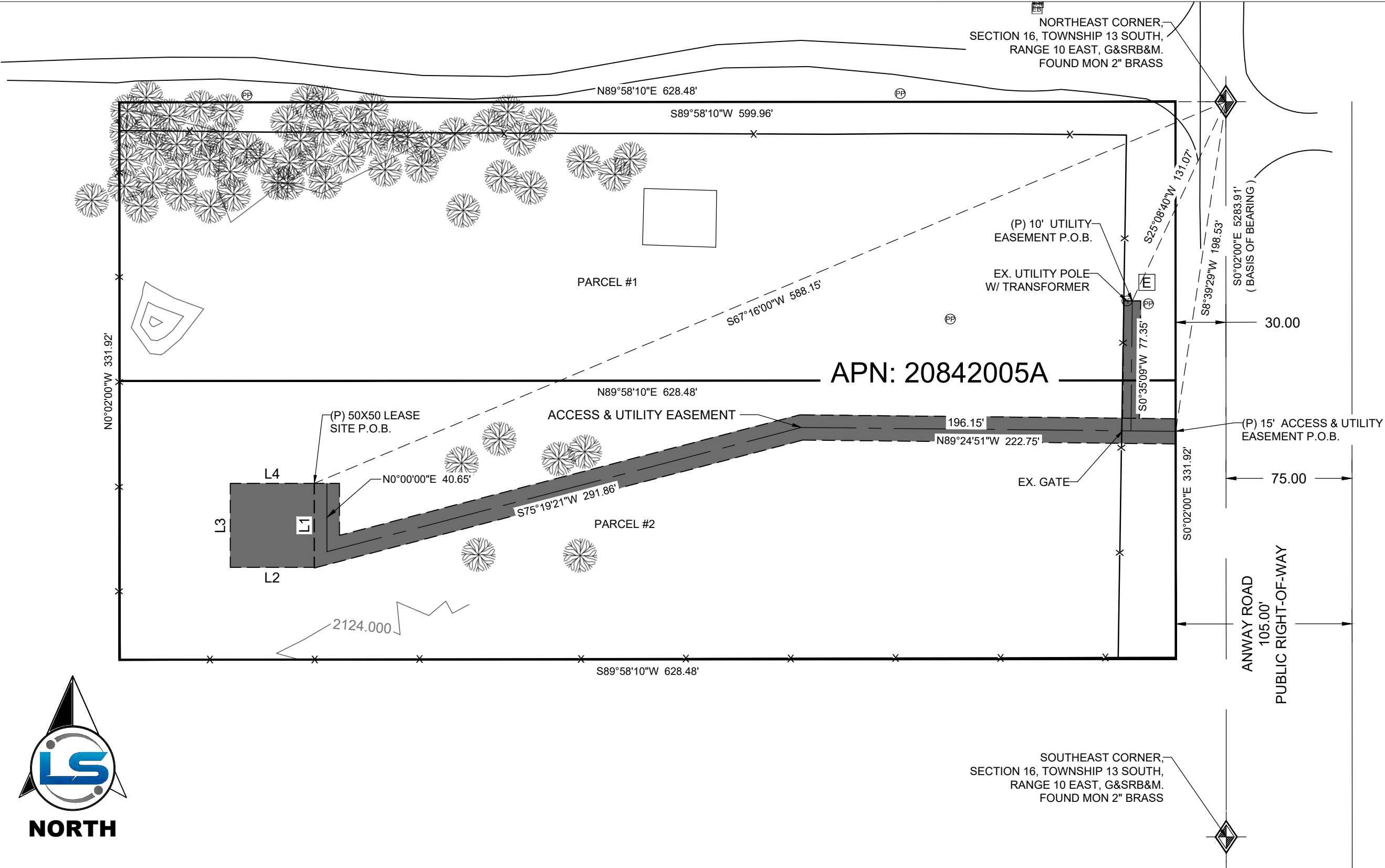
PIMA COUNTY

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:

LS-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.





MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

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FOR BOARD OF SUPERVISORS JULY 28, 2026 PUBLIC HEARING

TO: THE HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: July 8, 2026

DOCUMENT: P26CU00003

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING

Catherine M. Romo, represented by Todd Daoust with Pacific Coast Towers, requests a **Type III Conditional Use Permit for a wireless communication facility** in accordance with Section 18.07.030.H of the Pima County Zoning Code, in the RH (Rural Homestead) zone, located south of W. Sunset Road, at the intersection of W. Sunset Road and N. Anway Road, addressed as 5575 N. Anway Road. (District 3)

CASE PARTICULARS

This is a Conditional Use Permit request (Type III) for a **new seventy-five foot (75') tall monopole communications tower**. The initial wireless carrier on the tower will be Verizon, whose antennae array will occupy the highest position. The tower is designed for the future co-location of up to two (2) additional wireless carriers. The applicant proposes camouflaging the tower as a faux "broadleaf tree", with the "branches" of the tree extending to a total height of eighty feet (80'). A 50' x 50' walled compound will house the required on-the-ground equipment, surrounded by an eight foot (8') tall masonry wall.

The proposed tower property is located in a generally rural area and fronts upon N. Anway Road, approximately one (1) mile north of W. Manville Road and six (6) miles west of N. Sandario Road and Saguaro National Park West. The property has been substantially graded and disturbed by past activity and presently contains a mobile home residence and its accessory structures. Agricultural activity predominates to the north. To the west and south is State Land. To the east, across N. Anway Road, is the existing Tucson Avra West II subdivision comprised of essentially one-acre lots; the portion of this plat that directly abuts the subject property contains eight (8) lots zoned CB-1 (Business), although it appears they contain existing residences comprised of a mix of site built and manufactured homes. South of these eight lots lies the original Avra West subdivision, featuring one-acre lots zoned SH (Suburban Homestead).

STAFF REPORT TO THE BOARD OF SUPERVISORS

P26CU00003 – ROMO – N. ANWAY ROAD

July 8, 2026

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SUMMARY OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING

This conditional use permit case was heard by the Planning & Zoning Commission at its June 24, 2026 meeting. Staff and the applicant's representative presented the proposed tower and fielded the Commission's questions.

No (0) members of the public attended the hearing (either in person or online) to speak on the case. One (1) letter of opposition had been received staff prior to the hearing date, expressing concerns about health and safety, in appropriateness for a rural setting, the lack of vetting alternative sites, and insufficient public notice. Staff detailed that the proper statutory notice procedures were followed.

In response to the Commission's request, staff summarized the particulars of the 1996 Federal Telecommunications Act regarding those types of information and testimony that cannot be considered by local zoning authorities in rendering their decisions on communications towers. Topics and questions for the applicant from the Commission members focused on how the height of the tower is determined and whether a series of shorter towers could be used to fill the wireless coverage. The applicant explained that tower heights are set by the minimum necessary to provide the coverage needed, and that multiple towers would still need to each be of a substantial height, likely each in excess of fifty feet or more. The trade-off becomes whether a single taller tower makes more sense than multiple towers only slightly shorter.

There was also a more general discussion with input from staff, as to how the County's Zoning Code encourages co-location so as to minimize the overall proliferation of towers serving individual providers, and how this presently proposed tower furthers that objective with its provisions for up to two (2) additional carriers. Following all of the above, the Commission closed the public hearing.

After closing the public hearing, the Commission voted 5-1 (motion by Truitt, seconded by Hanna, Commissioner Lane voting nay; Commissioners Hook, Maese, Matter and Tronsdal being absent) to recommend APPROVAL of this CUP, subject to the following conditions as recommended by the Hearing Administrator and as amended by the Flood Control District:

Standard Conditions

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The monopole tower shall be limited to its requested height of seventy-five feet (75') to the top of the actual metal structure, as shown on the submitted preliminary development plan.

STAFF REPORT TO THE BOARD OF SUPERVISORS

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2. The tower shall be camouflaged as a faux eucalyptus tree rather than the applicant's proposal of a "broadleaf tree". All cabling associated with the proposed antennae arrays shall be concealed within the "trunk" of the faux tree. The branches of the faux tree may extend to a top height of eighty feet (80').
3. The on-the-ground equipment compound shall be located as shown on the submitted preliminary Development Plan and shall be secured within an 8' tall masonry wall. The masonry wall and gates shall be painted a desert brown or tan color.
4. Regional Flood Control District review and approval are required at the time of permitting.
5. Development shown on the site plan as submitted shall not create an adverse drainage impact to upstream or downstream properties.

HEARING ADMINISTRATOR'S CONSIDERATIONS AND REPORT

This request proposes to construct a new 75' monopole communications tower. The petitioner proposes to camouflage the tower as a faux broadleaf tree, with the branches of same extended to a total height of eighty feet (80'). The Hearing Administrator finds this approach to be acceptable, given the applicant's objective of improving overall wireless service in a growing rural area, as well as the fact that the prevailing landscape (characterized by sparse vegetation and minimal tall trees) would be better served visually by a faux tree than an unmodified tower. While faux trees are generally not the most attractive structures, the Hearing Administrator finds them preferable to the alternative. In this case, a faux eucalyptus is recommended, due simply to the fact that several common species of this tree naturally reach the planned tower height.

Wireless Service Coverage and "Gap" Considerations

The Federal Telecommunications Act of 1996 encourages all new wireless installations that introduce or enhance reliable wireless coverage in those areas where a "gap" in coverage or service-quality presently exists.

The applicant's submitted before-and-after propagation plots indicate that the proposed site is currently within an area that has cell signals with noise levels greater than -95 dBm and, in large areas further west, exceeding -105 dBm (a lower negative dBm number means less noise and therefore better signal strengths). With the new wireless antennae in place, the majority of the entire surrounding coverage area is indicated as being upgraded to a signal strength (noise level) of -85 dBm or better. Based on the approach used in evaluating all past communication tower cases, it is found that a gap in current coverage (weak signals) does exist, and that this proposed tower shall serve to fill it.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan designates this property and most all of its surroundings as *Low Intensity Rural (LIR)*, the primary purpose of which is, "to designate areas for residential uses at densities consistent with rural and resource-based characteristics."

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This rural area is characterized by a mix of residential uses, active agricultural fields, and vacant State Land. To the east is an existing subdivision featuring one-acre lots zoned SH (Suburban Homestead), TR (Transitional), CB-2 (Business), and CB-1 (Business) immediately across Anway Road from the subject site. Clearly, there is the intent here to create a mixed-use environment that will provide the goods and services needed to complement the residences in the area. A new tower is consistent with this objective and will provide improved wireless service to this emerging area. Past towers have been approved within the same *LIR* comprehensive plan category. With all of the above in mind, the request is found to be generally compatible with its context and not in conflict with the goals and purpose of the site's *LIR* comprehensive plan designation.

Zoning and Land Use Considerations

The subject parcel is zoned RH (Rural Homestead), as are all of the properties to the north, west and south. As discussed previously, to the east (across N. Anway Road) is the existing Tucson Avra West II subdivision, comprised of essentially one-acre lots. The portion of this plat that directly abuts the subject property contains eight (8) lots zoned CB-1 (Local Business), although it appears they currently contain existing residences comprised of a mix of site built and manufactured homes. South of these eight lots lies the original Avra West subdivision, featuring a mix of one-acre lots zoned SH (Suburban Homestead), TR (Transitional), and CB-2 (General Business). A new wireless tower fits within a zoning context that is clearly trying to achieve a multi-use mix of residential and non-residential/business goods and services.

Hearing Administrator's Required Standards and Findings

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. **It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

See Comprehensive Plan Considerations heading above. The Hearing Administrator finds the proposed use to not be in conflict with the stated goals of the Comprehensive Plan, nor with its *LIR* designation.

2. **It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

The Hearing Administrator finds that the proposed new tower will not have a significant impact upon any of the surrounding properties in a way that prohibits any of their legal or permitted uses.

STAFF REPORT TO THE BOARD OF SUPERVISORS

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3. It has adequate accessibility to the County road network.

The site is served by N. Anway Road, which is a paved and well-maintained public street and a designated major route on Pima County's *Major Streets and Routes Plan*. With the above in mind, access is found to be adequate.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Parking sufficiency and compliance with the Zoning Code in this regard is a matter verified at the time of permitting and development plan review.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

The Hearing Administrator finds that proposed use is found to not threaten the surrounding properties in any of the above ways.

6. Hours of operation will not be detrimental to adjoining residents.

This is an unmanned facility; hours of operation do not apply.

7. Landscaping will be fully in conformance with zoning code regulations.

Landscaping requirements, if any, are a matter enforced at the time of permitting.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering all of the above and reviewing the applicant's submitted materials, the Hearing Administrator found the proposed **communications tower**, together with a new on-the-ground equipment area, to be an acceptable use on the subject property and within the surrounding context.

It was therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit to the Board of Supervisors, subject to the following Standard and Special Conditions:

Standard Conditions

1. Obtaining an approved Development Plan.
2. Adherence to all requirements of Section 18.07.030.H (General Regulations and Exceptions) of the Pima County Zoning Code.

STAFF REPORT TO THE BOARD OF SUPERVISORS

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Special Conditions

1. The monopole tower shall be limited to its requested height of seventy-five feet (75') to the top of the actual metal structure, as shown on the submitted preliminary development plan.
2. The tower shall be camouflaged as a faux eucalyptus tree rather than the applicant's proposal of a "broadleaf tree". All cabling associated with the proposed antennae arrays shall be concealed within the "trunk" of the faux tree. The branches of the faux tree may extend to a top height of eighty feet (80').
3. The on-the-ground equipment compound shall be located as shown on the submitted preliminary Development Plan and shall be secured within an 8' tall masonry wall. The masonry wall and gates shall be painted a desert brown or tan color.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject site is located within the **AGRICULTURAL IN-HOLDINGS** portion of the Maeveen Marie Behan Conservation Lands System.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

STAFF REPORT TO THE BOARD OF SUPERVISORS

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Staff Commentary on Biological Impacts

P26CU00003 – Romo-N. Anway Rd.

Type III Conditional Use Permit

Conservation Lands and Resources (CLR)-Environmental Planning Comments

ONSITE CONSERVATION VALUES

- The approx. 4.6-acre subject parcel is located within the Maeveen Marie Behan Conservation Lands System (CLS), with approx. 0.4 acres (9 percent) within the Multi-use Management Area (MUMA) designation and the remainder designated as an Agriculture Inholding within the CLS.
- The site is within a Priority Conservation Area (PCA) for the western burrowing owl; it is outside PCAs for the cactus ferruginous pygmy owl, Pima pineapple cactus and needle-spined pineapple cactus.
- The site has not been identified as an acquisition priority under any county bond program.
- The site does not appear to include any washes or riparian habitat; disturbances to these resources are regulated by the Regional Flood Control District according to Pima County Code Chapter 16.30, *Watercourse and Riparian Protection and Mitigation Requirements*.
- The site includes a residence, several accessory structures and dirt tracks/driveways. There is significant onsite disturbance that predates CLS implementation; the site appears to include only small patches of native vegetation, primarily along in the northwest corner of the site. Impacts to native vegetation are addressed via compliance with Pima County Code Chapter 18.72, *Native Plant Preservation*.

LANDSCAPE CONTEXT

The site is located at the southwest corner of W. Sunset Rd. and N. Anway Rd. It is in an area dominated by agricultural uses, with some low-density rural land uses across N. Anway Rd. to the east. The closest County Preserve is the Brawley Wash Open Space Preserve managed by the Regional Flood Control District, located approx. 2.75 miles east of the site, and the Ironwood Forest National Monument is approx. 1.3 miles west of the site. The site is not within any wildlife movement area as identified by the AZ Game and Fish Dept. but it is located in between two of these areas: the *Blanco Wash Wildlife Movement Area* and the *Brawley Wash Wildlife Movement Area* which converge approx. 10 miles north of the site (AZGFD 2013).

POTENTIAL IMPACTS TO BIOLOGICAL RESOURCES AND CLS

A small portion of the site is within the MUMA designation of the CLS, the Guidelines for which call for two (2) acres of natural open space to be set aside for every acre of disturbance. The CLS Guidelines for the Agricultural Inholding designation do not call for natural open space set-asides but do ask that development within the designation be configured in a manner that does not compromise the conservation values of nearby CLS lands.

According to the site plan, the tower and most of the associated infrastructure will be located within the Agricultural Inholding designation where there is already significant onsite disturbance. The only part of the project located with the MUMA designation is a 15-foot utility

STAFF REPORT TO THE BOARD OF SUPERVISORS

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July 8, 2026

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easement co-located with a 12-foot access road which will cross into the designation for approx. 50 feet. According to the site plan, this easement and access road will be located within the footprint of the existing driveway leading to the parcel from N. Anway Rd. so no new impacts to the MUMA designation are expected to result from this project.

Considering the small footprint of this project and the fact that no new impacts are expected to occur within the MUMA designation of the CLS, this project is unlikely to affect the condition or integrity of biological resources in the area or the viability of the CLS.

CLR-Environmental Planning has no objection to this request.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within an area that is designated as Proposed or Former Critical Habitat, nor Draft Recovery Area, It is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is within Priority Conservation Area 1 (PCA1) for this species.

Pima Pineapple Cactus. The subject property is located within an area that is outside the known range of the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside of the known range for Needle-Spine cactus. It is not within the Priority Conservation Area (PCA) for this species.

**REVIEW BY DEPT. OF TRANSPORTATION AND THE REGIONAL FLOOD
CONSTROL DISTRICT**

The Department of Transportation and the Flood Control District will review this project as need be during the Development Plan and/or permitting process.

Attachments

cc: Lauren Ortega, Director, Pima County Development Services Department
Tom Drzazgowski, Pima County Planning Official
Rob Donaldson, Deputy Planning Official
Dan Ice, Chief Building Official
Catherine Romo, Property Owner
Todd Daoust, Pacific Coast Towers; Applicant on Behalf Verizon Wireless



**PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207

LAUREN ORTEGA
Director

Phone: (520) 724-9000

MEMORANDUM

TO: Members of the Pima County Planning & Zoning Commission

FROM: Jim Portner, Pima County Hearing Administrator

SUBJECT: **P26CU00003 – ROMO – N. ANWAY ROAD; Type III Conditional Use Permit Request for a Seventy-Five Foot (75') Tall Communications Tower**

DATE: May 11, 2026

This memorandum is intended to assist the members of the Planning & Zoning Commission in its evaluation of the above-referenced Type III request for a new communications tower. Per the Federal Telecommunications Act of 1996, twenty-one (21) criteria were established which can be considered by the local zoning authority in its decision to approve or deny such requests.

These twenty-one criteria are listed below (in *italics*), with a brief commentary on each for the Commission's consideration:

1. *Amount of compliance with permit requirements.* A Type III CUP is required because this is a request for a new, free-standing communications tower that exceeds fifty feet (50').
2. *Staff approval or disapproval.* Not applicable; the Type III CUP process calls for a recommendation by the Hearing Administrator to the P&Z, then a recommendation by the P&Z to the Board of Supervisors, who then render a final decision of approval or denial. The Hearing Administrator's recommendation has been provided via a separate staff report memorandum to the Planning & Zoning Commission.
3. *Zoning approval or disapproval.* Not applicable; same comment as Item No. 2 above. This site is zoned RH (Rural Homestead).

Memorandum to the Planning & Zoning Commission
P26CU00003 — Romo – N. Anway Road
 May 11, 2026

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4. *Other towers in the same zoning classification.* Prior towers have been approved in the RH zoning district.
5. *Other towers in other zoning classifications.* Pima County has previously approved towers in the SH, GR-1, RH, SR, CR-1, and CR-4 residential zones, in the SP (Specific Plan) zone, in the CB-1 and CB-2 business zones, and in the CPI industrial zone.
6. *Amount of neighborhood opposition and whether it is substantial and supported by factual evidence.* As of the writing of this memorandum, staff has received no separate letters, emails, or any public comment of opposition nor support. An opportunity for public testimony will be provided at the P&Z public hearing.
7. *Type of neighborhood opposition.* See Item #6 above. None received to date.
8. *Nature of neighborhood opposition, whether aesthetic, etc.* See Item Nos. 6 & 7 above.
9. *Amount, type, and nature of evidence offered by wireless provider.* Extensive materials are contained within application packet; additional information may be sought by the Commission at hearing.
10. *Expert testimony.* None to date given by any separate parties.
11. *Height of tower.* The height of the proposed monopole tower is seventy-five feet (75') to the top of the metal structure.
12. *Color of tower.* The applicant proposes to camouflage the tower as a faux broadleaf tree.
13. *Possibilities of camouflage.* See Item No. 12 above. The Hearing Administrator concurs with the applicant's basic approach, given the height of the tower and the treatment of similar past tower cases. However, the Hearing Administrator believes that the faux tree should specifically be of the eucalyptus variety rather than the generic "broadleaf". Several species of eucalyptus naturally achieve heights of 70' or more, so a faux version of same would not be particularly unusual.
14. *Service coverage issues; such as whether a gap would be created that would impede emergency service.* The applicant has provided pre- and post-coverage maps. In evaluating same, it is demonstrated that the proposed tower will materially improve signal strengths within an existing region of poor and spotty coverage.
15. *Alternative sites explored.* The applicant's narrative provides little discussion of alternative sites, stressing primarily that no other towers or significant verticality exist within the search area nor within more than two (2) miles of the proposed site. In the end, this site was chosen and the tower's height prescribed to best meet the RF and coverage requirements needed to fill the identified gap.

Memorandum to the Planning & Zoning Commission

P26CU00003 — Romo – N. Anway Road

May 11, 2026

Page 3 of 3

16. *Possibilities for co-location on an existing tower.* The applicant's narrative indicates that there is essentially no existing verticality within the search ring; the Hearing Administrator confirms this after his site visit.
17. *Possibilities for more, shorter towers.* The applicant's narrative did not speak specifically to this topic. Pima County supports the idea of co-location for multiple wireless carriers rather than a proliferation of new single-service towers dedicated to individual carriers. The proposed tower will provide for up to a total of three (3) wireless carriers.
18. *Provision for tower removal.* The applicant's narrative did not speak to this topic.
19. *Possibilities for this tower serving as a co-location site for other providers.* The proposed tower's initial wireless carrier is Verizon Wireless. The tower is structurally designed to accommodate additional co-location for up to three wireless carriers in total. Pima County policy supports and encourages such co-location.
20. *Time taken to make the decision (by the local zoning authority).* This item is before the Commission for the first time at its May 27, 2026 public hearing. Federal law encourages a timely response by the local zoning authority. It is recommended that the Commission renders its formal recommendation to the Board of Supervisors at its May 27, 2026 meeting.
21. *Government contracts with the wireless provider.* All such towers are required by federal law to facilitate emergency communication antennae to local providers, if requested.



