

## Guidelines for Standard Licensee Improvements

The following criteria are provided to aid in the development of a conceptual plot plan to be submitted to SCE for consideration and approval prior to the start of any construction on SCE property.

Plans should be developed indicating the size and location of all planned improvements. The plan should specify the dimensions of all planned improvements as well as the distance of all planned improvements from property lines and all adjacent SCE towers, poles, guy wires or other SCE facilities.

The plan must show the locations of all SCE towers and poles, 16-foot wide access roads, main water lines and water shut-off valves, electrical service lines and parking areas. All plans must indicate adjacent streets and include a "north arrow" and the Licensee's name.

### **SHADE STRUCTURES**

*(Definition: A non-flammable frame covered on the top with a material designed to provide shade to aid in growing plants)*

1. Shade structures must maintain minimum spacing of 50 feet between shade structure locations, should be placed perpendicular to Licensor's overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
  - a. 100 feet in length
  - b. 50 feet in width
  - c. 15 feet in height
2. Shade structures will not be permitted within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 foot radius around suspension tower legs
  - c. 100 foot radius around dead end tower legs
  - d. 10 foot radius around anchors/guy wires, tubular steel poles and wood poles
3. Shade structures must utilize the following design:
  - a. Temporary/slip joint construction only
  - b. Non-flammable frame only
  - c. Adequately grounded
  - d. Shade covering must be non-flammable and manufactured with non-hydrocarbon materials.

### **SHADEHOUSES/HOTHOUSES**

*(Definition: A simple, non-flammable, enclosed structure designed to control temperature **without** the benefit of heating and/or air conditioning units to aid in propagating and/or growing plants)*

1. Shadehouses/hothouses must maintain minimum spacing of 50 feet between shade house/hothouse locations, should be placed in perpendicular to Licensor's overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:

- a. 100 feet in length
  - b. 50 feet in width
  - c. 15 feet in height
2. Shadehouses/hothouses will not be permitted within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 foot radius around suspension tower legs
  - c. 100 foot radius around dead end tower legs
  - d. 10 foot radius around anchors/guy wires, tubular steel poles and wood poles
3. Shadehouses/hothouses must utilize the following design:
  - a. Temporary/slip joint construction only
  - b. Non-flammable frame only
  - c. Adequately grounded
  - d. Covering must be non-flammable and manufactured with non-hydrocarbon materials

### **GREENHOUSES**

*(Definition: An enclosed structure designed to control temperature and/or humidity by the use of heating and/or air conditioning units to aid in propagating and/or growing plants)*

Greenhouses will be considered on a case-by-case basis.

### **IRRIGATION SYSTEMS**

1. Maximum diameter of pipe: 3 inches
2. All pipe must be plastic Schedule 40 or better
3. No irrigation system will be permitted within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 foot radius around suspension tower legs
  - c. 100 foot radius around dead end tower legs
4. Sprinkler controllers must be located at the edge of the right of way
5. Suitable identification markers will be required on main controllers and valves
6. Locations of main shut off valve will be provided and shown on a plot plan
7. Underground facilities must have a minimum cover of three feet
8. Earth disturbed must be compacted to ninety percent (90%)

## **LANDSCAPING**

*(Parkways, setbacks, etc.)*

1. No trees will be permitted under the overhead electrical conductors or within 10 feet of the “drip line” of the conductors
2. Trees must have slow to moderate growth, and must be of a variety that grows to a maximum height of no more than 40 feet and must be maintained by the Licensee at a height not to exceed 15 feet
3. Placement of large rocks (boulders) must be approved in writing by Licensor
4. Any mounds or change of grade must be approved in writing by Licensor
5. No cactus or thorny shrubs will be permitted
6. Retaining walls, planters, etc., must be approved in writing by Licensor

## **TRAILERS**

1. Trailers must meet the following criteria:
  - a. Must have axles and wheel and be able to be moved at any time
  - b. Maximum length: 40 feet
  - c. Maximum height: 15 feet
2. No trailers will be permitted within the following areas reserved for Licensor’s access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 foot radius around suspension tower legs
  - c. 100 foot radius around dead end tower legs
  - d. 10 foot radius around anchors/guy wires, tubular steel poles and wood poles
  - e. Under or within 10 feet of the conductor “drip lines”
3. Sewer or gas lines to trailers must be approved in writing by Licensor
4. Location of all electrical and telephone lines must be approved in writing by Licensor
5. Trailers shall not be used for residential purposes
6. Toxic or flammable materials will not be permitted in trailers

## **PARKING AREAS**

Parking areas should not be designed under the overhead electrical conductors or within 10 feet of the “drip lines” without Licensor’s prior written approval.

## **MATERIAL STORAGE**

1. In the event of an emergency, Licensee must, within a four-hour period, relocate all materials specified by Licensor in order to provide Licensor clear access to its facilities.
2. Licensee must provide Licensor with a list of material stored on the right of way
3. No toxic or flammable materials will be permitted
4. No materials shall be stored within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 foot radius around suspension tower legs
  - c. 100 foot radius around dead end tower legs
  - d. 10 feet from anchors/guy wires, tubular steel poles and wood poles
5. Maximum height: 15 feet
6. No storage of gasoline will be permitted
7. Storage of diesel fuel on the property may be permitted with Licensor's prior written approval. The following are guidelines:
  - a. Maximum 200 gallon tank (temporary)
  - b. Only above-ground tanks will be permitted
  - c. Tank (with containment basin) must include a 10' x 10' cement pad
8. Any fencing around the storage areas must have Licensor's prior written approval