



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

AUG 02 2022

Imperial County Clerk-Recorder
California

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #21-0022 and Variance #22-0002 (Initial Study #22-0013) TowerCo IV Holding, LLC, 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: TowerCo IV Holding, LLC

PROJECT LOCATION: 1812 Pan American Street, Calexico, CA 92231

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

PROJECT DESCRIPTION: Applicant is proposing the development of a wireless communication facility and tower consisting of a 100-foot tall co-locatable tower with panel antennas and associated radio equipment. A base equipment cabinet, generator on a concrete pad and within a 50-foot-by-50-foot enclosed chain linked area.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted on Wednesday, September 28, 2022, 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: 08/02/22 to 09/01/22 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 ICPDSCommentLetters@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 #22-0013 TowerCo IV Holding, LLC) _____ Date: 08/01/2022

Project type/name: Conditional Use Permit #21-0022 and Variance #22-0002

Applicant's name: TowerCo IV Holding, LLC

Applicant's address: 1812 Pan American Street, Calexico, CA 92231

Name of person preparing Initial Study: Michael Abraham Assistant Director

Signature of person preparing Initial Study:  _____

I. Project Information

- a. Assessor's Parcel Number: 059-512-002-000
- b. Street address: 1812 Pan American Street, Calexico, CA 92231
- c. Cross street: Pan American Street and Rood Road
- d. Township/Section/Range: Township 17 South, Range 16 East, SBBM
- e. Project area (acres) : 50' x 50' portion of 2.10 Acres

II. General Plan Consistency

- a. General Plan Designation. Specific Plan Area (Gateway)
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. Gateway Specific Plan
- f. Existing zoning. GI (Gateway Industrial)
- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North, South, East and West GI

- 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.