MEMORANDUM

DATE: May 11, 2026

TO: **Spencer Hickman**
Planner II
Planning and Zoning

FROM: 
Patricia Gilbert
Hydrologist III

SUBJECT: **P26CU00003**

The Regional Flood Control District (District) has reviewed the site conditions at 5575 North Anway and offers the following information:

1. The project is not impacted by a federal floodplain. Therefore, the designated Special Flood Hazard Area is Zone X.
2. The project does not have mapped regulated riparian habitat.
3. The project is impacted by two District local floodplains.

The first is a Sheet Flood Special Study #46 effective on August 8th, 2008. This study shows that 6" of distributary flow impacts the entire parcel. The regulatory requirement for structures and mechanical equipment is 18" above the highest adjacent natural grade within the local Sheet Flood area.

A more recent local floodplain study, the Brawley/Black Wash Detailed Risk Analysis and Mapping Shaded X has been effective October 25, 2024. The Study determined a floodplain boundary of a depths of 0.5' that is the regulatory flood depth. This study currently is in the Federal Emergency Management Agency (FEMA) review process and will eventually become a FEMA designated Special Flood Hazard Area Zone X-Shaded Floodplain. The regulatory requirement for structures and mechanical equipment is 18" above the highest adjacent natural grade within this study.

The infrastructure shown on the site plan will need a floodplain use permit and improvements shall comply with the Floodplain Ordinance.

The District **has no objection** to the conditional use permit, subject to the following conditions.

- a. Regional Flood Control District review and approval are required at the time of permitting.
- b. Development shown on the site plan shall not create an adverse drainage impact to upstream or downstream properties.

PG

Cc: File

Cultural Resources Comments:

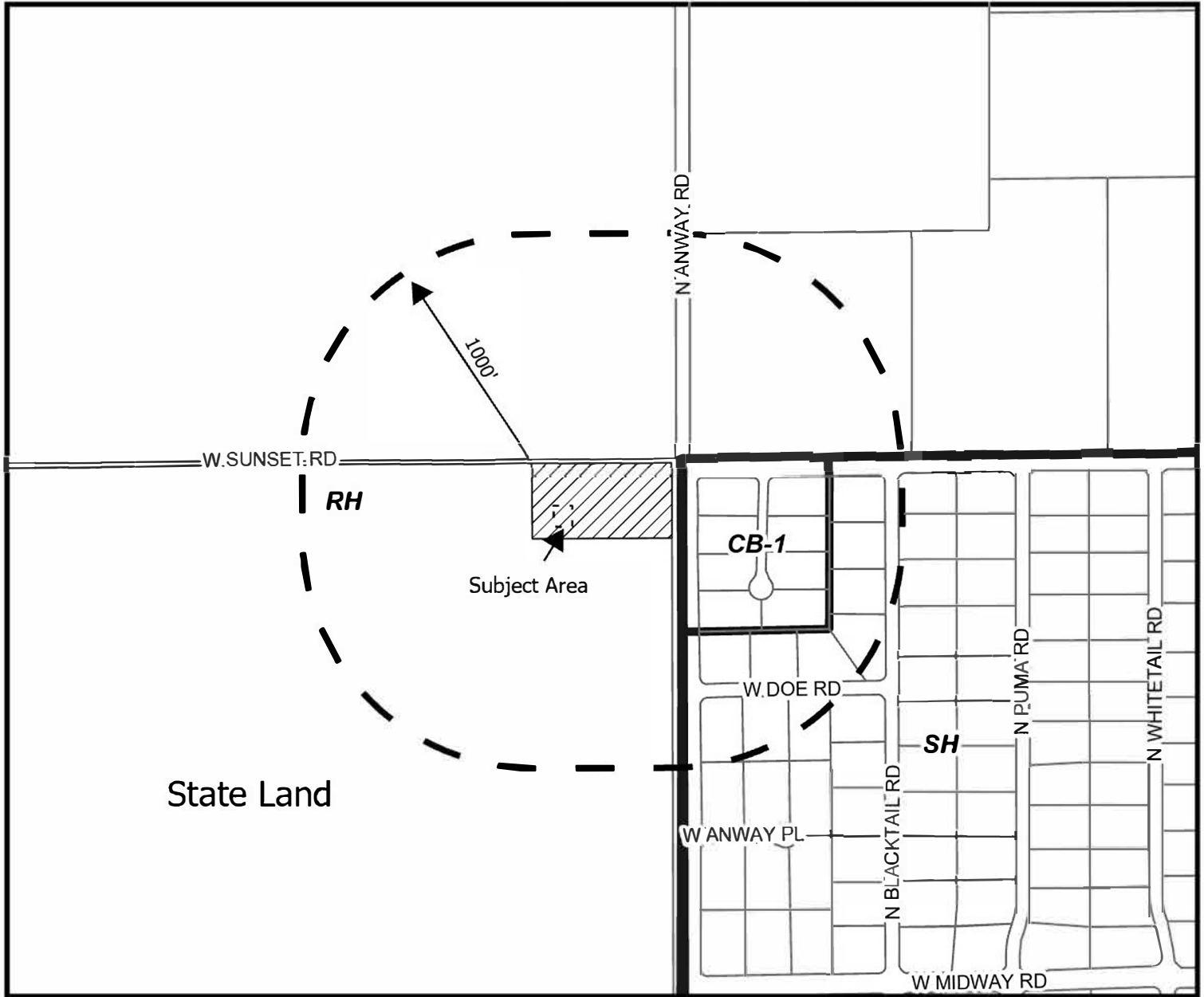
A Class III Cultural Resources survey is required in the APE for direct effects and also delineating the APE for visual effects as well as recommendations. Section 106 (NHPA) applies.

Environmental Planning Comments

This proposed project is located on parcel no. 208-42-005A, which is within the Maeveen Marie Behan Conservation Lands System (CLS). Approx. 15.40 acres, or 9.4% of the parcel, is within the Multi-use Management Area designation, with the rest of the parcel designated as an Agriculture Inholding of the CLS. The proposed communications tower and most of the associated infrastructure will be located within the Agricultural In-holding designation, the Conservation Guidelines for which include no project-specific guidelines or mitigation requirements. The only exception is a 15-foot utility easement co-located with a 12-foot access road which will cross the Multi-use Management Area designation for approx. 50 feet. According to the site plan, this easement and access road will be sited within the existing driveway that leads to the parcel from N. Anway Rd. so no new impacts to the Multi-use Management Area designation are expected. In light of this, CLR-Environmental Planning has no comments on, or objections to, this request.

Case #: P26CU00003
Case Name: ROMO - N. ANWAY ROAD
Tax Code(s): Ptn of 208-42-005A

-  Zoning Boundary
-  1000' Notification Area
-  Subject Parcel



0 285 570 1,140 Feet

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes: **CONDITIONAL USE PERMIT - TYPE III**
 Wireless Communication Facility

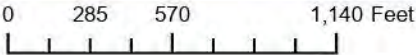


Map Scale: 1:8,000

Map Date: 4/29/2026 - ds

Case #: P26CU00003
Case Name: ROMO - N. ANWAY ROAD
Tax Code(s): 208-42-005A

Aerial Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes: CONDITIONAL USE PERMIT - TYPE III		
	Wireless Communication Facility		
	Map Scale: 1:8,000	Map Date: 4/29/2026 - ds	



201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID (case no., APN no., address, or other identifying info):

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) **NA**
Important Riparian Area
Biological Core
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? **SELECT**
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? **SELECT**
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? **SELECT**
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: **SELECT**
 - b. Western burrowing owl: **SELECT**
 - c. Pima pineapple cactus: **SELECT**
 - d. Needle-spined pineapple cactus: **SELECT**

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:

2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.



Conditional Use Permit Application

Property Owner: Catherine M. Romo Phone: 520-576-0970

Owner's Mailing Address, City, State & Zip: 16482 W Nic Nac Way, Marana, AZ 85653-8299

Applicant (if different from owner): Pacific Coast Towers Phone: (602)549-9054

Applicant's Mailing Address, City, State & Zip: 109 E Tuckey Lane, Phoenix, AZ

Applicant's or Owner's Email Address: tdaoust@commsscapellc.com

Property Address or Tax Code: 208-42-005A

Type of Use Proposed for the Property: Installation of a proposed 80' stealth broadleaf communications structure in a 50'X50' cmu-walled compound to support Verizon Wireless and two additional wireless carrier tenants.

Discuss the proposed use and it's compatibility with the surrounding area: The general area lacks existing verticality. Proposed site is zoned RH, and is bordered by CB-1 to the east, and vacant lands zoned RH to north, west (ASLD), and south (ASLD).

☒ The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

This application is for a (Select one):

☐ Type I Conditional Use ☐ Type II Conditional Use ☒ Type III Conditional Use

Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: April 6, 2026



PROJECT: NEW SITE BUILD
SITE #: AZ6006
SITE NAME: DSW/TUC MANVILLE
SITE ADDRESS: 5575 NORTH ANWAY ROAD
MARANA, AZ 85653
JURISDICTION: PIMA COUNTY

PROJECT TEAM	
SITE ACQUISITION:	TOWER CO 5000 VALLEYSTONE DRIVE, SUITE 200 CARY, NC 27519 TODD RICHARDSON PHONE: (907) 351-3886 EMAIL: TRICHARDSON@TOWERCO.COM
A&E CONTACT:	CCI SYSTEMS 105 KENT STREET IRON MOUNTAIN, MI 49801 CONTACT: BRIAN HORTON PHONE: (303) 842-4263 EMAIL: BRIAN.HORTON@CCISYSTEMS.COM

SITE INFORMATION	
SITE ADDRESS:	5575 NORTH ANWAY ROAD MARANA, AZ 85653
STRUCTURE TYPE:	BROADLEAF TELECOMMUNICATIONS TREE
SITE TYPE:	NEW SITE BUILD
LATITUDE/LONGITUDE:	32.305392°, -111.323194° 32° 18' 19.4112 N, 111° 19' 23.61" W
GROUND ELEVATION:	2,123.33'
TOWER HEIGHT:	75'
TOWER HEIGHT WITH APPURTENANCES:	80'
PROPERTY OWNER:	CATHERINE ROMO 16482 W NIC NAC WAY MARANA, AZ 85653 (502) 576-0970
TOWER OWNER:	PACIFIC COAST TOWERS 100 200 222 NORTH PACIFIC COAST HIGHWAY EL SEGUNDO, CO 90245
APN #:	208-42-005A
CONSTRUCTION TYPE:	TYPE II
OCCUPANCY GROUP:	GROUP U - UTILITY & MISCELLANEOUS
COUNTY:	PIMA COUNTY
ZONING:	RH
GROUND LEASE AREA:	2500 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

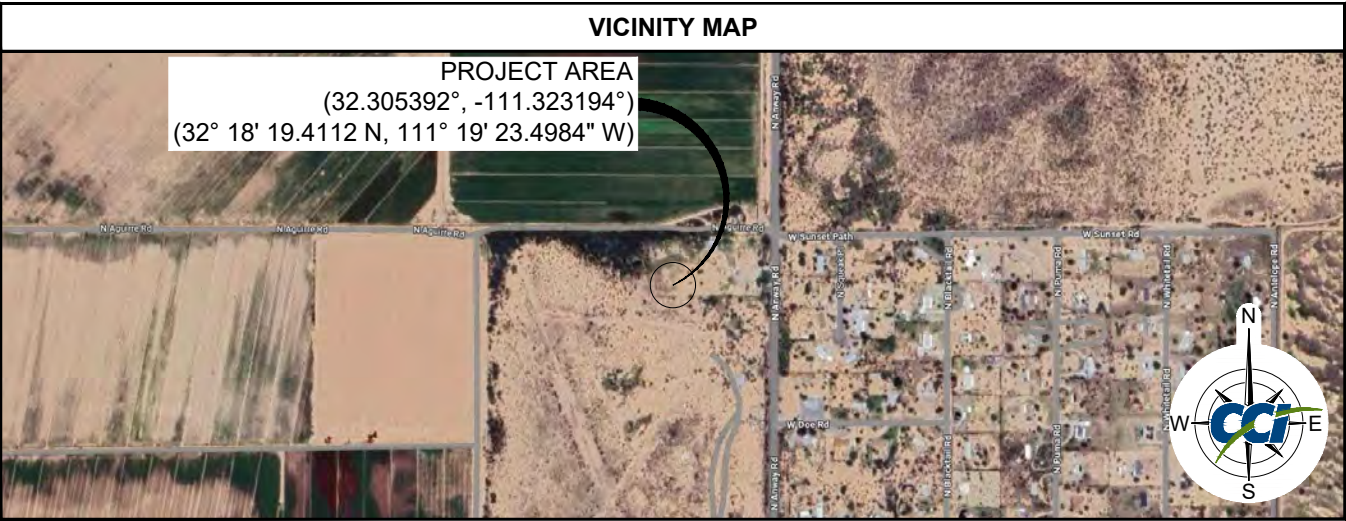


**Know what's below.
Call before you dig.**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN ARIZONA, CALL ARIZONA 811

TOLL FREE: 1-800-782-5348 OR
www.arizona811.com

ARIZONA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE



DRIVING DIRECTIONS			
DIRECTIONS FROM TUSCON INTERNATIONAL AIRPORT, 7250 SOUTH TUSCON BLVD, TUSCON, AZ 85756:			
- HEAD NORTH ON S TUSCON BLVD	2.8 MILES	- MERGE ONTO I-10 FRONTAGE ROAD	233 FEET
- USE LEFT 2 LANES FOR I-10BL	1.8 MILES	- TURN LEFT ONTO W AVRA VALLEY ROAD	12.0 MILES
- TURN RIGHT ONTO I-10BL/S PARK AVE	0.1 MILES	- TURN LEFT ONTO N ANWAY ROAD	5.0 MILES
- USE RIGHT LANE TO MERGE ONTO I-10 W	18.8 MILES	- TURN RIGHT ONTO N AGUIRRE	0.1 MILES
- TAKE EXIT 242 FOR AVRA VALLEY ROAD	0.3 MILES		

APPLICABLE CODES	
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:	
2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE CITY/COUNTY ORDINANCES	
SUBCONTRACTORS' WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS	
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION	
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.	

PROJECT DESCRIPTION
NEW TELECOMMUNICATIONS SITE BUILD FOR PACIFIC COAST TOWERS:
SCOPE OF WORK AT COMPOUND: - INSTALL (X3) FIBER HANDHOLES - INSTALL TRANSFORMER - INSTALL FENCED COMPOUND, 50'-0" X 50'-0" - INSTALL COMPOUND H-FRAME - INSTALL FIBER ENCLOSURE, NVENT HOFFMAN A484814HCT - INSTALL (X1) 3-METER BANKS, EATON 35MM320R12C - INSTALL EQUIPMENT PLATFORM, ANDREW MTC3989DF - INSTALL BROADLEAF TELECOMMUNICATIONS TREE, 75'-0"
SCOPE OF WORK AT SHELTER: - INSTALL (N) EQUIPMENT CABINET, PURCELL HPL3.1 - INSTALL (N) BATTERY CABINET, PURCELL HPL3 - INSTALL (N) CONCRETE FOUNDATION - INSTALL (N) UTILITY FRAME - INSTALL (N) INTEGRATED LOAD CENTER - INSTALL (N) GENERATOR, GENERAC DIESEL 30KW
SCOPE OF WORK AT ANTENNAS: - INSTALL (N) SECTOR MOUNT - INSTALL (N) (X3) ANTENNAS, COMMScope NNSS-65C-HG-R2B - INSTALL (N) (X3) ANTENNAS, ERICSSON AIR 3283 - INSTALL (N) (X3) ANTENNAS, ERICSSON AIR 6419 - INSTALL (N) (X3) REMOTE RADIO UNITS, ERICSSON 4490 - INSTALL (N) SURGE PROTECTOR, RAYCAP RVZDC-6627-PF-48 - INSTALL (N) (X2) HYBRID TRUNKS, 6X12

DRAWING INDEX	
SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
LS-1	SURVEY
LS-2	SURVEY
LS-3	SURVEY
A-1	OVERALL PROPOSED SITE PLAN
A-2	ENLARGED PROPOSED SITE PLAN
A-3	EQUIPMENT SHELTER PLAN
A-4	SECTOR PLAN AND ELEVATIONS
A-5	SITE ELEVATIONS
A-6	PHOTOGRAPH SIMULATIONS
A-7	PHOTOGRAPH SIMULATIONS
D-1 - D-4	DETAILS
E-1	ELECTRICAL
G-1	GROUNDING



10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124





ISSUED FOR:

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
0	100% COMPLETE ZD	11/05/2025	OAM	TH	KK
1	100% COMPLETE ZD	03/02/2026	OAM	TH	KK
2	100% COMPLETE ZD	04/07/2026	OAM	TH	KK



MATTHEW JOHN CHASE, P.E.
ARIZONA PROFESSIONAL ENGINEER
LICENSE #59931 (EXP. 06/30/2027)

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.

SITE NAME:
DSW/TUC MANVILLE

SITE ID: AZ6006

SITE ADDRESS:
5575 NORTH ANWAY ROAD
MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:
TITLE SHEET

SHEET NUMBER:
T-1

GENERAL NOTES

- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, AND NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUM'S, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE AND ALL THE OTHER LATEST GOVERNING CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR UNLESS NOTED OTHERWISE IN THE PLANS.
- WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
- ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS/HER BID, THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE INTENT OF THE ELECTRICAL DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE CODES.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).

- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER, AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
- EACH END OF EVERY POWER, GROUNDING, CONTROL AND ALARM CONDUCTOR AND CABLE SHALL BE LABELED OR IDENTIFIED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS OTHERWISE NOTED AND COORDINATED WITH THE GENERAL CONTRACTOR.
- POWER AND EQUIPMENT GROUND WIRING SHALL BE 12 AWG OR LARGER, 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- CONTROL AND ALARM WIRING SHALL BE COPPER, 300V OR 600V LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.
- ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER UPON COMPLETION OF THE JOB.
- ALL POWER AND EQUIPMENT GROUND WIRE CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS OR WIRENUTS. LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- PENETRATIONS OF ALL WALLS OR CEILINGS SHALL BE SEALED AND FIRE RATING MAINTAINED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.
- SCHEDULE 80 PVC CONDUIT SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- ALL DETAILS/SCHEMATICS SHOWN ARE IN GENERAL TERMS, AND INSTALLATION MAY VARY DUE TO SPECIFIC SITE CONDITIONS.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- METALLIC CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE, GALVANIZED AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE. MYERS HUBS OR APPROVED LOCKNUTS SHALL BE FITTED AT ALL BOX CONNECTIONS TO MAINTAIN NEC.
- CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE PVC OR GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
- ALL ENTRIES TO EQUIPMENT ASSOCIATED WITH THE FIXED GENERATOR PROJECT SHALL BE SEALED TO KEEP WATER OUT.

SITE PREPARATION NOTES

- THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.
- BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
- ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
- SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
- WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
- THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

- FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90%: RELATIVE COMPACTION.
- THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- PRIOR TO PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SUBMITTALS

SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ECT. FOR ITEMS DESIGNED BY THE ARCHITECT /ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT, SUBMITTALS SHALL BE MADE IN ADVANCED TO ARCHITECT/ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

STRUCTURAL STEEL

- HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER C.B.C. SECTION 2203.
- STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION.
- GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. AII. SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
- ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
- NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLIES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS NOTED OTHERWISE. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.
- WELDING: CONFORM TO AWS D1 1. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS. USE E70 ELECTRODES OF TYPE REQUIRED FOR MATERIALS TO BE WELDED.
- BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC. SECTION RCSC B(C) ASTM A325 BOLTS SHALL CONFORM TO THE RCSC SPECIFICATION SECTION B (D).
- FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.
- GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER SPECIFICATIONS. PER ASTM A153.

