



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

POSTED

SEP 20 2021

## NOTICE OF INTENT

IMPERIAL COUNTY CLERK-RECORDER  
CALIFORNIA

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration for Conditional Use Permit #21-0009 Initial Study #21-0012, 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:** AT&T California d.b.a. Pacific Bell

**PROJECT LOCATION:** 313 E. Main St., Niland, CA, APN 021-073-007-000, legally described as the west 50 ft. of Lots 16, 17, and 18, of Block 35, Townsite of Niland.

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

**PROJECT DESCRIPTION:** The applicant, AT&T CA d.b.a. Pacific Bell., intends to build and operate a 40-foot tall monopole and dish antenna at the rear of the parcel. The purpose of the monopole is to establish a microwave link between the existing AT&T Niland Facility and the new Desert Warfare Training Facility. The training facility is currently under construction at the Chocolate Mountain Air Gunnery Range. The proposed project will also include a foundation slab, waveguide ladder and support posts, and cable entry through existing pipe penetration at the south side of the existing AT&T building. The entire parcel is approximately 7,750 square feet; however, the approximate area of work will be 500 square feet within the rear yard of the parcel. The project site is fully enclosed with an existing chain link fence.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted on Wednesday October 13, 2021, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

**COMMENT PERIOD:** 09/20/2021 to 10/11/2021 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](mailto: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

POST FOR 20 DAYS

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

Initial Study # 21-0012 Date: September 20, 2021

Project type/name: Conditional Use Permit #21-0009

Applicant's name: AT&T California d.b.a. Pacific Bell

Applicant's address: 2700 Watt Ave., Sacramento, CA 95821

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

Signature of person preparing Initial Study: *Jeanine Ramos*

**I. Project Information**

- a. Assessor's Parcel Number: 021-073-007-000
- b. Street address: 313 E. Main St., Niland, CA
- c. Cross street: Main Street
- d. Township/Section/Range: Townsite of Niland
- e. Project area (acres) : 7,750 SqFt.

**II. General Plan Consistency**

- a. General Plan Designation. Niland Urban Area Plan
- b. Is Project in an Urban area? Yes
- c. Name of Urban area. Niland Urban Area
- d. Is Project within an adopted Specific Plan area? No
- e. Name of Specific Plan area. N/A
- f. Existing zoning. M-1 (Light Industry)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. M-1

- 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.

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