



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration Environmental Impact Report for Conditional Use Permit #21-0002/Variance #21-0001, pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

LEAD AGENCY: Imperial County Planning & Development Services Department (ICPDS)

APPLICANT: InSite Towers Development 2, LLC

PROJECT LOCATION: 373 E. Aten Road, Imperial, APN 044-230-014-000, north one-half of Tract 69, Township 15 South, Range 14 East, S. B.B. & M., in an unincorporated area of the County of Imperial.

The project site is is not listed on any list under Government Code Section 65962.5.

PROJECT DESCRIPTION:

The applicant, InSite Towers Development 2, LLC, intends to build and maintain a 160 foot wireless telecommunication tower (camouflaged as an oil tower) with shelter, antennas, and ancillary equipment. The entire parcel is approximately 21.95 acres; however, InSite will be leasing an area of 3,600 square feet from the owner for the proposed tower site. The proposed tower site will be located within a 60' x 60' leased area, with a 6-foot tall Concrete Masonry Unit (CMU) block walled equipment compound.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on **July 14, 2021** at 9:00 AM, in the Board of Supervisors Chambers, 940 Main Street, El Centro, California, to consider the adoption of the environmental document.

COMMENT PERIOD: **June 3, 2021** to **June 23, 2021** at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at jeanineramos@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

Jim Minnick, Director
Planning & Development Services

POSTED

JUN 03 2021

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CALIFORNIA

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**Cover Sheet
Assessment Form
(County of Imperial)**

Initial Study # 21-0003 Date: June 1, 2021

Project type/name: Conditional Use Permit #21-0002

Applicant's name: InSite Towers Development 2, LLC

Applicant's address: 1199 N. Fairfax Street #700, Alexandria, VA 22314

Name of person preparing Initial Study: Jeanine Ramos, Planner I

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number: 044-230-014-000
- b. Street address: 373 E. Aten Road, Imperial, CA
- c. Cross street: Old Hwy 111
- d. Township/Section/Range: T15S R14E
- e. Project area (acres) : 21.95 Acres

II. General Plan Consistency

- a. General Plan Designation. Agriculture
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. G/S (Government/Special Public)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. A-2 & G/S

- i. Is proposal consistent with the site's existing or proposed zoning? Yes
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes
- k. Is the proposal consistent with a Specific Plan for the area? Yes
- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes

Comments: (if any)

None