MATERIALS: CONFORM TO	
ANCHOR BOLTS (HEADED):	ASTM A307
ANCHOR BOLTS (J-TYPE):	ASTM A36
BARs AND PLATES:	ASTM A36
BOLTS:	ASTM A307
C-, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
EPOXY AND EXPANSION ANCHORS:	HILTI OR EQUIVALENT
GROUT:	EMBECO OR EQUIVALENT
HIGH-STRENGTH BOLTS:	ASTM A325SC OR (A325N)
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARs:	ASTM A615, GRADE 60, DEFORMED BARs
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STRUCTURAL WF SHAPES:	ASTM A572-GR50
STEEL PIPE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL AND PIPE COLUMNS:	ASTM A500, GRADE B
WELDING ELECTRODES:	E70XX
W - SHAPES:	ASTM A992, GRADE 50



10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124





ISSUED FOR:

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
0	100% COMPLETE ZD	11/05/2025	OAM	TH	KK
1	100% COMPLETE ZD	03/02/2026	OAM	TH	KK
2	100% COMPLETE ZD	04/07/2026	OAM	TH	KK



MATTHEW JOHN CHASE, P.E.
ARIZONA PROFESSIONAL ENGINEER
LICENSE #59931 (EXP. 06/30/2027)

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SITE NAME:
DSW/TUC MANVILLE

SITE ID: AZ6006

SITE ADDRESS:
5575 NORTH ANWAY ROAD
MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:
GENERAL NOTES

SHEET NUMBER:
GN-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124



100 | 200 | 222 NORTH PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245



ISSUED FOR:

REV	DESCRIPTION	DRN BY:	REV BY:	APP BY:
A	90% COMPLETE CDs	KT	WDL	XXX



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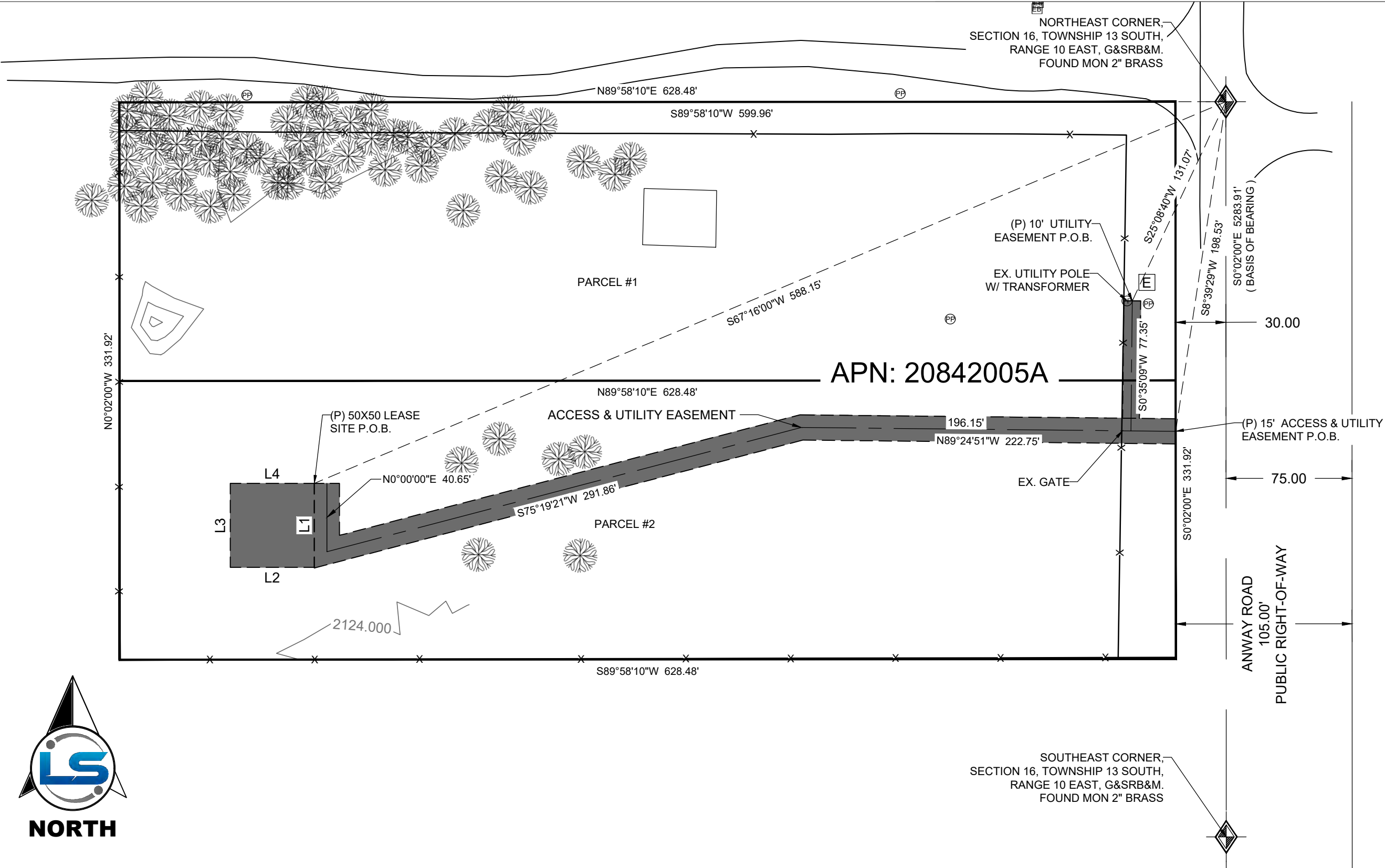
PIMA COUNTY

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:

LS-1

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



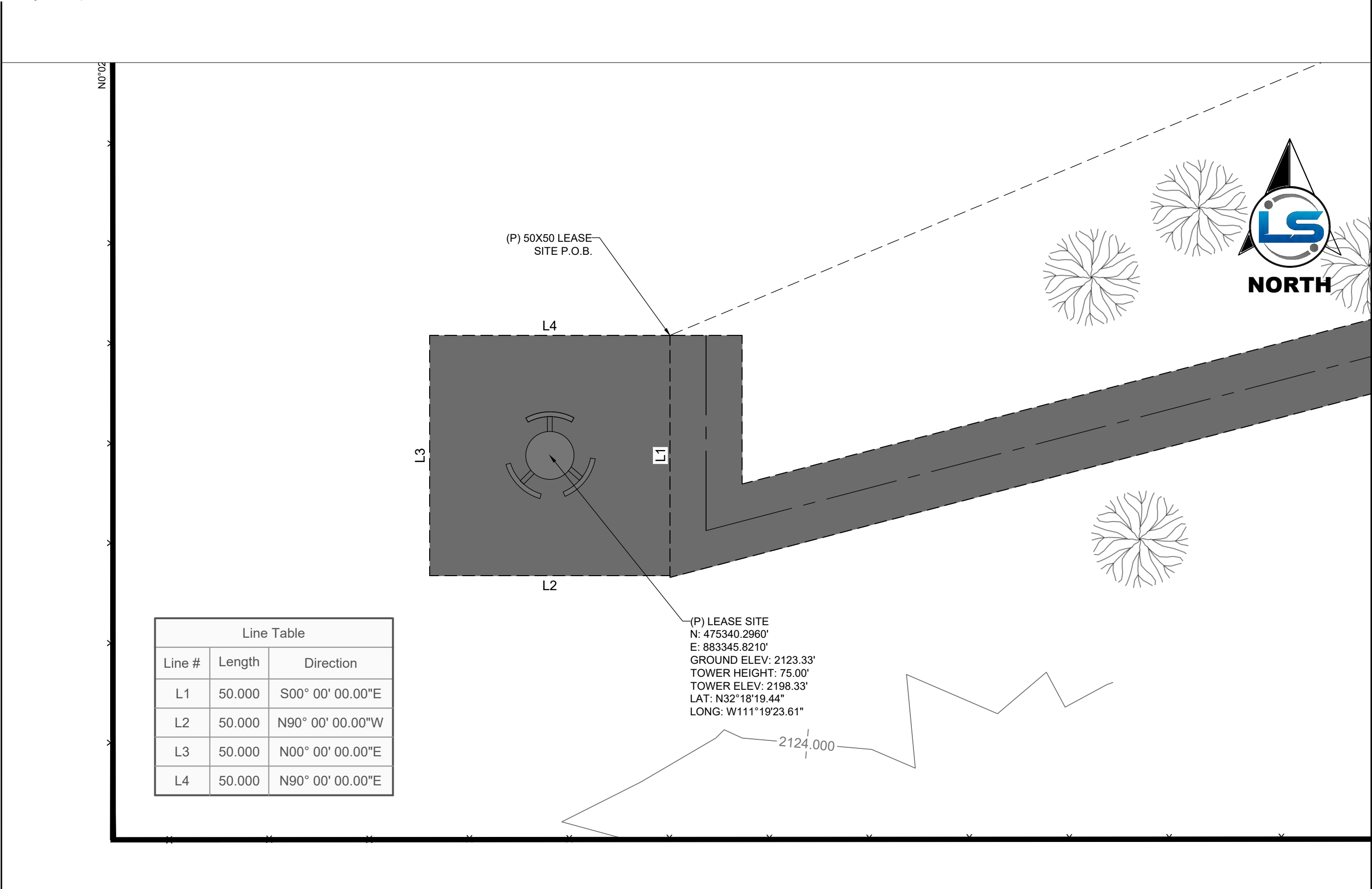
NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.







10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124



Pacific Coast Towers
100 | 200 | 222 NORTH PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245



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SITE ADDRESS:
5575 North Anway Road,
Marana, AZ 85653

PIMA COUNTY

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
LS-2

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND



COUNTY MONUMENT AS NOTED



PROPERTY CORNER AS DESCRIBED



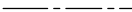
BOUNDARY



ADJACENT PARCEL



SECTION LINE



CENTER LINE



EASEMENT



EXISTING FENCE LINE



SETBACKS



LAYTON SURVEYS LLC
Professional Land Surveying
837 S 800 W, STE. 301
WOODS CROSS, UT 84010
(801) 883-1841 willis.long@laytonsurveys.com

LEGAL DESCRIPTION

Situated in Pima County, Arizona:
PARCEL 1: The North half of the North half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 16, Township 13 South, Range 10 East, the Gila and Salt River Base and Meridian, Pima County, Arizona;
EXCEPT the East 30 feet for Anway Rd;
EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved in the Patent from the State of Arizona in Deed Book 3843, page 300.
PARCEL 2:
The South half of the North half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 16, Township 13 South, Range 10 East, the Gila and Salt River Base and Meridian, Pima County, Arizona;
EXCEPT the East 30 feet for Anway Rd;
EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved in the Patent from the State of Arizona in Deed Book 3843, page 300.

LEASE SITE DESCRIPTION

BEGINNING AT A POINT SOUTH 67°16'00" WEST., A DISTANCE OF 588.15 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 10 EAST, G&SRB&M, SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 00°02'00"E., 5283.91 FEET BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION.; RUNNING THENCE SOUTH, A DISTANCE OF 50.00 FEET; THENCE WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH, A DISTANCE OF 50.00 FEET; THENCE EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500.00 SQUARE FEET.

ACCESS & UTILITY EASEMENT DESCRIPTION

A LICENSED AGREEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS S08°39'29"W 198.53 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 10 EAST, G&SRB&M SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 00°02'00"E., 5283.91 FEET BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION; THENCE N89°24'51"W, A DISTANCE OF 222.75 FEET; THENCE S75°19'21"W, A DISTANCE OF 291.86 FEET; THENCE NORTH, A DISTANCE OF 40.65 FEET TO THE POINT OF TERMINUS.

UTILITY EASEMENT DESCRIPTION

A LICENSED AGREEMENT, 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS S25°08'40"W 131.07 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 10 EAST, G&SRB&M SAID POINT ALSO HAVING A BASIS OF BEARING SOUTH 00°02'00"E., 5283.91 FEET BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 00°35'09" WEST, A DISTANCE OF 77.35 FEET; THENCE NORTH 89°24'51" WEST, A DISTANCE OF 196.15 FEET; THENCE SOUTH 75°19'21" WEST, A DISTANCE OF 291.86 FEET; THENCE NORTH, A DISTANCE OF 40.65 FEET TO THE POINT OF TERMINUS.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURFACE FIELD OBSERVATIONS ONLY. THE SURVEYOR MAKES NO WARRANTIES OR GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS REASONABLY EXPECTED FROM THE INFORMATION DESCRIBED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND POSITION OF THE UTILITIES. (POT HOLING TO OBTAIN HORIZONTAL AND VERTICAL POSITIONS AND PIPE SIZES WAS NOT PERFORMED). THE SURVEYOR DID NOT ENTER ANY CONFINED SPACES OR CONTACT DIG LINE FOR UTILITY MARK OUTS.

SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE ARIZONA STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, CENTRAL ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
2. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(GEOID12B) IS EXPRESSED IN U.S. SURVEY FEET.
3. THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.
4. THIS IS NOT A BOUNDARY SURVEY, IT IS AN EXHIBIT ONLY.

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS

ITEMS #4.1, (BLANKET IN NATURE - NOTHING TO PLOT)

SURVEYOR'S CERTIFICATE

I,WILLIS D. LONG, a Registered Professional Land Surveyor in the State of Arizona, do hereby certify that the survey represented by this drawing was made under my supervision and the monuments shown thereon actually exist, that this drawing accurately represents said survey, and that said survey is in compliance with the requirements of Title 33, Article 105, A.R.S.

SIGNED THIS 24th DAY OF MARCH, 2026.



10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

100 | 200 | 222 NORTH PACIFIC COAST HIGHWAY
EL SEGUNDO, CA 90245

ISSUED FOR:				
REV	DESCRIPTION	DRN BY:	REV BY:	APP BY:
A	90% COMPLETE CDs	KT	WDL	XXX

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SITE NAME:
DSW/TUC MANVILLE

SITE ID: AZ6006

SITE ADDRESS:
5575 North Anway Road,
Marana, AZ 85653

PIMA COUNTY

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
LS-3

NOTES:
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1 PLAN: OVERALL PROPOSED SITE, EXPANDED
PAGE A-1 SCALE: 1/64" = 1'-0"

COLOR LEGEND							
HYBRID CABLES & COAX CABLES	RRH/BBU	POWER/GROUNDING	FIBER	ANTENNAS	PENETRATIONS	LEASE AREA	ACCESS/UTILITY EASEMENT
UTILITY EASEMENT							

10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

ISSUED FOR:

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
0	100% COMPLETE ZD	11/05/2025	OAM	TH	KK
1	100% COMPLETE ZD	03/02/2026	OAM	TH	KK
2	100% COMPLETE ZD	04/07/2026	OAM	TH	KK

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MARANA, AZ 85653

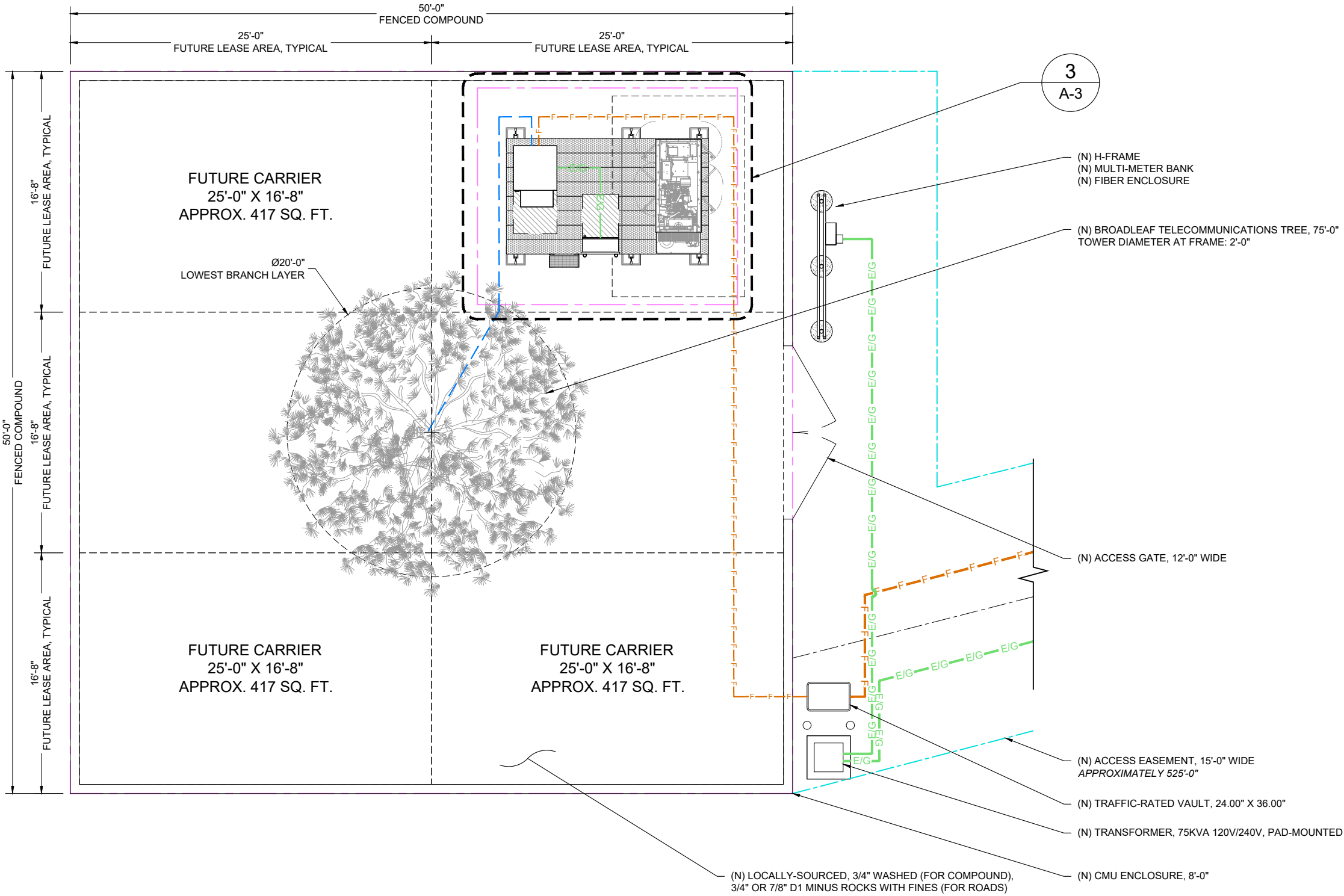
PIMA COUNTY

SHEET NAME:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

NOTES:

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2 PLAN: PROPOSED LEASE AREA, ENLARGED
PAGE A-2 SCALE: 1/8" = 1'-0"

COLOR LEGEND

HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY EASEMENT UTILITY EASEMENT

verizon
10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

Pacific Coast Towers

CCI
systems

ISSUED FOR:

REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
0	100% COMPLETE ZD	11/05/2025	OAM	TH	KK
1	100% COMPLETE ZD	03/02/2026	OAM	TH	KK
2	100% COMPLETE ZD	04/07/2026	OAM	TH	KK



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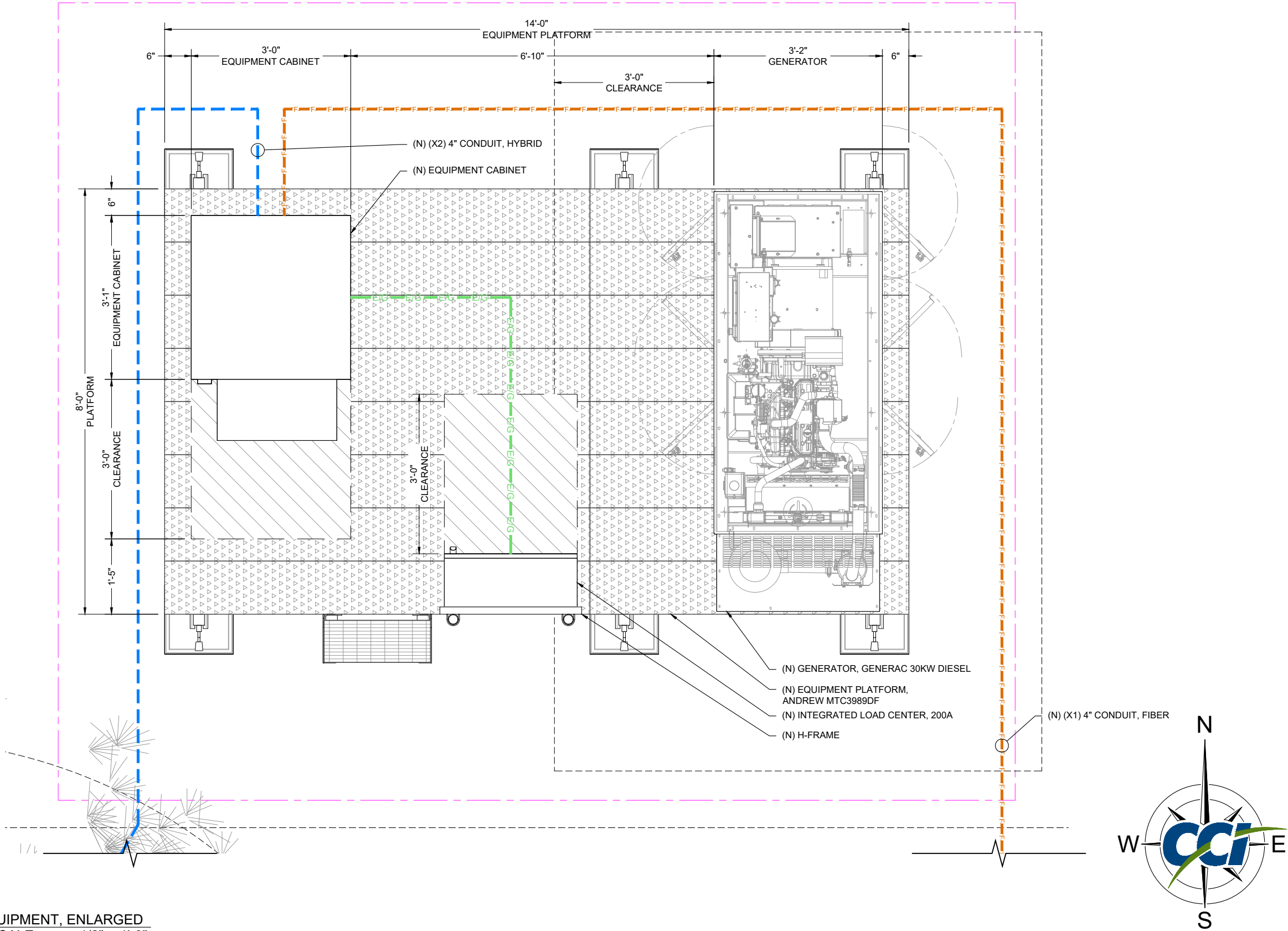
SITE ADDRESS:
5575 NORTH ANWAY ROAD
MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:
ENLARGED PROPOSED
SITE PLAN

SHEET NUMBER:
A-2

NOTES:
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3 PLAN: PROPOSED EQUIPMENT, ENLARGED
PAGE A-3 SCALE: 1/2" = 1'-0"

COLOR LEGEND							
HYBRID CABLES & COAX CABLES	RRH/BBU	POWER/GROUNDING	FIBER	ANTENNAS	PENETRATIONS	LEASE AREA	ACCESS/UTILITY EASEMENT
							UTILITY EASEMENT

verizon

10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

Pacific Coast Towers

CCI systems

ISSUED FOR:					
REV	DESCRIPTION	DATE	DRN BY:	REV BY:	APP BY:
0	100% COMPLETE ZD	11/05/2025	OAM	TH	KK
1	100% COMPLETE ZD	03/02/2026	OAM	TH	KK
2	100% COMPLETE ZD	04/07/2026	OAM	TH	KK

Registered Professional Engineer (CPE)

CERTIFICATE NO.

59931

MATTHEW JOHN CHASE

Date Signed.....

04/07/2026

ARIZONA, U.S.A.

MATTHEW JOHN CHASE, P.E.
ARIZONA PROFESSIONAL ENGINEER
LICENSE #59931 (EXP. 06/30/2027)

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.

