



Imperial County Planning & Development Services Planning / Building

Jim Minnick
DIRECTOR

NOTICE OF INTENT

RECEIVED

NOV 21 2023

IMPERIAL COUNTY
CLERK - RECORDER

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a Negative Declaration Mitigated Negative Declaration for Conditional Use Permit #23-0010, Variance #23-0004 (Initial Study #23-0010) CitySwitch, 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: CitySwitch.

PROJECT LOCATION: 673 Sidewinder Rd N., Winterhaven, CA. 92283

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

PROJECT DESCRIPTION: The applicant is proposing Conditional Use Permit #23-0010 for a 170'-foot monopole tower with a 10'-0" lightning rod for a total height of 180'-0" and Variance #23-0010 to exceed the height limitation in an area zoned Recreation/Open Space (S-2) by 80 ft. The project site is located at 673 Sidewinder Rd N., Winterhaven, CA, on property identified as Assessor Parcel Number 056-470-002-000.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, 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: 11/21/23 to 12/16/23 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

POSTED

NOV 21 2023

POST FOR 20 DAYS

Imperial County Clerk-Recorder
California

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

Initial Study #23-0010 (CitySwitch) Date: 11/21/2023

Project type/name: Conditional Use Permit #23-0010 (CitySwitch)

Applicant's name: Michael Bieniek/ Allison R. Burke

Applicant's address: 1900 Century Place NE, Suite 320, Atlanta, GA 30345

Name of person preparing Initial Study: Evelia Jimenez, Planner II

Signature of person preparing Initial Study:  _____

I. Project Information

- a. Assessor's Parcel Number(s): 056-470-002-000
- b. Street address: 673 Sidewinder Rd N., Winterhaven CA. 92283
- c. Cross street: Highway 8
- d. Township/Section/Range: POR SBE 872-13-9-3 OF SEC 21 16-21
- e. Project area (acres) : 26.75 AC

II. General Plan Consistency

- a. General Plan Designation. Recreation/ Open Space
- 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. S-2 Open Space
- g. Proposed zoning, if any. N/A

- h. Adjacent zoning. S-2
- 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? N/A
- 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.
