Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

13-2025-064

FILED
IMPERIAL COUNTY
Jul 29 2025
CHUCK STOREY, County Clerk
By _____
Deputy Clerk

NOTICE OF INTENT

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☒ Negative Declaration ☐ Mitigated Negative Declaration for Initial Study #25-0012/Conditional Use Permit #25-0004, Vertical Bridge Tower, 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: VB BTS III, LLC

PROJECT LOCATION: 1734 Underwood Rd, Holtville, CA 92250

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

PROJECT DESCRIPTION: The applicant, Vertical Bridge, is proposing to construct a wireless communications facility (WCF), at the above-mentioned project location, which consists of a 120-foot unmanned monopole tower with a 10-foot lightning rod for a total height of 130 feet on a 1,600 sq. ft. leased, fenced area, on the northern portion of the subject parcel (APN) 045-600-017-000, owned by Jesus Diaz Gonzales. The proposed telecommunications tower will be erected, owned, and operated by Vertical Bridge (VB BTS III, LLC). Vertical Bridge has committed to allowing the shared use of the tower for co-location of other antennas, where structurally, technically, physically, economically, and contractually feasible, with the cost of modifying the tower, if required, to be borne by the co-location company. The proposed telecommunications facility requires a Conditional Use Permit (CUP #25-0004) and a Variance (V #25-0001) to exceed the 60-feet height limitation for the A-1 (Light Agriculture) zone by 70 feet.

COMMENT PERIOD: 07/29/2025 to 09/01/25 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,

for

Jim Minnick, Director
Planning & Development Services

POST FOR 20 DAYS

Cover Sheet
Assessment Form
(County of Imperial)

Initial Study #25-0012 (Vertical Bridge Tower) Date: 07/29/2025

Project type/name: Initial Study #25-0012, Conditional Use Permit #25-0004, Variance #25-0001

Applicant's name: VB BTS III, LLC.

Applicant's address: 1499 Huntington Dr, Ste 305, South Pasadena, CA 91030

Name of person preparing Initial Study: Luis Bejarano, Planner I

Signature of person preparing Initial Study: for

I. Project Information

a.	Assessor's Parcel Number(s):	045-600-017-000
b.	Street address:	1734 Underwood Rd, Holtville, CA 92250
c.	Cross street:	Old Highway 111
d.	Township/Section/Range:	Township 15 South, Section 26, Range 15 East, SBBM
e.	Project area (acres) ☐:	5.51 AC

II. General Plan Consistency

a.	General Plan Designation.	Urban
b.	Is Project in an Urban area?	Yes
c.	Name of Urban area.	Holtville
d.	Is Project within an adopted Specific Plan area?	No
e.	Name of Specific Plan area.	No
f.	Existing zoning.	A-1-U (Light Agriculture with Urban Overlay)
g.	Proposed zoning, if any.	N/A

h.	Adjacent zoning.	North: A-1-U, South: R-1-U, East: A-1-U, West: A-1-U
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.