SITE NAME:
DSW/TUC MANVILLE

SITE ID: AZ6006

SITE ADDRESS:
5575 NORTH ANWAY ROAD
MARANA, AZ 85653

PIMA COUNTY

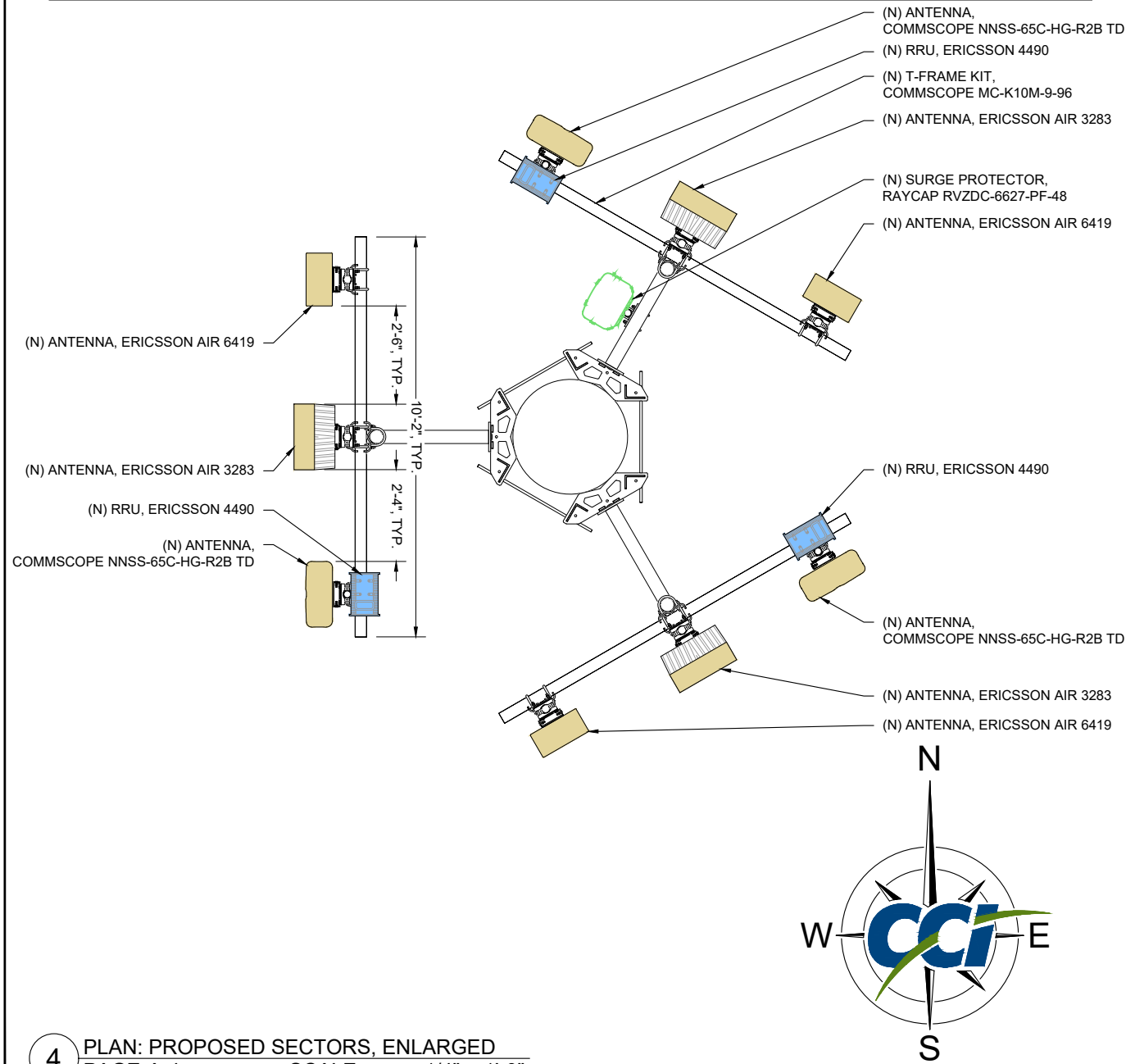
SHEET NAME:
ENLARGED EQUIPMENT PLAN

SHEET NUMBER:
A-3

PROPOSED ANTENNA SCHEDULE								
SECTOR		ANTENNA				REMOTE RADIO UNIT	SURGE PROTECTOR	CABLING
		TECHNOLOGY	MANUFACTURER	MODEL	RAD CENTER			
ALPHA	A1	700, 800	COMMSCOPE	NNSS-65C-HG-R2B TD	71'-0" [71.00']	30°	(X1) ERICSSON 4490	(X1) RAYCAP RVZDC-6627-PF-48 (X2) HYBRID TRUNKS, 6X12
	A2	1900, AWS, AW3	ERICSSON	AIR 3283	73'-0" [73.00']	30°	-	
	A3	5G	ERICSSON	AIR 6419	73'-0" [73.00']	30°	-	
BETA	B1	700, 800	COMMSCOPE	NNSS-65C-HG-R2B TD	71'-0" [71.00']	150°	(X1) ERICSSON 4490	
	B2	1900, AWS, AW3	ERICSSON	AIR 3283	73'-0" [73.00']	150°		
	B3	5G	ERICSSON	AIR 6419	73'-0" [73.00']	150°		
GAMMA	C1	700, 800	COMMSCOPE	NNSS-65C-HG-R2B TD	71'-0" [71.00']	270°	(X1) ERICSSON 4490	
	C2	1900, AWS, AW3	ERICSSON	AIR 3283	73'-0" [73.00']	270°		
	C3	5G	ERICSSON	AIR 6419	73'-0" [73.00']	270°		

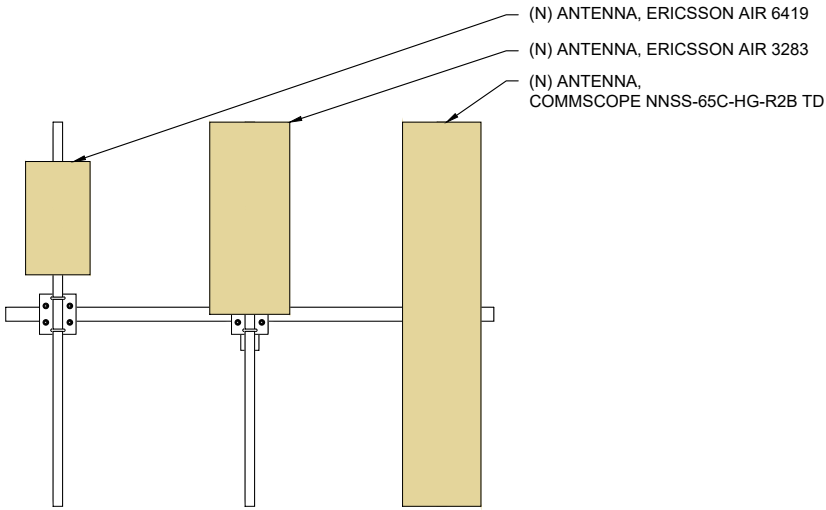
NOTES:

- THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT THE SITE AND A NEW SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

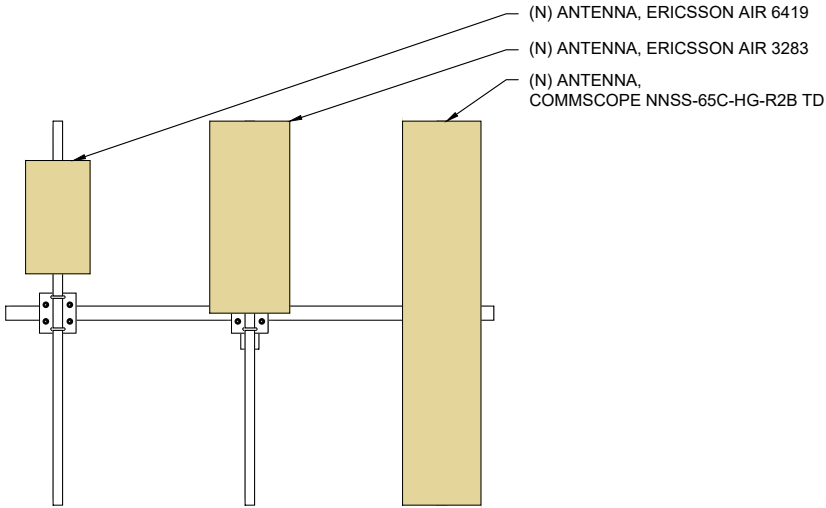


4 PLAN: PROPOSED SECTORS, ENLARGED
PAGE A-4 SCALE: 1/4" = 1'-0"

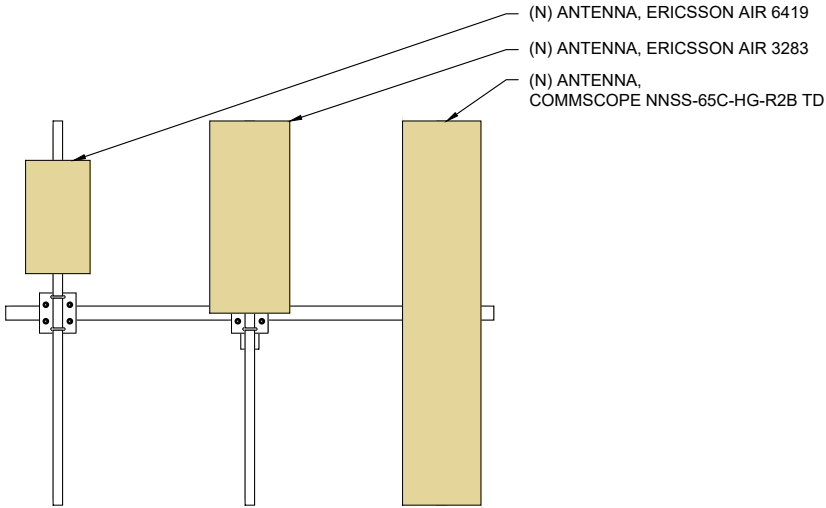
5 ELEVATION: ALPHA SECTOR, ENLARGED
PAGE A-4 SCALE: 1/4" = 1'-0"



6 ELEVATION: BETA SECTOR, ENLARGED
PAGE A-4 SCALE: 1/4" = 1'-0"



7 ELEVATION: GAMMA SECTOR, ENLARGED
PAGE A-4 SCALE: 1/4" = 1'-0"



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MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:
SECTOR PLAN AND
ELEVATIONS

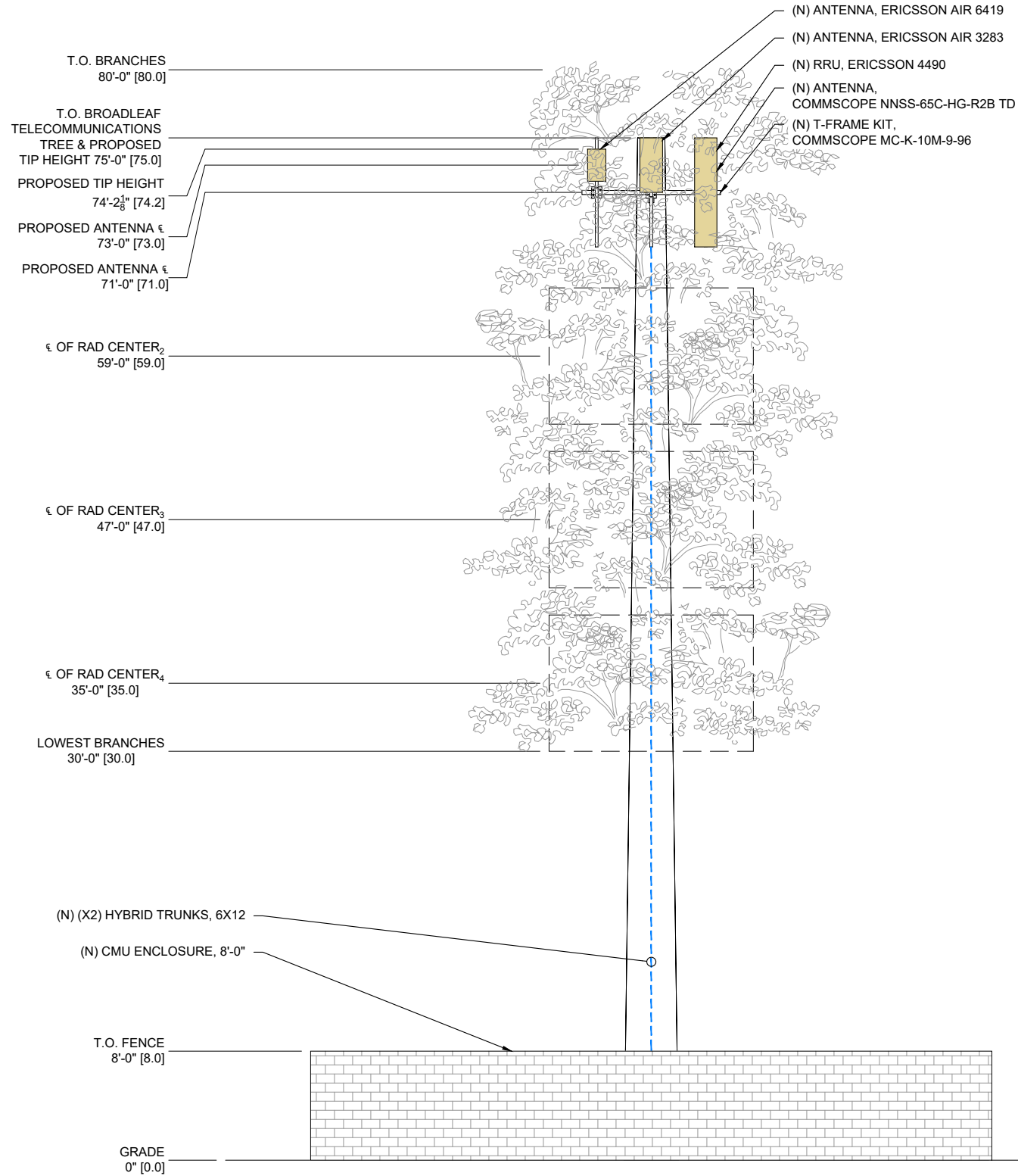
SHEET NUMBER:
A-4

COLOR LEGEND

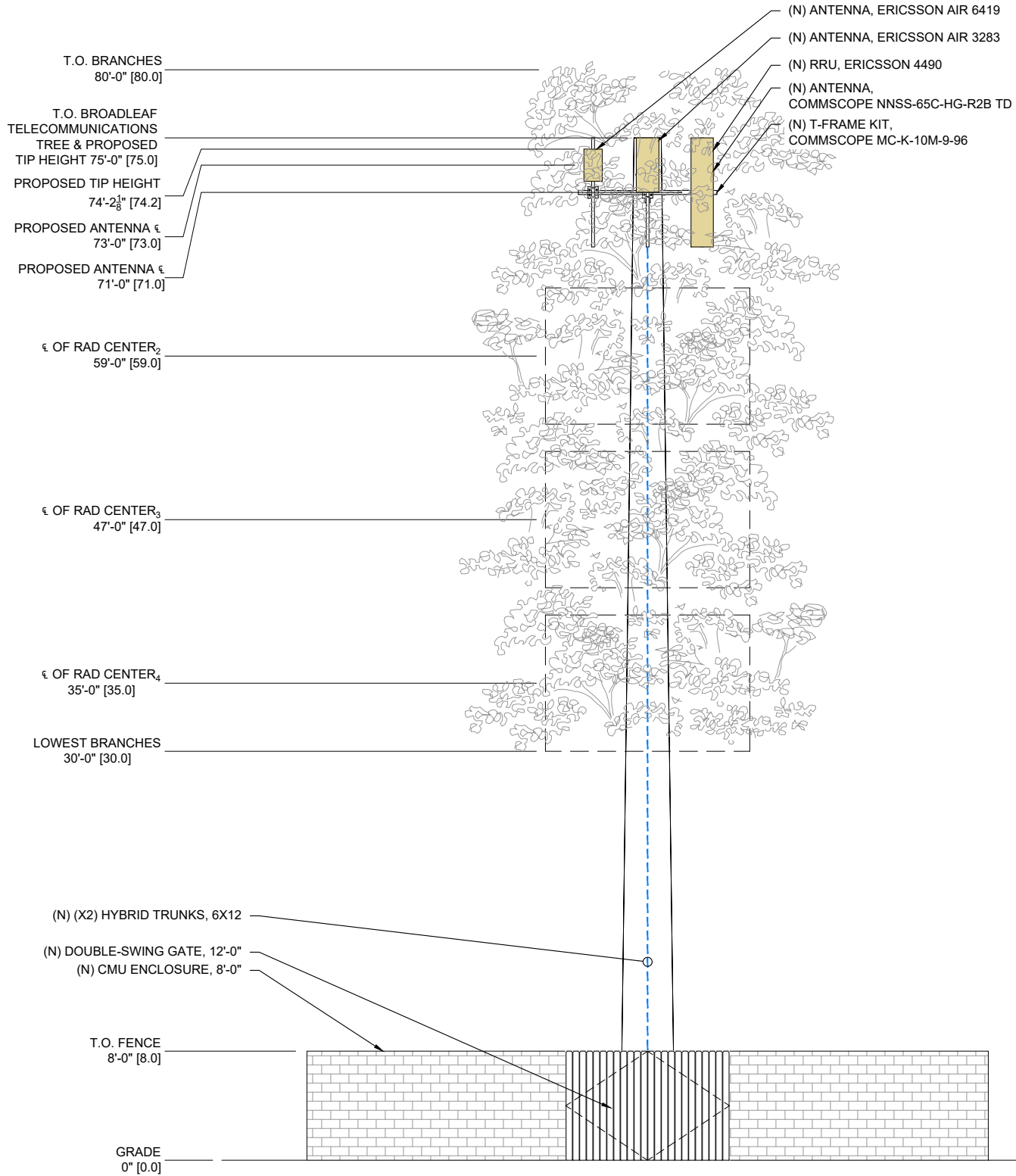
HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY EASEMENT UTILITY EASEMENT

NOTES:

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8 ELEVATION: PROPOSED LEASE AREA, SOUTH
PAGE A-5 SCALE: 3/32" = 1'-0"



9 ELEVATION: PROPOSED LEASE AREA, EAST
PAGE A-5 SCALE: 3/32" = 1'-0"

COLOR LEGEND

HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY EASEMENT UTILITY EASEMENT

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PIMA COUNTY

SHEET NAME:
SITE ELEVATIONS

SHEET NUMBER:
A-5



10 ELEVATION: EXISTING SITE, NORTH
PAGE A-6 SCALE: NOT TO SCALE



11 ELEVATION: PROPOSED SITE, NORTH
PAGE A-6 SCALE: NOT TO SCALE



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LONE TREE, CO 80124



Pacific Coast Towers



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MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:
PHOTOGRAPH SIMULATIONS

SHEET NUMBER:
A-6



12 ELEVATION: EXISTING SITE, NORTH
PAGE A-7 SCALE: NOT TO SCALE



13 ELEVATION: PROPOSED SITE, NORTH
PAGE A-7 SCALE: NOT TO SCALE

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10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

Pacific Coast Towers

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systems

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Registered Professional Engineer (Civil)
CERTIFICATE NO. 59931
MATTHEW JOHN CHASE
Date Signed: 04/07/2026
ARIZONA, U.S.A.

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PIMA COUNTY

SHEET NAME:
PHOTOGRAPH SIMULATIONS

SHEET NUMBER:
A-7

AIR3283 B25+B66 dual band

- 32 TX/RX B25+B66 dual band
- LTE and NR support
- 320 W total shared RF output power (max 240W/Band)
- Full band IBW, TCBW 100 MHz shared between bands
 - Max 60 MHz CBW/Band
- Max 3 carriers/Band
- 8 column x 2 rows antenna, 192 antenna elements
- RET 2-12°downtilt
- Interface: 2 x 25Gb eCPRI

AIR3283- B25 & B66	Height	Width	Depth	Weight
wo protruding items	47.2 in (1200 mm)	20 in (508 mm)	12 in (305 mm)	<110 lbs (50 Kg)
w protruding items	TBD in (TBD mm)	20 in (508 mm)	TBD in (TBD mm)	

- -48v DC, 3 wire or 2 wire, 50A fuse
- Max Power consumption @100 Load: TBD W
- Power Consumption @ 50% load: TBD W

| 2023-03-29 | Commercial in Confidence | Page 26

Pending Commercial Agreement

Now confirmed max measurements/ will not exceed

AIR 6419 B77D/ C-Band

- Advanced Antenna System (AAS)
- 64TX/64RX with 192 AE, (3x1)x(4x8) x-pol
- Up to 320W , PSD 4W/MHz
- EIRP up to 79 dBm
- Up to 200 MHz IBW
- Max total carrier BW: 200MHz for NR
- Support number of layers: DL/UL 16/8

AIR 6419 B77D/ C-Band	Height	Width	Depth	Weight
wo protruding items	28.3 in (717 mm)	16.1 in (408 mm)	8.0 in (202 mm)	71 lbs (32 Kg)
w protruding items	31.3 in (793 mm)	16.1 in (408 mm)	9.8 in (248 mm)	

- 3 x 25 Gbps eCPRI
- -48 VDC (3-wire or 2-wire), Fuse Minimum 40 A, maximum 50 A
- Power consumption: TBD
- -40 to +55°C

| 2023-01-12 | Commercial in Confidence | Page 25

1DETAIL: ANTENNA, ERICSSON 3283
PAGE D-1SCALE: NOT TO SCALE

NNSS-65C-HG-R2B



8-port Next Generation High Performance sector antenna, 4x 698–896 and 4x 3300–4000 MHz, 65° HPBW, 2x RETs and 1x SBT

- Ideal antenna to be used with mid band FDD Massive MIMO antenna
- Features Broadband Low Band (698-896 MHz) and High Band (3300-4000 MHz) Arrays for 4T4R (4X MIMO) capability
- Antenna optimized for higher gain with improved radiation efficiency
- Enhanced interference mitigation for improved SINR, throughput and capacity
- Internal SBT allows remote RET control from the radio over the RF jumper cable

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light Gray (RAL 7035)
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, Low band	4
RF Connector Quantity, High band	4
RF Connector Quantity, Total	8

Antenna Dimensions and Weight

Length	2438 mm 96.0 in
Width	498 mm 19.6 in
Depth	197 mm 7.8 in
Net Weight, without mounting kit	38 kg 83.8 lb

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COMMSCOPE

3DETAIL: ANTENNA, COMMSCOPE NNSS-65C-HG-R2B
PAGE D-1SCALE: NOT TO SCALE

2DETAIL: ANTENNA, ERICSSON 6419
PAGE D-1SCALE: NOT TO SCALE

RADIO 4490HP 44B5 44B13 C

- 4 common RF ports (C)
- B5: 4x60W, B13: 4x60W
- 480W total RF output power
- L, NR, NB-IoT
- 2x 2.5/4.9/9.8/10.1/24.3 Gbps CPRI/eCPRI

Radio 4490HP 44B5 44B13 C	Height	Width	Depth	Weight
wo protruding items	17.5 in (444 mm)	15.2 in (384 mm)	6.8 in (172 mm)	~68.4 lbs (~31 kg)
w protruding items	20.6 in (522 mm)	15.7 in (397 mm)	7.0 in (178 mm)	

- -48 VDC 2-wire (one DC connector input)
- AISG v3.0 TMA & RET support via RS-485 or RF connectors
- Type 4.3-10 RF + connectors
- 2 external alarm
- Convectional cooling
 - Optional fan for increased site flexibility
- IP 65, -40 to +55°C

RA3 | 2022-05-14 | Ericsson Confidential | Page 4

B5 B13: 4 ports
Common antenna
Common tilt

4DETAIL: REMOTE RADIO UNIT, ERICSSON 4490
PAGE D-1SCALE: NOT TO SCALE

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10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

Pacific Coast Towers

CCI
systems

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MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:

DETAILS

SHEET NUMBER:

D-1

SQUARE D



Transformer, dry type, DOE 2016,
75kVA, 1 phase, 208V primary,
120/240V secondary, 21D, 150C
rise

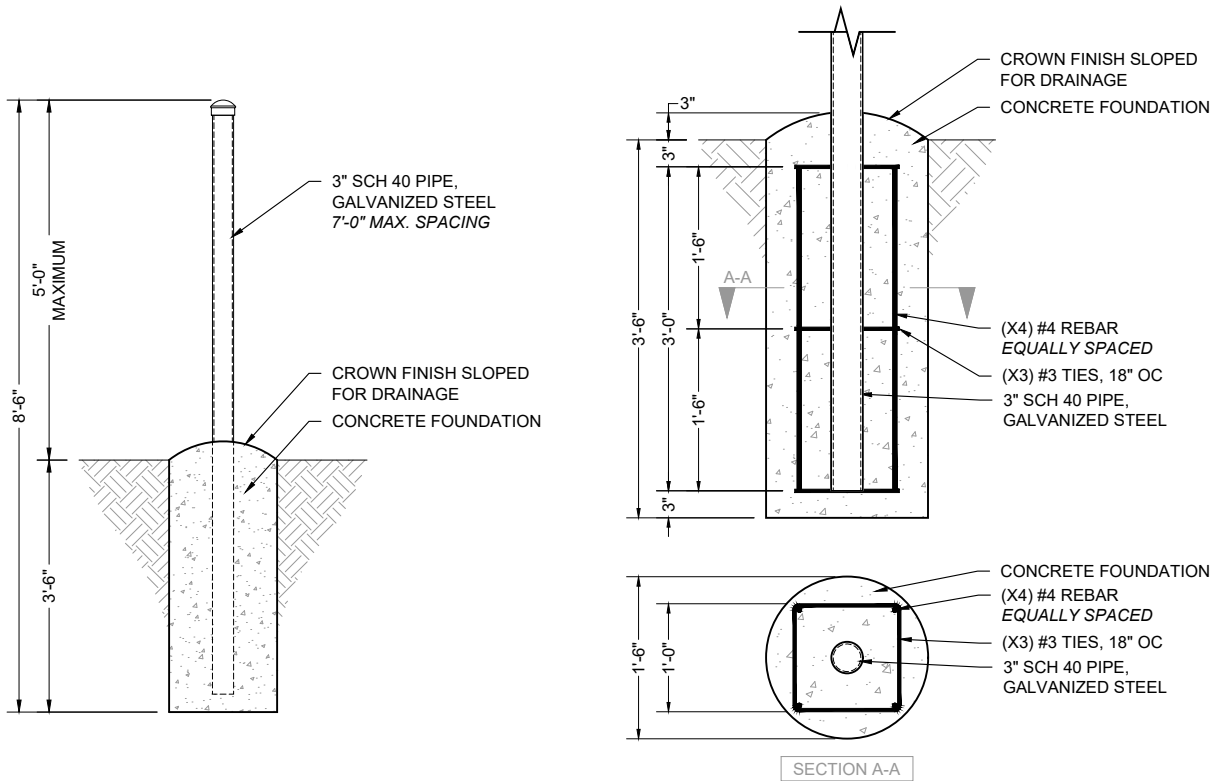
EE75S60H

Product availability: Non-Stock - Not normally stocked in
distribution facility

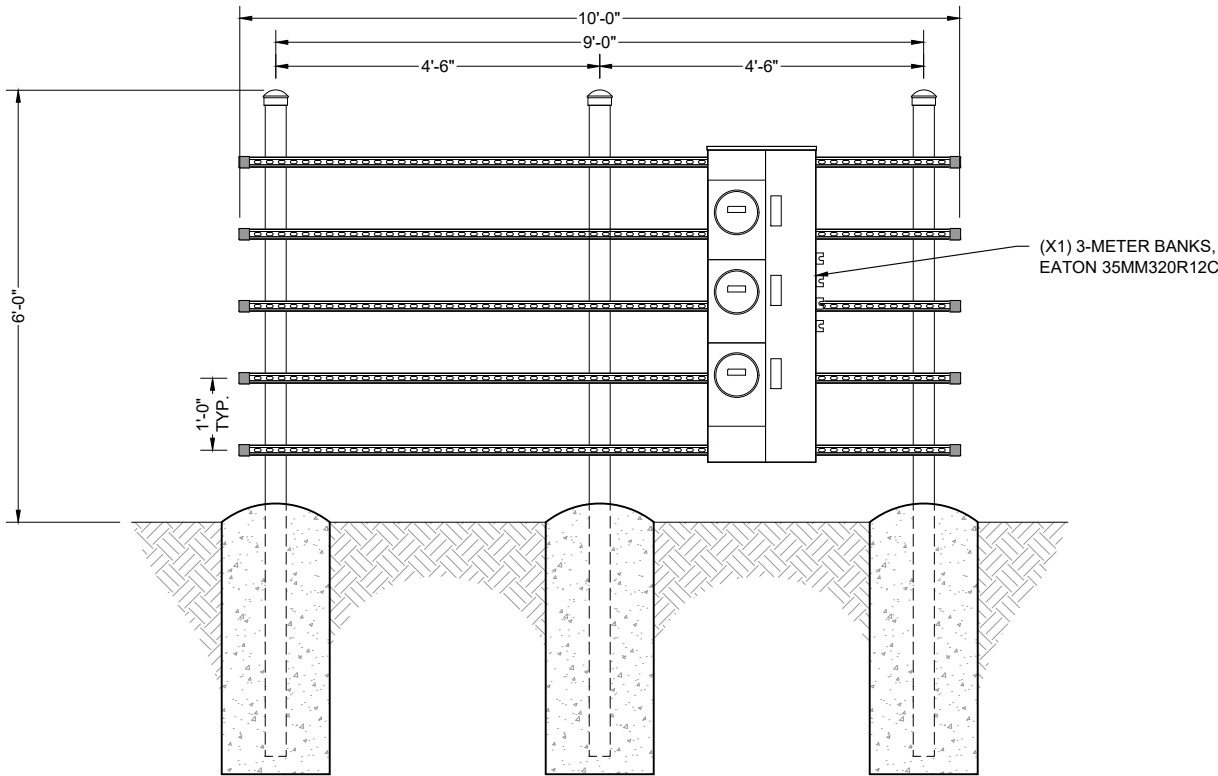
Main

Product	Energy Efficient Transformer
Enclosure Code	21D
Enclosure Type	NEMA 2
Insulation Temperature	428 °F (220 °C)
Phase	1 phase
Primary Voltage	208 V
Power Rating	75 kVA
Secondary Voltage	120/240 V
Full Capacity Taps	2 5 % FCBN
Temperature Rise	150 °C
Winding Material	Aluminium

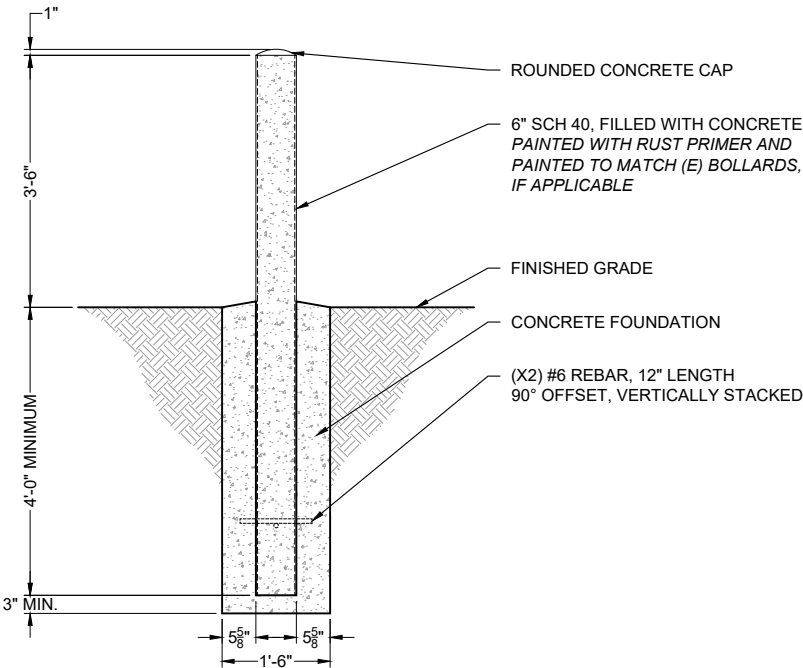
5DETAIL: TRANSFORMER, SCHNEIDER ELECTRIC EE75S60H
PAGE D-2SCALE: NOT TO SCALE



7DETAIL: H-FRAME INSTALLATION, ENLARGED
PAGE D-2SCALE: 3/8" = 1'-0"



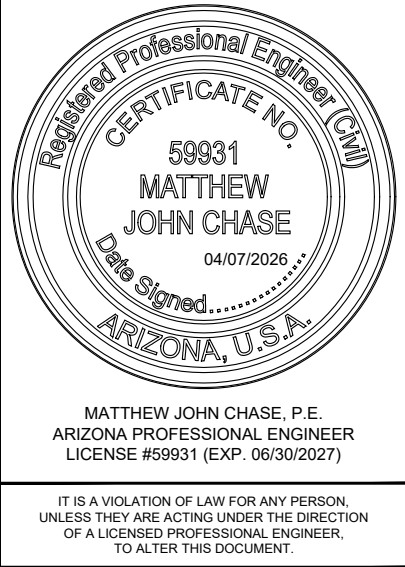
6DETAIL: COMPOUND H-FRAME, ELEVATION
PAGE D-2SCALE: 3/8" = 1'-0"



8DETAIL: BOLLARD INSTALLATION, ENLARGED
PAGE D-2SCALE: 3/8" = 1'-0"



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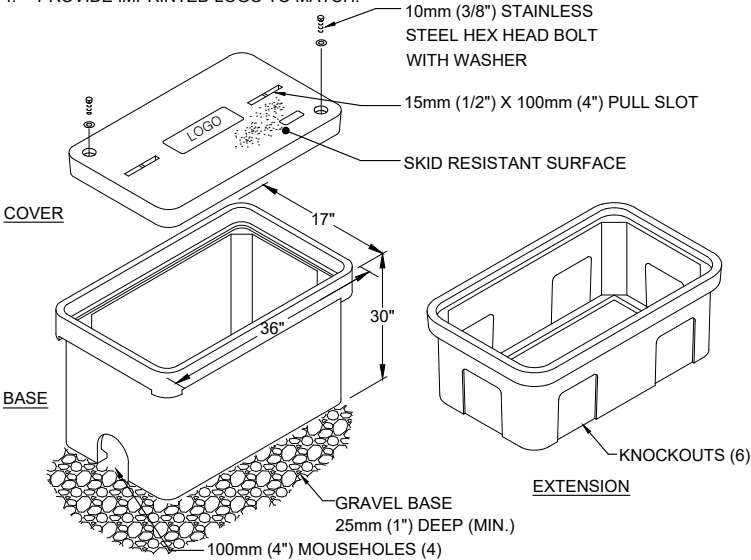
SHEET NAME:
DETAILS

SHEET NUMBER:
D-2

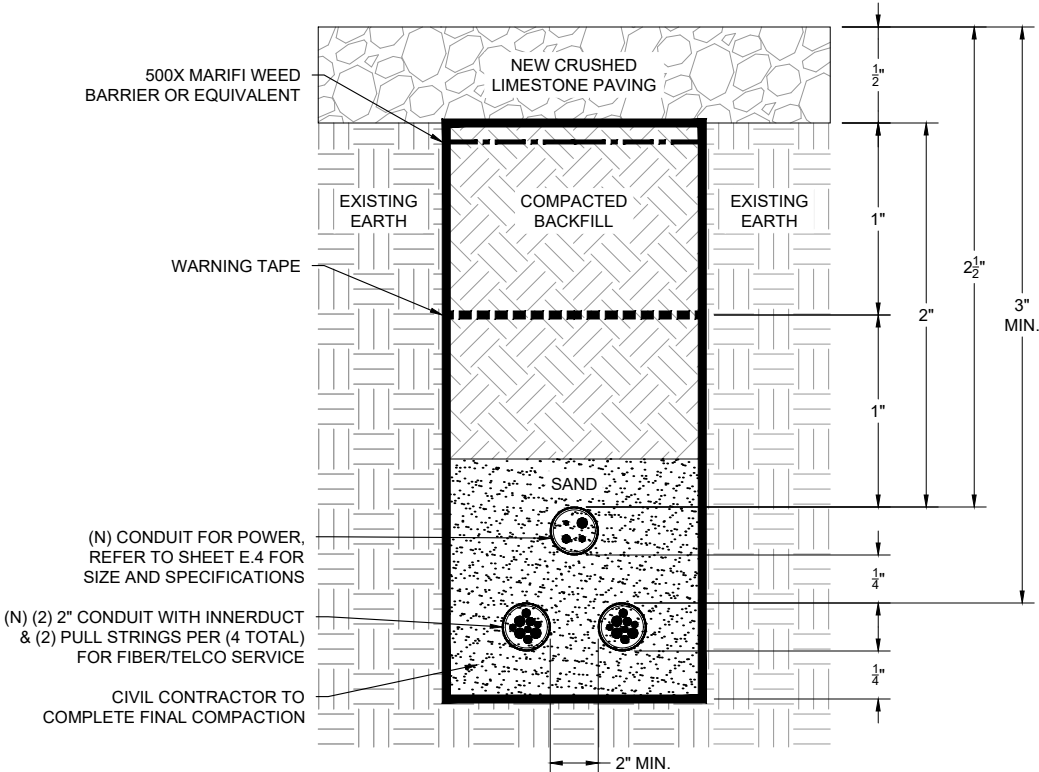
NOTE: THIS INFORMATION MAY NOT CONTAIN ALL DETAILS REQUIRED FOR CONSTRUCTION. APPROPRIATE MODIFICATION MAY BE REQUIRED TO ENSURE SUITABILITY OF THESE DRAWINGS FOR THE SPECIFIC APPLICATION. IT IS THE USER'S RESPONSIBILITY TO ENSURE INSTALLATION OF THE EQUIPMENT/SYSTEM IS IN ACCORDANCE WITH BUILDING/PROJECT SPECIFICATIONS, APPLICABLE CODES AND STANDARDS.

ADDITIONAL NOTES:

1. PROVIDE STANDARD HANDHOLE. COVER COLOR SHALL BE AS SPECIFIED BY THE NIH.
2. PROVIDE 25mm (1") X 10mm (3/8") BELL PULL SLOT FOR EACH HANDHOLE.
3. COVER, RING AND BOX SHALL BE MADE OF SAME MATERIAL.
4. PROVIDE IMPRINTED LOGO TO MATCH.



9 **DETAIL: HANDHOLE INSTALLATION, ENLARGED**
PAGE D-3 **SCALE: NOT TO SCALE**



10 **DETAIL: TRENCH INSTALLATION, ENLARGED**
PAGE D-3 **SCALE: 1" = 1'-0"**

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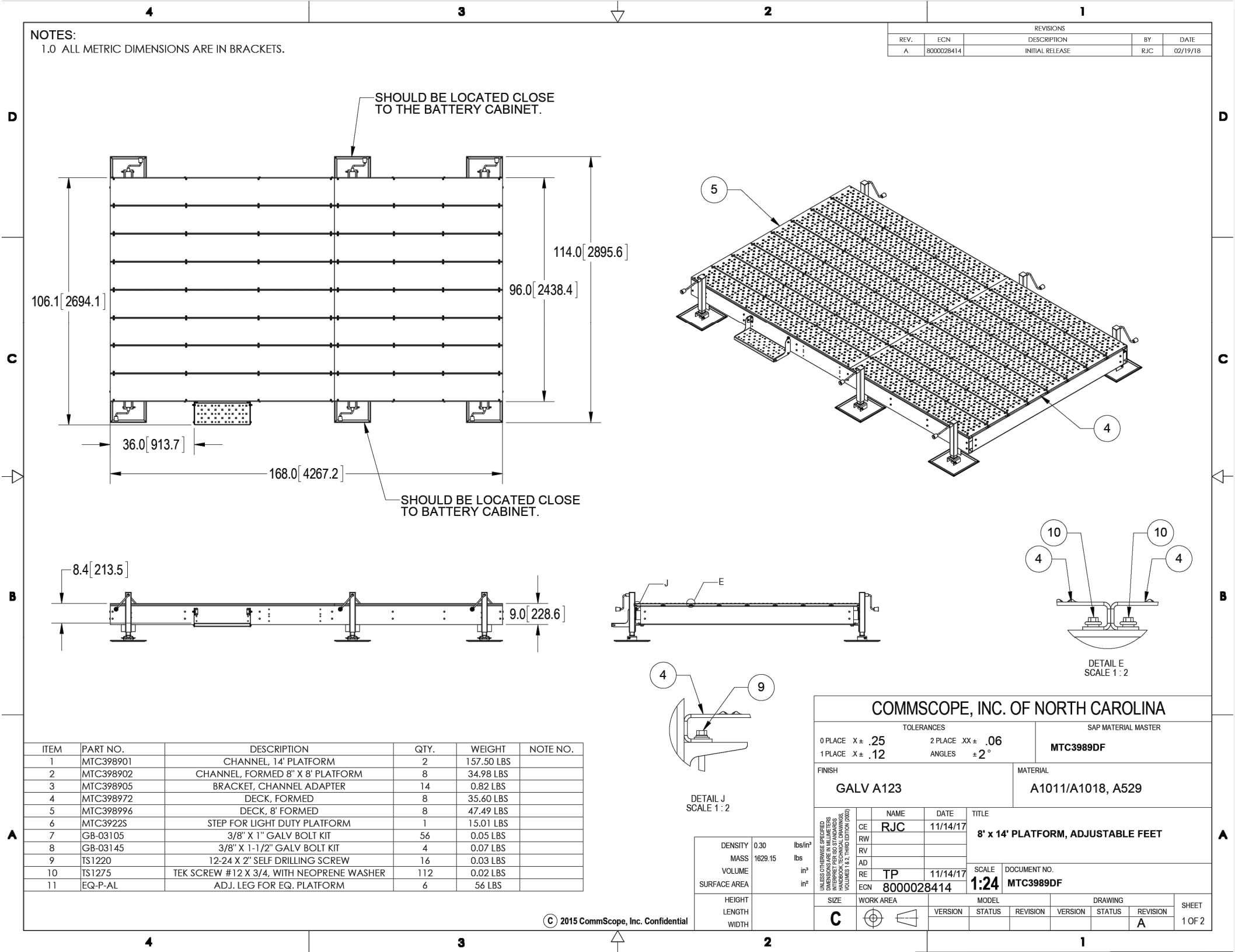
PIMA COUNTY

SHEET NAME:

DETAILS

SHEET NUMBER:

D-3



PENDING ELECTRICAL
DRAWINGS



10000 PARK MEADOWS DR, SUITE 300
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PIMA COUNTY

SHEET NAME:

BATTERY, PDF, & PANEL DETAILS

SHEET NUMBER:

E-1

PENDING ELECTRICAL
DRAWINGS



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PIMA COUNTY

SHEET NAME:

GROUNDING DETAILS

SHEET NUMBER:

G-1



**Narrative Report
For
Type 3 Conditional Use Permit Application**

**Pacific Coast Towers/Verizon Wireless
"TUC Manville"**

Proposed 75' stealth broadleaf tree in 50' X 50' compound

**5575 North Anway Road
Marana, AZ 85653**

**PROJECT STATEMENT
FOR
NEW WIRELESS COMMUNICATION 75' STEALTH BORADLEAF TREE**

**Submitted to Pima County
Planning & Development**

April 2026

1. GENERAL INFORMATION

Applicant: Pacific Coast Towers
c/o Todd Daoust of Commscapes, LLC
109 East Tuckey Lane
Phoenix, AZ 85012

Site Address: 5575 North Anway Road
Marana, AZ 85653

Assessor's Parcel No.: 208-42-005A

Zoning: RH

Parcel Size: 4.78 Acres, +/-

CUP/Lease Area Size: 2500 square feet

Pacific Coast Towers/Verizon Site: TUC Manville

Property Owner: Catherine M. Romo

Request: Approval of a new 75' stealth broadleaf tree within a 50' X 50' compound

2. INTRODUCTION AND NEED FOR THE PROPOSED FACILITY

Wireless technology has become an integral part of our daily lives. This technology relies on infrastructure (Cell Sites) to create the coverage and capacity to meet bandwidth demand. In 2020, wireless traffic topped 42 trillion MBs- a 208% increase since 2016. Current estimates indicate there are as many as 329 million mobile users (88 percent of regional population), up from 313 million (86 percent of regional population) in 2018 (Source: Cisco Networking).

High speed mobile broadband is available to nearly all consumers in the U.S., and those broadband speeds keep increasing. Faster speeds mean better connections and more advanced applications. Wireless is increasingly the preferred way to access the internet. Wireless data use will continue to

grow. By 2025, people will interact with connected devices every 18 seconds. 5G networks will be 100 times faster, connect 100 times more devices and be five times more responsive.

Connecting everyone and everything will unlock innovation across every part of our lives-powering breakthroughs in healthcare, energy, and manufacturing.

Wireless industry innovation will enable truly smart cities and is critical to the emerging Internet of Things, connecting watches, clothing, drones, homes, offices, cars and more- creating new industries and jobs, improving safety, reducing waste, and enhancing our environment.

3. PURPOSE OF REQUEST

This application requests Pima County approve a Type 3 Conditional Use Permit for a new Wireless Communications Facility (“WCF”). The proposed WCF is located within the RH zone, would feature a 75’ stealth broadleaf tree, and therefore exceed the maximum 40’ and 50’ height requirements as outlined in Pima County Zoning Code for WCFs. Additionally, the stealth broadleaf tree would feature an antenna array exceeding the 30-inch standoff (“non-flush mounted”) from the pole.

4. DESCRIPTION OF PROPOSAL

The Applicant is proposing to build a 50’ X 50’X 8’ CMU wall around the 75’ stealth broadleaf tree and the proposed Verizon Wireless equipment cabinets to screen from public view. The CMU wall will be painted to match the existing buildings to integrate the proposed wireless communications facility into the prevailing on-site architecture. The proposed stealth broadleaf tree will accommodate two additional wireless carriers on the structure to deliver high-capacity wireless services and create a centralized location for future wireless providers to deploy quickly, effectively, and efficiently in the future.

The proposed site is located within a larger 4.78 Acre parcel zoned RH improved with a modular home.

5. CUP COMPARISON CHART

Development Standards	Base Standards	Proposed Standards (WCF in RH CUP)
Max. Height	40’ (stealth) or 50’ with flush-mounted antennas (Type1)	75’ (up to 80’ for faux tree branches)
Max. Antenna Array standoff	30”	As approved
Max. Tower Diameter	36”	36”
Min. WCF Setback from Rural/Residential Zoning	75’ (for 75’ tower)	North: 256’ (RU-43/Vacant) South: 75’ (RH) STATE LAND West: 75’ (RH) STATE LAND East: 553’ (CB-1)

As shown above, the proposed site varies from the standards set forth in the Pima County Zoning Code for WCFs. Below is a justification for the deviation(s) from those standards:

- Max Antenna Array (> 30" standoff)- The size and number of antennas impact the width and corresponding standoff of the antenna array. The anchor tenant, Verizon Wireless, will be transmitting and receiving a variety of frequencies from this site, including CMRS (Cellular), LTE, AWS, PCS, L-Sub 6, and CBRS to support 4G and 5G technologies. These antennas require horizontal separation from one another to address interference with one another. In addition, a wider antenna array (mount) provides for a wider aperture for faux branches to extend through the array to increase antenna screening.
- Setbacks 2:1 vs > 2:1)- The site observes a 2:1 setback from the north and east, and a 1:1 from south, and west.
- Max. Tower Diameter (36")- The site is designed to accommodate 3 wireless carriers. We are proposing all carrier cabling to be routed through the tower caisson (foundation) into the pole. The increased diameter more easily accommodates the internal cabling structurally and spatially.

6. RELATIONSHIP TO SURROUNDING PROPERTIES

The Proposed Site is zoned RH, where stealth freestanding Wireless Communication Facilities are allowed both with and without a Conditional Use Permit.

In this particular case, a Type 3 Conditional Use Permit is required as:

- 1.) The proposed site is located in an RH zone
- 2.) The proposed site exceeds the maximum 40' (stealth) or 50' with flush-mounted antennas (Type1)
- 3.) The proposed antenna array exceeds the maximum 30" standoff, primarily due to the faux branches used to screen the structure

The 4.78 +/- Acre parent parcel is currently improved with a modular home. The proposed site meets a 1:1 setback from that structure. The placement of the site within the overall larger parcel seeks to maximize setbacks from privately-owned residential and RH uses to the north and east, while meeting the minimum (1:1) setbacks from government-owned (State) land to the south and west.

Generally speaking, the parent parcel and proposed site are situated in an area bordered by North Anway Road to the east, and the westerly extension of Sunset Road to the north (ROW not yet dedicated). Aguirre Road lies approximately 4573' to the west, and Manville Road approximately 4875' to the south.

The general area is characterized by vacant land to the north, south, and west, and single-family residential land to the east (across Anway Road). The area is semi-rural in nature, and is dominated by RH, GR, and IR zoning.

The area is underserved by wireless communications infrastructure, with the closest tower being located 2.5 miles away (east-southeast), occupied by Verizon Wireless.

This site will improve the coverage and capacity for this growing part of the County.

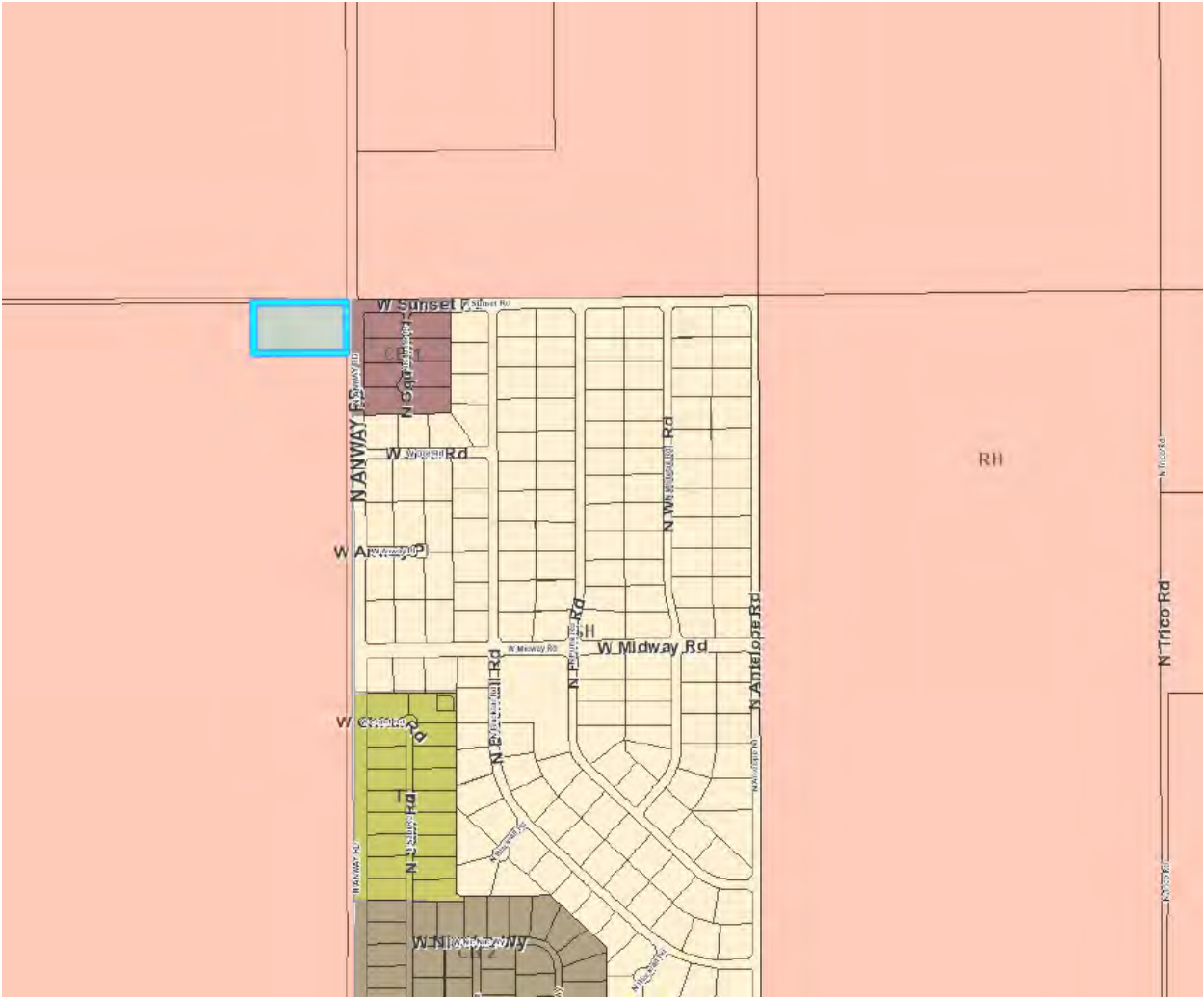
The site observes in excess of the required 1:1 setback from the north and east property lines. The setbacks from the south and west property lines are 1:1. The closest single family residence (other than the on-site modular home) is approximately 663’ to the east, measured from the proposed stealth broadleaf structure to the residential lot line (includes 110’ Anway ROW).

The surrounding zoning and land uses are as follows:

Surrounding Zoning and Land Uses

Direction	Existing Zoning	Existing Use
Site	RH	Modular home site
North	RH	Vacant
East	CB-1	Single Family Residential
South	RH	Vacant
West	RH	Vacant

Zoning Map



The proposed site observes the following setbacks (as calculated from the face of the antenna array to Property lines):

Direction	Distance	Adjacent Use
North	256'	Vacant
East	553'	Single Family Residential
South	75'	Vacant
West	75'	Vacant

7. LOCATION AND ACCESSIBILITY

The proposed site is located in the western Pima County, west of Avra Valley and Picture Rocks. Access to the proposed site is via the existing curb cut and access gate off of off of Anway Road. A private all-weather access driveway will extend from the aforementioned access point west to the site.

8. CIRCULATION SYSTEM

As an unmanned facility, the proposed site will not impact the existing circulation system of the parent parcel. proposed site includes the 20' wide all-weather (Asphalt milling) access driveway and utility easement extending from the east to the proposed site.

Once constructed, the access to the site is anticipated to occur approximately once per month for maintenance.

9. DEVELOPMENT SCHEDULE (Phasing)

The initial construction is anticipated to take approximately 8 weeks, including all civil (tower, fiber, power, compound, and access road) and the installation of Verizon Wireless equipment at the site.

Thereafter, construction (installation/collocation), or modification of equipment at the site will only occur once a new Building Permit (including necessary zoning approvals) is obtained from Pima County. The installation of additional carrier equipment (collocation) is anticipated to take approximately 4 weeks per wireless tenant.

10. COMMUNITY FACILITIES AND SERVICES

The proposed site is located in unincorporated Pima County. As such, community facilities and services are limited. Most developed parcels are served by private water/well, septic tank, and trash service. Police Service is provided by PCSO, and fire service is provided by the Avra Valley Rural Fire District.

This site is anticipated to serve the wireless voice, data, and internet needs of Verizon wireless customers in the community once developed. Thereafter, the site will be marketed to additional wireless carriers to offer competing services for the community.

11. CARRIER COVERAGE

The need for wireless service is determined by market demand, density of surrounding sites, coverage requirements for a specific geographic area, and the obligation to provide continuous coverage from one site to another in a particular geographic region to avoid call failures, dropped calls and slow data speeds. Approval of this application will allow Verizon Wireless and potentially other wireless carriers to meet the service demands of this area from this particular location.

It is important to note there are no existing sites within 2 miles of the proposed location. The closest tower(s) are located 5.9 miles east (TUC Avra) and 7 miles north (TUC Jaguar) of the proposed site. It is important to note Verizon Wireless located on both of the aforementioned sites.

The proposed WCF's location, stealth design, and placement within the property, together with the property's zoning, surrounding land use, and land tenure to the south and west make this location superior to the other site locations in the area. In addition, the design will accommodate additional wireless carriers, eliminating the need for additional sites in the immediate area. Capitalizing on increased coverage afforded by this superior site will enable less intense WCF uses to be deployed in more sensitive areas with less intrusive impact in the future.

Lastly, this site's technical attributes will clearly address the demonstrated gap in coverage for Verizon Wireless, and other competing wireless carriers, in this area of Pima County.

Wireless coverage provided by communication sites, such as the one at this location, will function as an important link to complete and fortify the overall communications network locally and nationally. The Project will be an essential part of Verizon's, and possibly other wireless carriers', regional wireless network. This site will fill a significant gap in coverage and expand coverage in the area.

11. SITE JUSTIFICATION

Compliance with 18.07.030 Land Use Regulations

A. Communication towers:

- a. Purpose: To regulate the placement, construction and modification of communications towers and related equipment areas in order to protect the health, safety and welfare of the public in accordance with the guidelines and intent of the Telecommunications Act of 1996 and other applicable federal, state and local ordinances;

The proposed WCF is placed in such a manner as to protect the health, safety and welfare of the public and will comply with applicable federal, state and local ordinances.

- b. To minimize the total number of communication towers throughout unincorporated Pima County by maximizing the use of existing communication towers in order to reduce the number of new towers needed;

The proposed WCF addresses a significant gap in network service due to the lack of existing towers in the area. In addition, the site will be designed for multiple wireless carriers so as to minimize the number of towers in the area.

- c. To maintain and preserve the existing unique attributes of community character including, but not limited to, architecture, historic and cultural features, historic development patterns, landscape, hardscape and the size, scale and spacing of buildings and other structures that define the community identity of rural and residential neighborhoods, and to preserve property values in those neighborhoods;

The proposed WCF takes advantage of the parent property's size, surrounding land tenure and non-residential land uses (vacant), and employs a stealth design so as to preserve property values in the immediate area.

- d. To encourage the location of communication towers in business and industrial zones and in areas of compatible uses;

While the proposed WCF is located on a property zoned RH, it's use is compatible with on-site uses and the uses of adjacent property (namely, vacant). In addition, the proposed WCF is located further from residential uses than the nearby CB-1 zoned parcels that are currently used as single family residences.

- e. To minimize the adverse impacts of communications towers and related equipment areas on visually sensitive areas including, but not limited, to skylines, rock outcroppings, foothills, mountain backdrops, unique vegetation, streams and natural drainageways through the careful design, siting, landscape screening and innovative camouflaging techniques utilizing current and future technologies;

The proposed WCF's design employs innovative camouflaging techniques utilizing current and future technologies to minimize its adverse effect on the surrounding area.

- f. To promote and encourage shared use or co-location of communication towers and antenna support structures;

The proposed WCF will be designed to accommodate a minimum of three wireless carriers on the stealth structure and within the equipment compound.

- g. To protect the aesthetic quality of neighborhoods by encouraging the siting of communication towers to minimize negative aesthetic impacts and ensure to the extent possible that communications towers and related equipment areas are compatible with surrounding land uses;

The site selection of the proposed WCF and its corresponding stealth design seeks to protect the aesthetic quality of the neighborhood and insure compatibility with the surrounding area and land uses. The 50' X 50' equipment area will be enclosed with a solid 8' C.M.U. block wall to screen the equipment from offsite views and attenuate noise generated by the carrier equipment.

- h. To allow unincorporated Pima County access to the latest in wireless technologies by collaborating with the wireless industry in developing sound siting policy.

The proposed WCF will facilitate the delivery of the latest in wireless technologies to this unincorporated area of Pima County. Verizon Wireless will deploy initially at the site as the anchor tenant, and the site will be marketed to other wireless carriers to enable carrier competition and consumer choice. Moreover, this WCF, once developed, will allow carriers to deploy on the site rapidly and cost effectively, eliminating the need for additional towers in the area.

Compliance with Conditional Use 18.97.030 Procedures and Requirements (A.3.C)

- 1) It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated;

The proposed site is consistent with Pima Prospers as it will provide technology encouraging infill and development and preserves Open Space. As an unmanned passive use, it does not require water and sewer, and utilizes the latest energy efficient equipment to deliver the latest wireless technology.

- 2) It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, the legal permitted uses of such property,

The setbacks of the proposed site will provide safeguards for the legal permitted uses of adjacent undeveloped property.

- 3) It has adequate accessibility to the county road network,

The parent property of the proposed WCF has frontage and existing ingress/egress onto Anway Road. Nevertheless, as an unmanned facility, the site is not expected to generate a substantial amount of vehicle trips once constructed, typically 1X/month.

- 4) It has sufficient off-street parking and loading facilities, that will be developed in accordance with county engineering standards,

The proposed WCF will provide parking within the proposed 50' X 50' equipment compound, eliminating the need for off-street parking or loading facilities.

- 5) It will meet county standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses and other forms of air pollution, liquids and solid wastes,

As an unmanned facility, the proposed site will not generate any noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses and other forms of air pollution, liquids and solid wastes exceeding Pima County standards.

- 6) Hours of operation will not be detrimental to adjoining residents,

As an unmanned facility, the hours of operation of the proposed WCF will not be detrimental to adjoining residents.

- 7) Landscaping will be fully in conformance with zoning code regulations;

Federal Telecommunications Act of 1996

A. Least Intrusive Means to Fill a Significant Gap in Coverage.

Section 332(c)(7)(B)(i)(II) of the Federal Telecom Act of 1996 bars local governmental decisions from precluding the provision of wireless services:

The regulation of the placement, construction, and modification of personal wireless service facilities by any State or Local government or instrumentality thereof—

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

The areas in which wireless communication facilities can be relocated is geographically limited because each site is a “link” in a chain or honeycomb of sites and cannot move very far in any direction once the network has been established. Moving too far one way or another would cause interference or create a gap in coverage. Further, the Proposed Site’s height, placement, color and screening mechanism renders this site the least intrusive means of addressing this gap.

The direct and indirect financial benefits of reliable wireless service to the growing area surrounding the proposed site in Pima County are supported by the overwhelming use by the public and private sector. In a recent report, the “National 911 Program,” which is an office housed within the National Highway Traffic Safety Administration, found that “76 percent of consumers are using cellular phones to make 911 calls.” Today, just over half – 50.8% - of American households only have a mobile voice connection and 90% of US households use wireless service. For Millennials (those born between 1982 and 2004), that increases to over two-thirds who live in mobile-only households. Wireless may also be the only connection available to access 911 and reverse 911. A 2015 survey found that cellular service is of major importance to homebuyers. It was more important than schools when looking for a home (cellular service ranked 76% versus 60% for schools). Cellular coverage trailed only crime rates (96%), local taxes (90%), and amenities (84%). Among Millennials, 83% said cell service was the most important fact in purchasing a home. (RootMetrics & Money, June 2, 2015). In 2016, wireless data traffic reached yet another record high. In all, traffic totaled 13.72 trillion megabytes – the equivalent of 1.58 million years of streaming HD video – an increase of 4.07 trillion megabytes over 2015. Over the past two years, data use has increased 238 percent. (2017 CTIA Wireless Snapshot, May 2017).

With this increase in demand from users in vehicles, at home, and those who work from home, there is a need for facilities to meet the customer needs.

12. ANALYSIS OF FEDERAL LAW

In addition to local and state law, this application is governed by the Federal Communications Act, 47 U.S.C. § 332(c)(7)(B). In the Telecommunications Act of 1996, Pub. L. No 104-104, 110 Stat. 56 (“Telecom

Act”) Congress added Section 332(c)(7)(B), which provides rights to wireless service providers and establishes limitations upon state and local zoning authorities with respect to applications for permits to construct wireless service facilities. The express purpose of the Act is “to promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers.” Pub. L. No. 104-104, 110 Stat. 56, 56 (1996); see also *City of Rancho Palos Verdes v. Abrams*, 544 U.S. 113, 115 (2005). It also is intended to “encourage the rapid deployment of new telecommunications technologies.” *Id.*; see also H.R. Conf. Rep. No. 104-458, at 113 (1996) (purpose of the 1996 Act is “to provide for a pro-competitive, deregulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies and services . . . by opening all telecommunications markets to competition”).

Recognizing that wireless service can bring enormous benefits to communities and can boost jobs and economic productivity, this important law and subsequent regulations applicable to wireless facilities were enacted to remove impediments to and promote the rapid deployment of wireless technology on a national basis.

The applicable limitations and directives include the following:

- (a) State and local governments may not unreasonably discriminate among providers of functionally equivalent services (§332(c)(7)(B)(i)(I)).
- (b) State and local governments may not regulate the placement, construction or modification of wireless service facilities in a manner that prohibits, or has the effect of prohibiting, the provision of personal wireless services (better known as the “effective prohibition clause”) (§332(c)(7)(B)(i)(II)).
- (c) State and local governments must act on requests for authorization to construct or modify wireless service facilities within a reasonable period of time (§332(c)(7)(B)(ii)).
- (d) Any decision by a state or local government to deny a request for construction or modification of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (§332(c)(7)(B)(iii)).
- (e) Finally, no state or local government or instrumentality thereof may regulate the placement, construction or modification of personal wireless service facilities on the basis of the perceived environmental effects of radio frequency emissions to the extent that such facilities comply with federal communications commission’s regulations concerning such emissions (§332(c)(7)(B)(iv)).

Rapid deployment of wireless facilities is an important national issue, especially given the trend of Americans eliminating traditional landline telephone and content delivery services in favor of wireless communications. The Center for Disease Control and Prevention (“CDC”) tracks “wireless substitution” rates as part of its National Health Interview Survey and publishes the findings every six months in its Wireless Substitution reports. The December of 2019 report estimate that more than one-half (57%) of American homes have only wireless phones.

Reliable and robust wireless communication is essential, considering over half of Americans do not have a landline and rely on wireless service to conduct personal and business communications, to access the internet or to reach emergency responders. Ensuring access in the event of an emergency is critical, be it communications between emergency service personnel or for people calling for help.

13. CONCLUSION

The Proposed Site will support Verizon Wireless and other potential wireless carriers and therefore help reduce the number of towers needed to serve the community within this service area. The proposed 75' stealth broadleaf tree will take advantage of the site's superior geographic location and land use attributes to improve coverage in the area in the least intrusive means possible. In addition, the location of the proposed site will allow multiple carriers to locate within the heart of the growing portion of the County and deploy services quickly, effectively, and efficiently.

Appendix A

Site Photos



View of proposed site.



Looking east at access route to/from proposed site.



View of proposed access into property.



North from site.



South from site.



East from Site.



West from site.



View of existing electrical facilities serving property and proposed site.

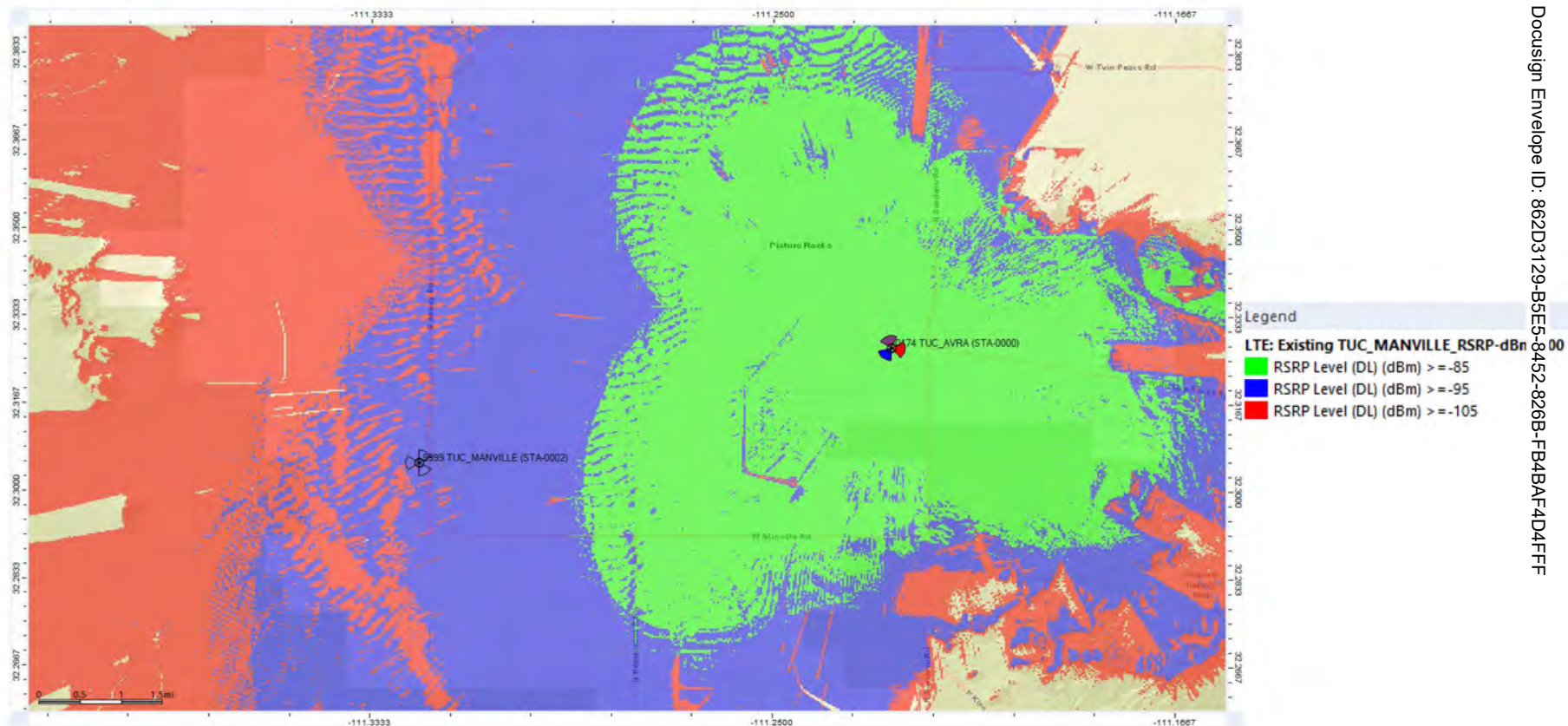
Appendix B

RF Propagation Plots

TUC_MANVILLE/17367208

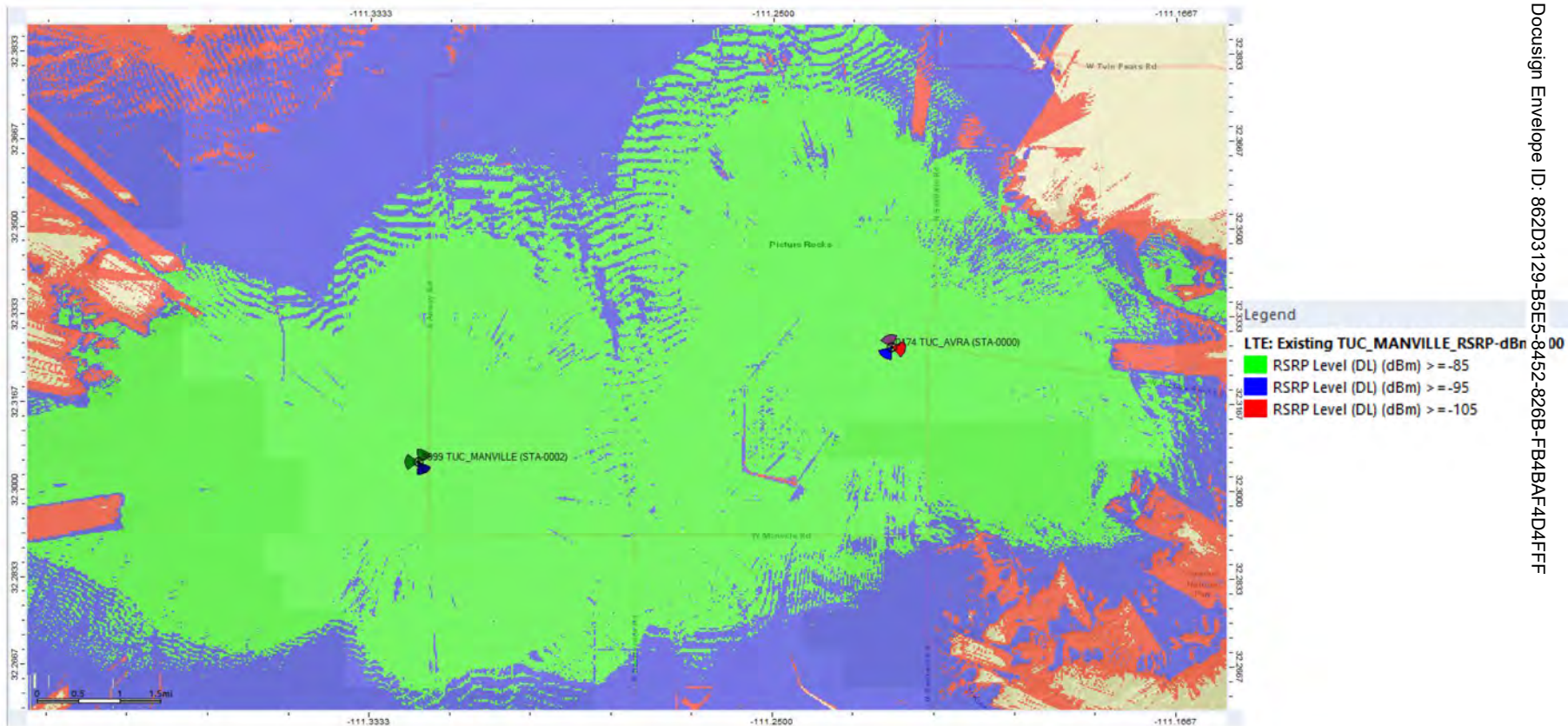
Angelo Ferrer
03/05/2026

verizon



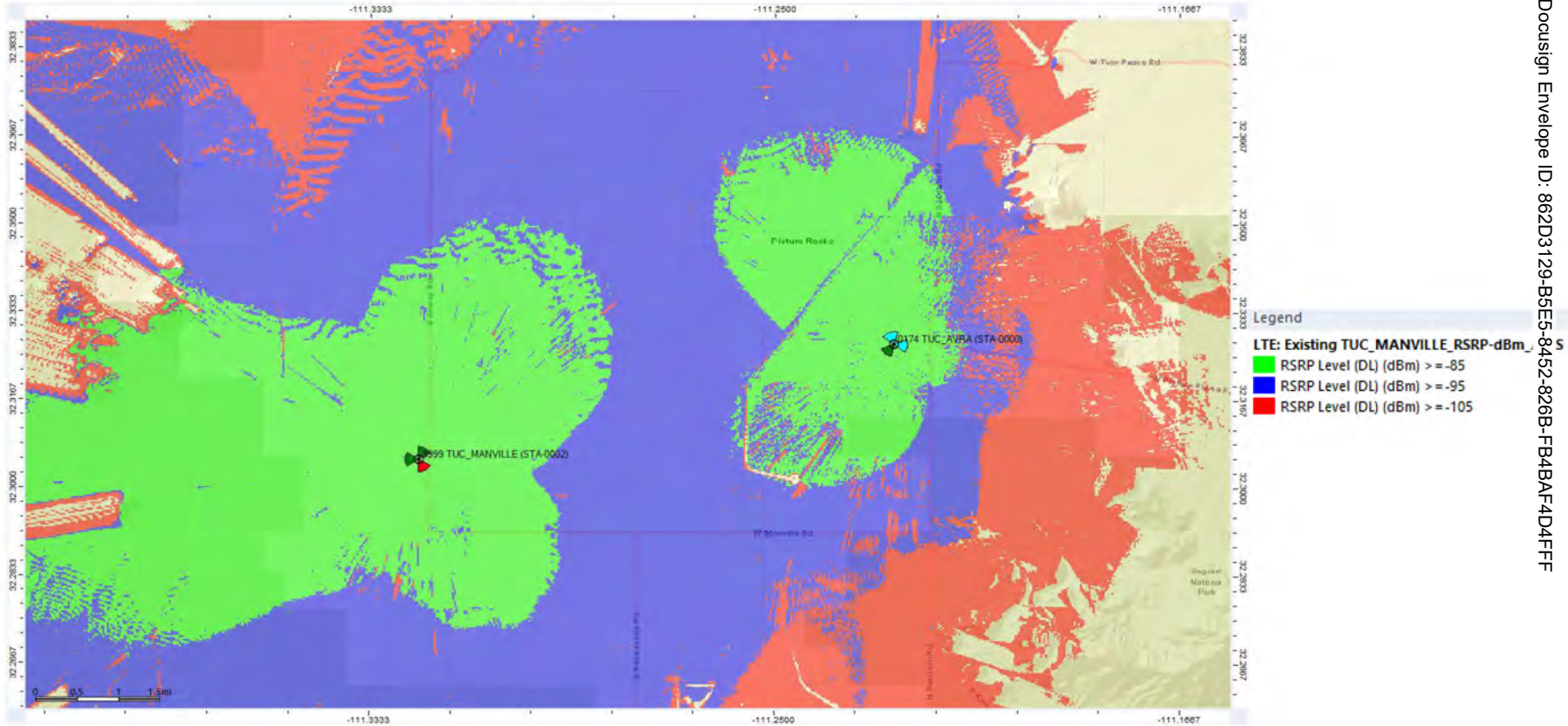
700 Coverage RSRP dBm Before

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



700 Coverage RSRP dBm After

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



AWS Coverage RSRP dBm After

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

THANK YOU



Appendix C

Photo Simulations



10 ELEVATION: EXISTING SITE, NORTH
PAGE A-6 SCALE: NOT TO SCALE



11 ELEVATION: PROPOSED SITE, NORTH
PAGE A-6 SCALE: NOT TO SCALE

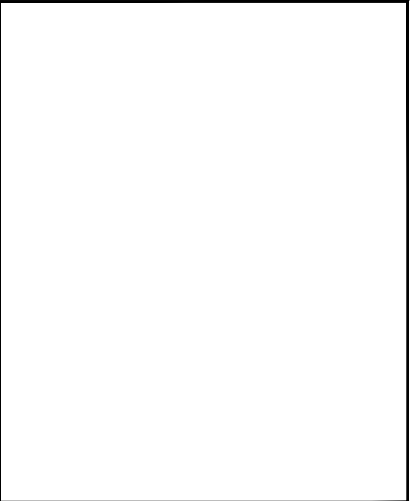
verizon

10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

Pacific Coast Towers

CCI systems

ISSUED FOR:						
REV	DESCRIPTION	DATE	DRN BY	REV BY	APP BY	
0	100% COMPLETE ZD	11/05/2025	OAM	TH	KK	
1	100% COMPLETE ZD	03/02/2026	OAM	TH	KK	
1	100% COMPLETE ZD	03/25/2026	OAM	TH	KK	



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.

SITE NAME:
DSW/TUC MANVILLE

SITE ID: AZ6006

SITE ADDRESS:
5575 NORTH ANWAY ROAD
MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:

PHOTOGRAPH SIMULATIONS

SHEET NUMBER:

A-6



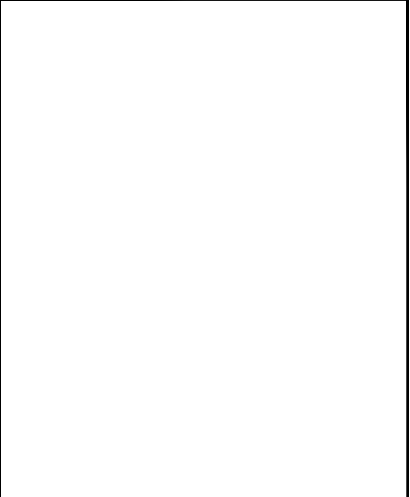
12 ELEVATION: EXISTING SITE, NORTH
PAGE A-7 SCALE: NOT TO SCALE



13 ELEVATION: PROPOSED SITE, NORTH
PAGE A-7 SCALE: NOT TO SCALE

10000 PARK MEADOWS DR, SUITE 300
LONE TREE, CO 80124

ISSUED FOR:						
REV	DESCRIPTION	DATE	DRN BY	REV BY	APP BY	
0	100% COMPLETE ZD	11/05/2025	OAM	TH	KK	
1	100% COMPLETE ZD	03/02/2026	OAM	TH	KK	
1	100% COMPLETE ZD	03/25/2026	OAM	TH	KK	



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SITE NAME:
DSW/TUC MANVILLE

SITE ID: AZ6006

SITE ADDRESS:
5575 NORTH ANWAY ROAD
MARANA, AZ 85653

PIMA COUNTY

SHEET NAME:
PHOTOGRAPH SIMULATIONS

SHEET NUMBER:
A-7



MEMORANDUM

DATE: May 11, 2026


FROM: Patricia Gilbert
Hydrologist IIITO: Spencer Hickman
Planner II
Planning and Zoning

SUBJECT: P26CU00003

The Regional Flood Control District (District) has reviewed the site conditions at 5575 North Anway and offers the following information:

1. The project is not impacted by a federal floodplain. Therefore, the designated Special Flood Hazard Area is Zone X.
2. The project does not have mapped regulated riparian habitat.
3. The project is impacted by two District local floodplains.

The first is a Sheet Flood Special Study #46 effective on August 8th, 2008. This study shows that 6" of distributary flow impacts the entire parcel. The regulatory requirement for structures and mechanical equipment is 18" above the highest adjacent natural grade within the local Sheet Flood area.

A more recent local floodplain study, the Brawley/Black Wash Detailed Risk Analysis and Mapping Shaded X has been effective October 25, 2024. The Study determined a floodplain boundary of a depths of 0.5' that is the regulatory flood depth. This study currently is in the Federal Emergency Management Agency (FEMA) review process and will eventually become a FEMA designated Special Flood Hazard Area Zone X-Shaded Floodplain. The regulatory requirement for structures and mechanical equipment is 18" above the highest adjacent natural grade within this study.

The infrastructure shown on the site plan will need a floodplain use permit and improvements shall comply with the Floodplain Ordinance.

The District **has no objection** to the conditional use permit, subject to the following conditions.

- a. Regional Flood Control District review and approval are required at the time of permitting.
- b. Development shown on the site plan shall not create an adverse drainage impact to upstream or downstream properties.

PG

Cc: File

Appendix A

Site Photographs





Site Photograph 1 – Looking north at the Site



Site Photograph 2 – Looking southwest at the Site

Site Photographs

TowerCo – Manville
5575 North Anway Road
Marana, AZ 85653

Photographed:
September 3, 2025



Site Photograph 3 – Looking east at the Site



Site Photograph 4 – Looking west at the Site

Site Photographs

TowerCo – Manville
5575 North Anway Road
Marana, AZ 85653

Photographed:
September 3, 2025



Site Photograph 5 – Looking north away from the Site



Site Photograph 6 – Looking south away from the Site

Site Photographs
TowerCo – Manville
5575 North Anway Road
Marana, AZ 85653

Photographed:
September 3, 2025



Site Photograph 7 – Looking east away from the Site



Site Photograph 8 – Looking west away from the Site

Site Photographs

TowerCo – Manville
5575 North Anway Road
Marana, AZ 85653

Photographed:
September 3, 2025



Site Photograph 9 – Looking east along the access/utility easement



Site Photograph 10 – Looking west along the access/utility easement

Site Photographs

TowerCo – Manville
5575 North Anway Road
Marana, AZ 85653

Photographed:
September 3, 2025

Appendix B

Documentation of Officially Designated Wilderness Areas, Wildlife Preserves, and Endangered Species



Informal Biological Assessment

TowerCo

Project Name: Manville / AZ6006 - Trileaf #770917

Latitude: 32° 18' 19.44" N, Longitude: 111° 19' 23.61" W

Trileaf performed an Informal Biological Assessment for the subject site. The purpose is to document whether the proposed undertaking will affect listed or proposed threatened or endangered species, designated critical habitats, wetlands, and migratory birds. A project description, site photographs, topographical maps, wetland maps, and soil maps are included in this report.

Proposed Project Description:

The Site is located at 5575 North Anway Road, Marana, Pima County, Arizona 85653, and consists of the construction of a 80-foot monoeucalyptus communications tower with an overall height of 80 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) lease area. The project includes a 15-foot-wide access easement extending northeast, then east away from the lease area approximately 550 feet toward North Anway Road. The proposed structure site is approximately 2,123 feet above mean sea level.

Site and Surrounding Habitat:

The Site is currently located within undeveloped land. During the area reconnaissance, no trees along the access road, and generally throughout the area were identified to be removed.

The surrounding habitat within a 0.5-mile radius of the proposed site consists predominantly of agricultural development. To the north is North Aguire Road, followed by agricultural development. To the east is North Anway Road, followed by residential development. To the south is undeveloped land. To the west is undeveloped land, followed by agricultural development. The current habitat is not mapped as critical habitat, nor does it qualify as sufficient habitat for Federal listed species.

Wetlands:

Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory Map to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Trileaf determined that the site is not located in a recognized national wetland area.

Trileaf performed a field visit and identified surface water bodies. Using local maps in combination with an area reconnaissance the following water bodies have been identified in the table below:

Water Body Type	Water Body Name	Direction from Structure	Distance from Structure
Riverine	Unnamed	N	0.06 miles

Migratory Birds:

The proposed Site and design process for this project could not conform to all the USFWS recommendations to decrease potential effects on migratory birds. Therefore, it has included mitigating factors such as structure placement within minimally sensitive areas, avoiding placement near wetlands and large water bodies, limiting structure height to 80 feet, and

Manville
Trileaf# 770917

eliminating the need for guy wires or FAA obstruction lighting. While the proposed Site is located near the Pacific flyway, our site investigation has determined that the project area is not located in an NWI mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridgeline, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. Based upon the efforts undertaken during this IBA as well as the current data made available, we have concluded that this project will not have a significant effect on migratory birds; however, the presence of migratory birds cannot be ruled out.

Soils:

According to the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey of Tucson-Avra Valley Area, Arizona, the Site is underlain by Anthony sandy loam with a 0 to 1 percent slope, Anway sandy loam, Anway loam and Valencia sandy loam with a 0 to 1 percent slope.

Anthony soils consist of well drained soils that are formed from mixed stream alluvium and are found in alluvial fans and flood plains. The depth to the most restrictive feature is more than 80 inches. The depth to the water table is more than 80 inches. A typical profile of Anthony soil consists of a surface layer of sandy loam extending from 0 to 60 inches. Anthony soils have no frequency of ponding and a rare frequency of flooding.

Anway soils consist of well drained soils that are formed from mixed alluvium and are found in plains. The depth to the most restrictive feature is more than 80 inches. The depth to the water table is more than 80 inches. A typical profile of Anway sandy loam soil consists of a surface layer of sandy loam extending from 0 to 3 inches, clay loam extending from 3 to 18 inches and stratified silt loam to silty clay loam extending from 18 to 65 inches. A typical profile of Anway loam soil consists of a surface layer of loam extending from 0 to 3 inches, clay loam extending from 3 to 18 inches and stratified silt loam to silty clay loam extending from 18 to 65 inches. Anway soils have no frequency of ponding and a rare frequency of flooding.

Valencia soils consist of well drained soils that are formed from mixed stream alluvium and are found in alluvial fans. The depth to the most restrictive feature is more than 80 inches. The depth to the water table is more than 80 inches. A typical profile of Valencia soils consists of a surface layer of sandy loam extending from 0 to 24 inches, sandy clay loam extending from 24 to 48 inches and sandy loam extending from 48 to 60 inches. Valencia soils have no frequency of ponding and a rare frequency of flooding.

Anthony sandy loam, 0 to 1 percent slopes, Anway sandy loam, Anway loam and Valencia sandy loam, 0 to 1 percent slopes, are not considered to be hydric soils, and no hydrophytic vegetation or surface water was observed.

Threatened or Endangered Species:

Trileaf has researched the listed or proposed threatened or endangered species and designated critical habitat for the project area. This includes any such species that have been reported to exist within the action area where the project is located. The list of federally threatened or endangered species was acquired through the U.S. Fish and Wildlife Service's Information, Planning, and

Manville
Trileaf# 770917

Consultation system (IPaC) and is site specific. The lease area is not located within an aquatic environment; therefore, any obligate aquatic species should not be directly impacted by this project and are not included in the table below. A list of remaining species and site observations are summarized in the following table:

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Jaguar (<i>Panthera onca</i>)	Federal Endangered	Tropical rainforests, swamps and savannas	No effect	Habitat assessment indicated no potential habitat present
Sonoran Pronghorn (<i>Antilocapra americana sonoriensis</i>)	Federal Experimental Population, Non-Essential	Arid, open desert landscapes, including alluvial valleys, desert washes, arroyos, and grassland steppe	No effect	Habitat assessment indicated no potential habitat present
Cactus Ferruginous Pygmy-owl (<i>Glaucidium brasilianum cactorum</i>)	Federal Threatened	Sonoran Desert scrub, preferring areas with mature trees and large cacti, such as saguaros	No effect	Habitat assessment indicated no potential habitat present
California Least Tern (<i>Sternula antillarum browni</i>)	Federal Endangered	Open, sparsely vegetated, sandy or gravelly areas like beaches, estuaries, and bays, near shallow waters	No effect	Habitat assessment indicated no potential habitat present
Yellow-billed Cuckoo (<i>Coccyzus americanus</i>)	Federal Threatened	Wooded habitat with dense cover and water nearby, including woodlands with low, scrubby, vegetation, overgrown orchards, abandoned farmland and dense thickets along streams and marshes	No effect	Habitat assessment indicated no potential habitat present
Gila Topminnow (<i>Poeciliopsis occidentalis</i>)	Federal Endangered	Shallow, warm, quiet waters in the Gila River watershed	No effect	Habitat assessment indicated no potential habitat present

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Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Monarch Butterfly (<i>Danaus plexippus</i>)	Federal Proposed Threatened	Prairies, meadows, grasslands, along roadsides. Species dependent on host plant, milkweed	No effect	Habitat assessment indicated no potential habitat present
Arizona Eryngo (<i>Eryngium sparganophyllum</i>)	Federal Endangered	Open woodlands	No effect	Habitat assessment indicated no potential habitat present

Conclusions:

Based on the efforts undertaken during our IBA, project specifications, and the current data made available, we have concluded that there is no potential for the proposed project to have a significant effect on listed or proposed, threatened and endangered species, their designated critical habitat, or migratory birds.

It should be noted that this informal biological assessment was conducted in accordance with the Scope of Work and does not constitute a Section 7 Biological Assessment under the Endangered Species Act (50 CFR Part 402.01).



McKayla Ordak
Natural Resource Specialist



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Arizona Ecological Services Field Office
9828 North 31st Ave
#c3
Phoenix, AZ 85051-2517
Phone: (602) 242-0210 Fax: (602) 242-2513



In Reply Refer To:
Project Code: 2025-0152997
Project Name: Manville

09/23/2025 13:30:30 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The Fish and Wildlife Service (Service) is providing this list under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). The list you have generated identifies threatened, endangered, proposed, and candidate species, and designated and proposed critical habitat, that *may* occur within the One-Range that has been delineated for the species (candidate, proposed, or listed) and its critical habitat (designated or proposed) with which your project polygon intersects. These range delineations are based on biological metrics, and do not necessarily represent exactly where the species is located. Please refer to the species information found on ECOS to determine if suitable habitat for the species on your list occurs in your project area.

The purpose of the Act is to provide a means whereby threatened and endangered species and the habitats upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of Federal trust resources and to determine whether projects may affect federally listed species and/or designated critical habitat. A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If the Federal action agency determines that listed species or critical habitat *may be affected* by a federally funded, permitted or authorized activity, the agency must consult with us pursuant to 50 CFR 402. Note that a "may affect" determination includes effects that may not be adverse and that may be beneficial, insignificant, or discountable. An effect exists even if only one individual

or habitat segment may be affected. The effects analysis should include the entire action area, which often extends well outside the project boundary or "footprint." For example, projects that involve streams and river systems should consider downstream affects. If the Federal action agency determines that the action may jeopardize a *proposed* species or may adversely modify *proposed* critical habitat, the agency must enter into a section 7 conference. The agency may choose to confer with us on an action that may affect proposed species or critical habitat.

Candidate species are those for which there is sufficient information to support a proposal for listing. Although candidate species have no legal protection under the Act, we recommend that they be considered in the planning process in the event they become proposed or listed prior to project completion. More information on the regulations (50 CFR 402) and procedures for section 7 consultation, including the role of permit or license applicants, can be found in our Endangered Species Consultation Handbook at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>.

We also advise you to consider species protected under the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703-712) and the Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C. 668 *et seq.*). The MBTA prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when authorized by the Service. The Eagle Act prohibits anyone, without a permit, from taking (including disturbing) eagles, and their parts, nests, or eggs. Currently 1,026 species of birds are protected by the MBTA, including the western burrowing owl (*Athene cunicularia hypugaea*). Protected western burrowing owls can be found in urban areas and may use their nest/burrows year-round; destruction of the burrow may result in the unpermitted take of the owl or their eggs.

If a bald eagle or golden eagle nest occurs in or near the proposed project area, our office should be contacted for Technical Assistance. An evaluation must be performed to determine whether the project is likely to disturb or harm eagles. The National Bald Eagle Management Guidelines provide recommendations to minimize potential project impacts to bald eagles (see <https://www.fws.gov/law/bald-and-golden-eagle-protection-act> and <https://www.fws.gov/program/eagle-management>).

The Division of Migratory Birds (505/248-7882) administers and issues permits under the MBTA and Eagle Act, while our office can provide guidance and Technical Assistance. For more information regarding the MBTA, BGEP, and permitting processes, please visit the following web site: <https://www.fws.gov/program/migratory-bird-permit>. Guidance for minimizing impacts to migratory birds for communication tower projects (e.g. cellular, digital television, radio, and emergency broadcast) can be found at <https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation>.

The U.S. Army Corps of Engineers (Corps) may regulate activities that involve streams (including some intermittent streams) and/or wetlands. We recommend that you contact the Corps to determine their interest in proposed projects in these areas. For activities within a National Wildlife Refuge, we recommend that you contact refuge staff for specific information about refuge resources, please visit [this link](#) or visit <https://www.fws.gov/program/national->

[wildlife-refuge-system](#) to locate the refuge you would be working in or around.

If your action is on tribal land or has implications for off-reservation tribal interests, we encourage you to contact the tribe(s) and the Bureau of Indian Affairs (BIA) to discuss potential tribal concerns, and to invite any affected tribe and the BIA to participate in the section 7 consultation. In keeping with our tribal trust responsibility, we will notify tribes that may be affected by proposed actions when section 7 consultation is initiated. For more information, please contact our Tribal Coordinator, John Nystedt, at 928/556-2160 or John_Nystedt@fws.gov.

We also recommend you seek additional information and coordinate your project with the Arizona Game and Fish Department. Information on known species detections, special status species, and Arizona species of greatest conservation need, such as the western burrowing owl and the Sonoran desert tortoise (*Gopherus morafkai*) can be found by using their Online Environmental Review Tool, administered through the Heritage Data Management System and Project Evaluation Program (<https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/project-evaluation-program/>).

We appreciate your concern for threatened and endangered species. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office. If we may be of further assistance, please contact our Flagstaff office at 928/556-2118 for projects in northern Arizona, our general Phoenix number 602/242-0210 for central Arizona, or 520/670-6144 for projects in southern Arizona.

Sincerely,
/s/

Heather Whitlaw
Field Supervisor
Attachment

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Project code: 2025-0152997

09/23/2025 13:30:30 UTC

Arizona Ecological Services Field Office

9828 North 31st Ave

#c3

Phoenix, AZ 85051-2517

(602) 242-0210

PROJECT SUMMARY

Project Code: 2025-0152997

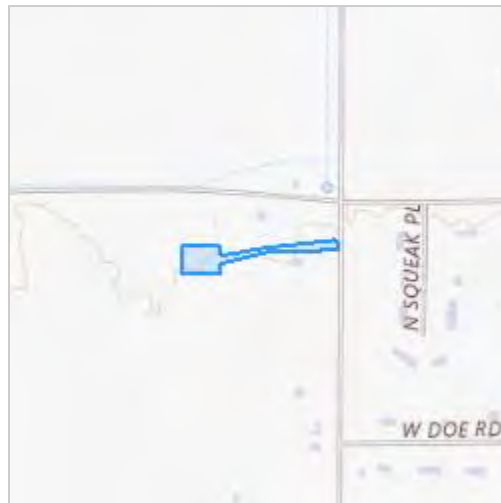
Project Name: Manville

Project Type: Communication Tower New Construction

Project Description: Our client proposes to construct a 80-foot monoeucalyptus communications tower with an overall height of 80 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) lease area. The project includes a 15-foot wide access easement extending northeast, then east away from the lease area approximately 550 feet toward North Anway Road. The proposed location is currently undeveloped land.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@32.30540175,-111.32295137620338,14z>



Counties: Pima County, Arizona

ENDANGERED SPECIES ACT SPECIES

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Jaguar <i>Panthera onca</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3944	Endangered
Sonoran Pronghorn <i>Antilocapra americana sonoriensis</i> Population: U.S.A. (AZ), Mexico No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4750	Experimental Population, Non- Essential

BIRDS

NAME	STATUS
Cactus Ferruginous Pygmy-owl <i>Glaucidium brasilianum cactorum</i> There is final critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/1225	Threatened
California Least Tern <i>Sternula antillarum browni</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8104	Endangered
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

FISHES

NAME	STATUS
Gila Topminnow (incl. Yaqui) <i>Poeciliopsis occidentalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1116	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Arizona Eryngo <i>Eryngium sparganophyllum</i> Population: There is final critical habitat for this species. Your location does not overlap the critical habitat.	Endangered

Project code: 2025-0152997

09/23/2025 13:30:30 UTC

NAME	STATUS
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Species profile: <https://ecos.fws.gov/ecp/species/10705>

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Trileaf Corporation

Name: McKayla Grasham

Address: 303 International Circle, Suite 150

City: Hunt Valley

State: MD

Zip: 21030

Email: m.grasham@trileaf.com

Phone: 4108537128

Arizona Environmental Online Review Tool Report



*Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and
manage for safe, compatible outdoor recreation
opportunities for current and future generations.*

The Department requests further coordination to provide project/species specific recommendations. Please use the [Project Evaluation Form](#) to submit your project to the Project Evaluation Program at PEP@azgfd.gov.

Project Name:

Manville

Project Type:

Communication, Cell or communication tower including access roads, New tower within rural/natural or agricultural lands

Project ID:

HGIS-26321

User Project Number:

770917

Project Description:

Our client proposes to construct a 80-foot monoeucalyptus communications tower with an overall height of 80 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) lease area. The project includes a 15-foot wide access easement extending northeast, then east away from the lease area approximately 550 feet toward North Anway Road. The proposed location is currently undeveloped land.

Contact Person:

McKayla Ordak

Organization:

TRILEAF CORPORATION

On Behalf Of:

OTHER

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:

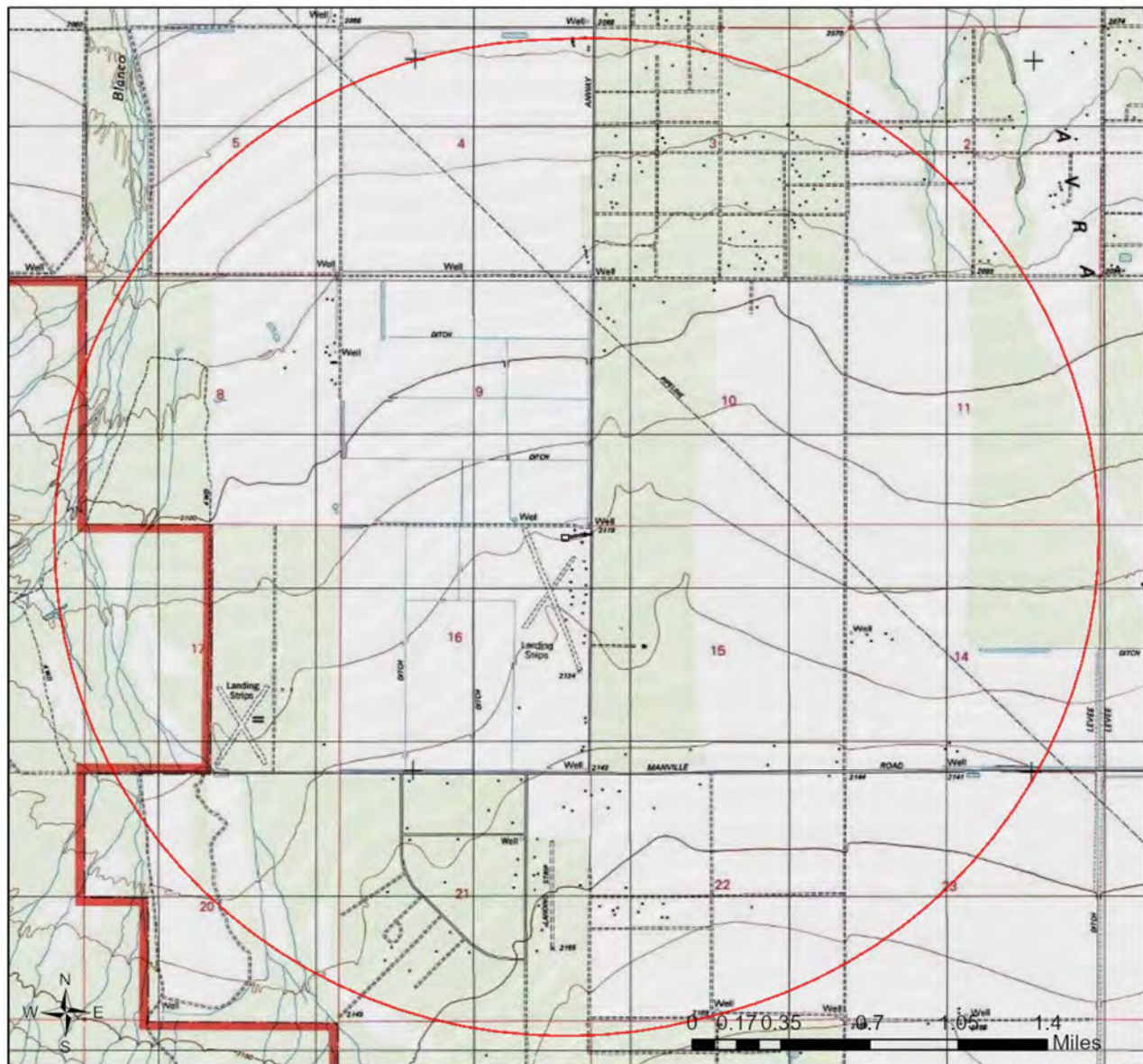
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

Manville

USA Topo Basemap With Locator Map



- Buffered Project Boundary
- Project Boundary

Project Size (acres): 0.67

Lat/Long (DD): 32.3054 / -111.3228

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R10E

USGS Quad(s): WEST OF AVRA

County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Copyright:© 2013 National Geographic Society, i-cubed
Esri, USGS



Manville Important Areas



- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Wildlife Connectivity

Project Size (acres): 0.67

Lat/Long (DD): 32.3054 / -111.3228

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R10E

USGS Quad(s): WEST OF AVRA

CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

Manville

Township/Ranges and Land Ownership



- | | |
|--|---|
| Buffered Project Boundary | Mixed/Other |
| Project Boundary | National Park/Mon. |
| AZ Game & Fish Dept. | Private |
| BLM | State & Regional Parks |
| BOR | State Trust |
| Indian Res. | US Forest Service |
| Military | Wildlife Area/Refuge |
| | Township/Ranges |

Project Size (acres): 0.67

Lat/Long (DD): 32.3054 / -111.3228

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R10E

USGS Quad(s): WEST OF AVRA

COHANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
 Esri, NASA, NGA, USGS, FEMA

Special Status Species Documented within 2 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl		S	S		2
Heloderma suspectum	Gila Monster					1
Incilius alvarius	Sonoran Desert Toad					2
Lepus alleni	Antelope Jackrabbit					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Tumamoca macdougallii	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/>.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ironwood National Monument	Conservation Opportunity Area					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/>.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					2
Ammospermophilus harrisi	Harris' Antelope Squirrel					2
Anaxyrus retiformis	Sonoran Green Toad			S		2
Anthus spragueii	Sprague's Pipit					2
Artemisiospiza nevadensis	Sagebrush Sparrow					3
Athene cunicularia hypugaea	Western Burrowing Owl		S	S		2
Auriparus flaviceps	Verdin					2
Buteo regalis	Ferruginous Hawk			S		2
Buteo swainsoni	Swainson's Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Charadrius montanus	Mountain Plover					2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat		S	S		1
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat			S		2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon		S	S		1
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad			S		2
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	LT	S	S		1
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus bullockii	Bullock's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike					2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Lepus alleni	Antelope Jackrabbit					2
Macrotus californicus	California Leaf-nosed Bat			S		2
Megascops kennicottii	Western Screech-owl					2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolni	Lincoln's Sparrow					2
Melospiza aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					3
Myotis velifer	Cave Myotis			S		2
Myotis yumanensis	Yuma Myotis					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Poecetes gramineus	Vesper Sparrow					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaidura macroura	White-winged Dove					
Zenaidura macroura	Mourning Dove					

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
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Project Type: Communication, Cell or communication tower including access roads, New tower within rural/natural or agricultural lands

Project Type Recommendations:

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations. The AZGFD recommends using only the minimum amount of light needed for safety, especially in areas immediately adjacent to open space or undeveloped lands. The AZGFD encourages the use of motion sensing lighting and narrow spectrum lighting (amber or warm tones typically 2700 Kelvin or lower) wherever possible to lower the range of species affected by lighting. Also, please consider shielding, canting, or cutting all lighting, where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.

Consider tower designs and/or modifications that reduce or eliminate impacts to migratory birds (i.e. free standing with no guy wires, no more than 199 feet above ground level, minimally lighted structures). If the tower will be guyed, install Aircraft Warning Markers (AWMs) near the tops of all outer guy wires to increase visibility to pilots. It is recommended that Bird Flight Diverters (BFDs) are also installed at regular intervals along the full length of all outer guy wires to increase visibility of wires to birds. Please refer to the U.S. Fish and Wildlife Service's (USFWS) [Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning](https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation) (<https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation>.)

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control these species. To view a list of documented invasive species or to report invasive species in or near your project area visit [iMapInvasives](https://www.invasivespeciesinfo.gov/) - a national cloud-based application for tracking and managing invasive species at <https://imap.naturereserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

The AZGFD recommends that wildlife surveys are conducted to determine if noise-sensitive species, such as birds or mammals, occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The AZGFD recommends that a qualified biologist conduct a survey for nesting birds within the project area prior to removal or trimming of trees/vegetation, if the removal or trimming occurs during the breeding season (the Project Evaluation Program can be contacted at PEP@azgfd.gov or 623-236-7600 to determine the appropriate breeding season within the project area). Trees and/or vegetation within the project area may provide nesting opportunities for avian species that are regulated under the Migratory Bird Treaty Act (MBTA) and protected under state law. If it is anticipated the project will not be in compliance with MBTA, the AZGFD recommends contacting the U.S. Fish and Wildlife Service (<https://www.fws.gov/office/arizona-ecological-services>) for technical assistance. The USFWS will provide options to comply with the MBTA.

The AZGFD recommends revegetating disturbed areas with native drought-tolerant species that represent the natural surrounding landscape. Landscaping with native plants can help support wildlife and pollinator species in the area while reducing dust and erosion. In addition, the applicable land management agencies should be consulted regarding guidelines for revegetation efforts. The AZGFD also recommends the development of a short and long-term monitoring plan, including adaptive management guidelines to address invasive species control and maintain native vegetation.

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture

1688 W Adams St.

Phoenix, AZ 85007

Phone: 602.542.4373

<https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

Analysis indicates that your project is located in the vicinity of an identified **Conservation Opportunity Area (COA)**. While there are many areas in Arizona that present abundant conservation opportunities, COAs are specific areas on the landscape that the Department identified as having the greatest potential for conservation efforts. COAs were identified using species and habitat data, the presence of unique landscape features, and Departmental expertise. COAs range in size, scope, and focal species and/or habitats and are strictly a non-regulatory conservation tool for the public and our conservation partners to consider. For more information regarding this particular COA near your project area and the Department's suggestions for potential conservation efforts, please visit the COA profile at <https://awcs.azgfd.com/conservation-opportunity-areas>.

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at <https://www.azgfd.com/wildlife-conservation/conservation-and-endangered-species-programs/burrowing-owl-management/>.

Laura Hults-McKoy

5571 N Squeak Place, Marana, AZ 85653

spirtwolf1@outlook.com | 520-358-3807

May 27, 2026

To the Pima county Planning and Zoning Commission / City Council:

I am writing as a resident of the Rural Homestead zone located south of W. Sunset Road at the intersection of W. Sunset Road and N. Anway Road neighborhood to formally register my opposition to the proposed cell tower application submitted by Catherine M. Romo, represented by Todd Daoust with Pacific Coast Towers for the property located at 5575 N. Anway Road.

While I recognize the need for adequate wireless infrastructure in our county, I strongly oppose this specific location for the following reasons:

- **Zoning Non-Compliance:** According to the Pima County Municipal Code, cell towers are not a permitted use in residential zones such as low-density residential. Large stand-alone towers are out of scale and incompatible with our residential streetscape.
- **Health & Safety Compliance:** There is concern over the long term, Environmental/Health concerns a cell tower could have on the residents of my neighborhood and the surrounding community. Surely you are aware of the numerous studies, citing environmental/health dangers from cell towers with just one carrier and this company is proposing this tower have 4 carriers which would mean 4 times the amount of radiation. Has Catherine M. Romo and or Pacific Coast Towers done an Environmental/Health impact study concerning the building of a cell tower in our residential neighborhood and the impact it will have to the residents? Some of the residents in this area already suffer from migraine headaches, dizziness, nausea, which is also caused by heat stress from exposure. Not to mention eye damage with cataracts and even sterility. Would you like a tower next to your family especially your children or elderly parents, if it could cause these issues?

- **Aesthetic Blight & Property Values:** A 80 foot steel structure will fundamentally alter the natural aesthetic and character of our neighborhood. Furthermore, Realtors report that cell towers placed within close proximity to residential homes can significantly reduce property values and impact future marketability.
- **Lack of Alternative Site Vetting:** The applicant has not demonstrated that they have vetted alternative commercial or industrial locations that would be far less intrusive to families and community gathering spaces.
- **Insufficient Public Notice:** [Use this bullet if applicable] The surrounding property owners were not provided with adequate notice or the opportunity to voice our concerns in a transparent public hearing prior to the foundation work being considered. The notice that was mailed looked like junk mail and was provided just a few weeks prior to this meeting where a meeting was held to give more information which still has not been provided prior to this meeting, granting the request for said tower.

I urge the Council to deny this application or, at minimum, issue a moratorium and remand the permit back to the board so that proper alternative sites can be evaluated as well as more time be given to the community for others to prepare and protest as I have once they are aware of the facts.

I am sorry my response had to be in an email because I am unable to attend today's meeting due to prior obligations and short notice of this meeting.

Sincerely,

A handwritten signature in cursive script, reading "Laura L. Hulst-McKoy".

Laura L. Hulst-McKoy