PROJECT REPORT

TO: **PLANNING COMMISSION** **AGENDA DATE** **March 9, 2022**

FROM: **Planning & Development Services Dept.** **AGENDA TIME 9:00 am/No. 5**

PROJECT TYPE: Infra Towers, LLC CUP #21-0002 SUPERVISOR DIST. #5

LOCATION: 373 E. Aten Road APN: 044-230-014-000

Imperial, CA PARCEL SIZE: +/- 21.95 Acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) G/S (Government/Special) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 03/09/2022

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE:

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 01/27/2022

INITIAL STUDY: IS #21-0003

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒ NONE	☐ ATTACHED
AG / APCD	☐ NONE	☒ ATTACHED
E.H.S.	☐ NONE	☒ ATTACHED
FIRE / OES	☒ NONE	☐ ATTACHED
OTHER	Quechan and DTSC	

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT, STAFF WOULD THEN RECOMMEND THAT YOU APPROVE THE MODIFICATIONS TO CONDITIONAL USE PERMIT #21-0002 BY TAKING THE FOLLOWING ACTION:

1) ADOPT THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS, APPROVING MODIFICATION TO CONDITIONAL USE PERMIT (CUP) #21-0002 SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNNING & DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE.

STAFF REPORT
PLANNING COMMISSION MEETING
March 9, 2022

Project Name: **Infra Towers, LLC**
Conditional Use Permit #21-0002 (modification)

Applicant: **Infra Towers, LLC**
1800 Diagonal Road, Suite 600
Alexandria, VA 22314

Project Location:
The project is being proposed at 373 E. Aten Road, Imperial, CA, directly west of Highway 111 and approximately 4 miles east of the Imperial County Airport. The parcel is approximately 21.95 acres in size, and the tower is being proposed on a 3,600 square foot leased area. The parcel is legally described as 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; and is further identified as Assessor's Parcel Number 044-230-014-000. (See Attachment "A" Vicinity Map, for reference)

Project Summary:
The project was initially presented and approved at Planning Commission on September 8, 2021 by the original applicant, InSite Towers Development 2, LLC, whose intent was to build and maintain a 160-foot wireless telecommunication tower camouflaged as an oil tower. Subsequently, staff was then notified that on April 1, 2021 that there had been an agreement made to transfer assets from the original applicant to the new applicant name of, Infra Towers, LLC. On November 17, 2021, December 10, 2021, and January 16, 2022 (see Attachment C) the projects representative, InTelliSites, LLC, submitted a request on the applicant's behalf to modify the original conditional use permit (CUP) for the following items:

1. Change the name of the applicant from InSite Towers Development 2, LLC to Infra Towers, LLC.
2. Amend Condition G18 for the proposed Local Benefit Agreement after coming to an agreement with Imperial Valley Emergency Communications Authority (IVECA).
3. Minor changes to the recitals of the CUP.
4. An amendment to the Indemnification Agreement between the ICPDS Department and the applicants as reviewed by County Counsel.

5. **A redesign to the original proposed telecommunications tower due to Condition S11 that requires the tower to be lit. Due to budgetary issues to accommodate the lighting of the tower, the applicants are now proposing a 3-legged lattice tower rather than the original 4-leggled oil tower design. The applicants will also be enclosing the leased area with a 6-foot tall decorative vinyl simulated wood fence painted a rustic brown, rather than the original 6-foot concrete masonry unit (CMU) block wall.**
6. A modification to Condition S1 Project Description.

Due to this request, the CUP has been revised and returned to Planning Commission for review.

According the applicant, *"The objective of the proposed facility is to assist AT&T (and other wireless carriers) to fill a significant gap in 4G LTE and 5G coverage to the Imperial Valley College and surrounding facility, which is deficient due to the lack of infrastructure to co-locate on."* The entire parcel is approximately 21.95 acres; however, the applicant will be leasing an area of 3,600 square feet. The tower is proposed on the southwest corner of the parcel, which is Imperial County owned land currently occupied by the Pioneers Museum.

The 160-foot tower will include the installation of two Global Positioning System (GPS) antennas, a back-up generator, and an AT&T Mobility Walk Up Cabinet (WUC) that will be placed near the base of the tower. AT&T will be the anchor tenant of the proposed facility. The WUC includes a proposed 15 KW backup generator, an equipment shelter, and backup batteries within the shelter. The tower site will be located within a 60' x 60' enclosed leased area.

According to the applicant's Alternative Site Analysis provided on March 2, 2021, it was determined this specific location was selected for this project since there was:

> *"...no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location, and the ability to locate a new facility while minimizing the impact to the surrounding area."*

Environment Setting:

The existing land uses surrounding the project site consist of an agricultural field to the south and west that are zoned A-2 (General Agricultural). The Imperial Valley College is across the street, directly north of the project site zoned GS (Government/Special), and

Highway 111 is to the east. The site is currently occupied by the Pioneers Museum, with steel buildings used for equipment and machinery storage.

Land Use Analysis:

The project site is zoned GS (Government/Special) per Zoning Map #1 and is designated Agriculture under the Imperial County General Plan. Cellular towers, including any necessary support equipment, are allowed in the GS zone with the approval of a Conditional Use Permit per Title 9, Division 5, Chapter 20, Section 90520.02 d); however, Title 9, Division 24 Telecommunication Facilities Ordinance, requires for the Planning Commission to make a finding that the proposed site would have the least possible environmental and visual effect on the community.

The proposed height of the tower (160-feet) does not conform to the height limit of the project site's GS zone requirements, which allows a structure up to 100 feet in height. For this reason, the project was reviewed by the Airport Land Use Commission on July 21, 2021, and was found to be consistent with the 1996 Airport Land Use Compatibility Plan. Variance #21-0001 was presented/approved at Planning Commission on September 8, 2021 to be allowed to go over this height limitation upon approval.

Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Pioneers Museum	GS	Agriculture
North	Imperial Valley College	GS	Agriculture
South	Agricultural field	A-2	Agriculture
East	Public Road	HWY 111	-----
West	Agricultural field	A-2	Agriculture

Environmental Review:

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee (EEC). The Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. On January 27, 2022, after re-review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from February 9, 2022 through March 5, 2022, comments were received, reviewed and made part of this project.

Staff Recommendation:

It is recommended that you conduct a public hearing, that you hear all opponents and proponents of the proposed project, staff would then recommend that you approve modifications to Conditional Use Permit #21-0002 by taking the following action:

1) Adopt the attached Resolution(s) and supporting findings, approving modifications to Conditional Use Permit (CUP) #21-0002 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP contract upon receipt from the permittee.

Prepared By: Jeanine Ramos, Planner II
Planning & Development Services

Reviewed By: Michael Abraham, AICP, Assistant Director
Planning & Development Services

Approved By: Jim Minnick, Director
Planning & Development Services

Attachments:

A. Vicinity Map
B. Site Plan
C. Requested Modifications to the Notice of Action
D. Planning Commission Resolutions CUP #21-0002
E. Conditions of Approval CUP #21-0002
F. Planning Commission Package
G. Environmental Evaluation Package IS #21-0003
H. Comment Letters

Attachment A: Vicinity Map

PROJECT LOCATION MAP

IMPERIAL COUNTY CALIFORNIA

INSITE TOWERS DEVELOPMENT 2, LLC
CUP# 21-0002 / V#21-0001
APN 044-230-014-000

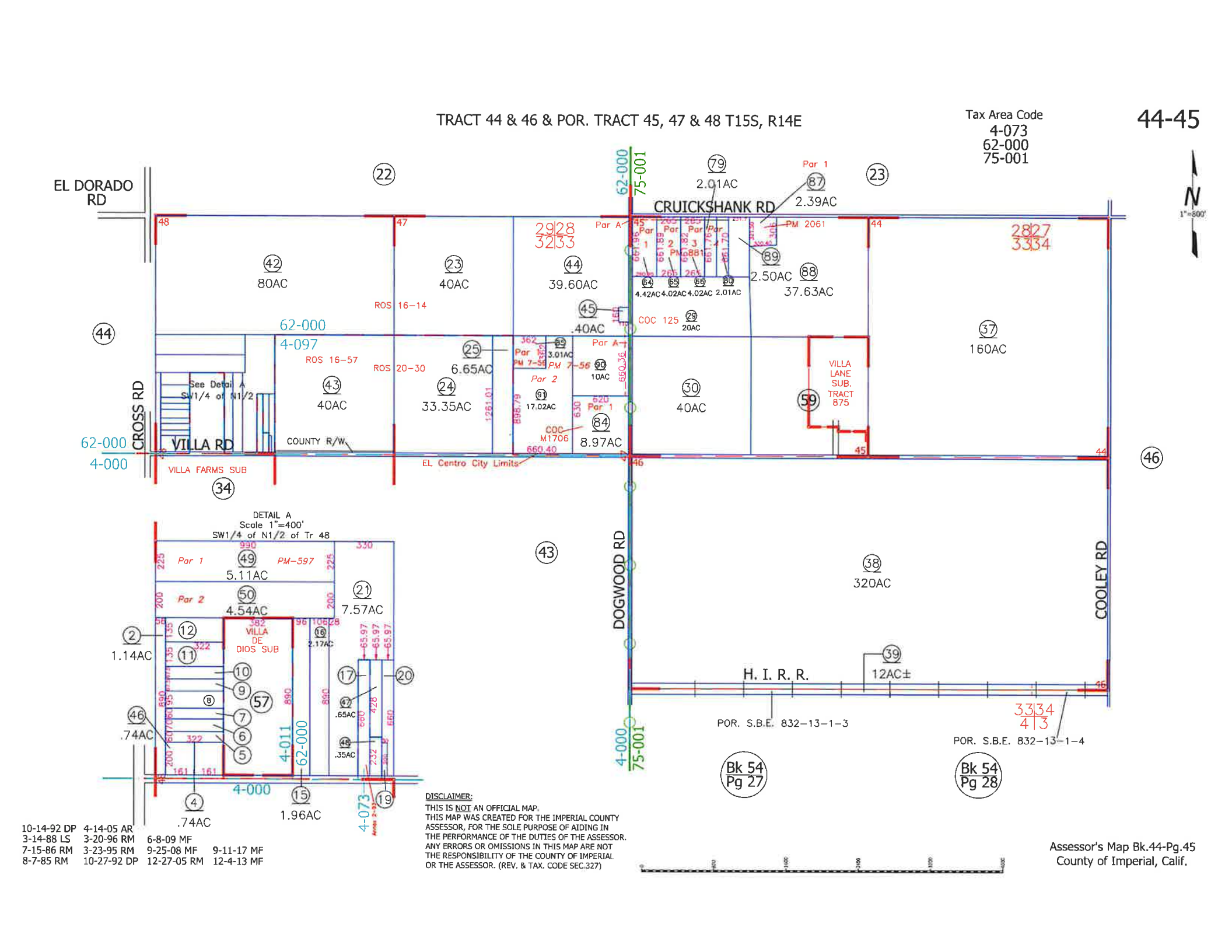
PROJECT LOCATION
TOWER LOCATION

N

TRACT 44 & 46 & POR. TRACT 45, 47 & 48 T15S, R14E

Tax Area Code
4-073
62-000
75-001

44-45



DETAIL A
Scale 1"=400'
SW1/4 of N1/2 of Tr 48

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

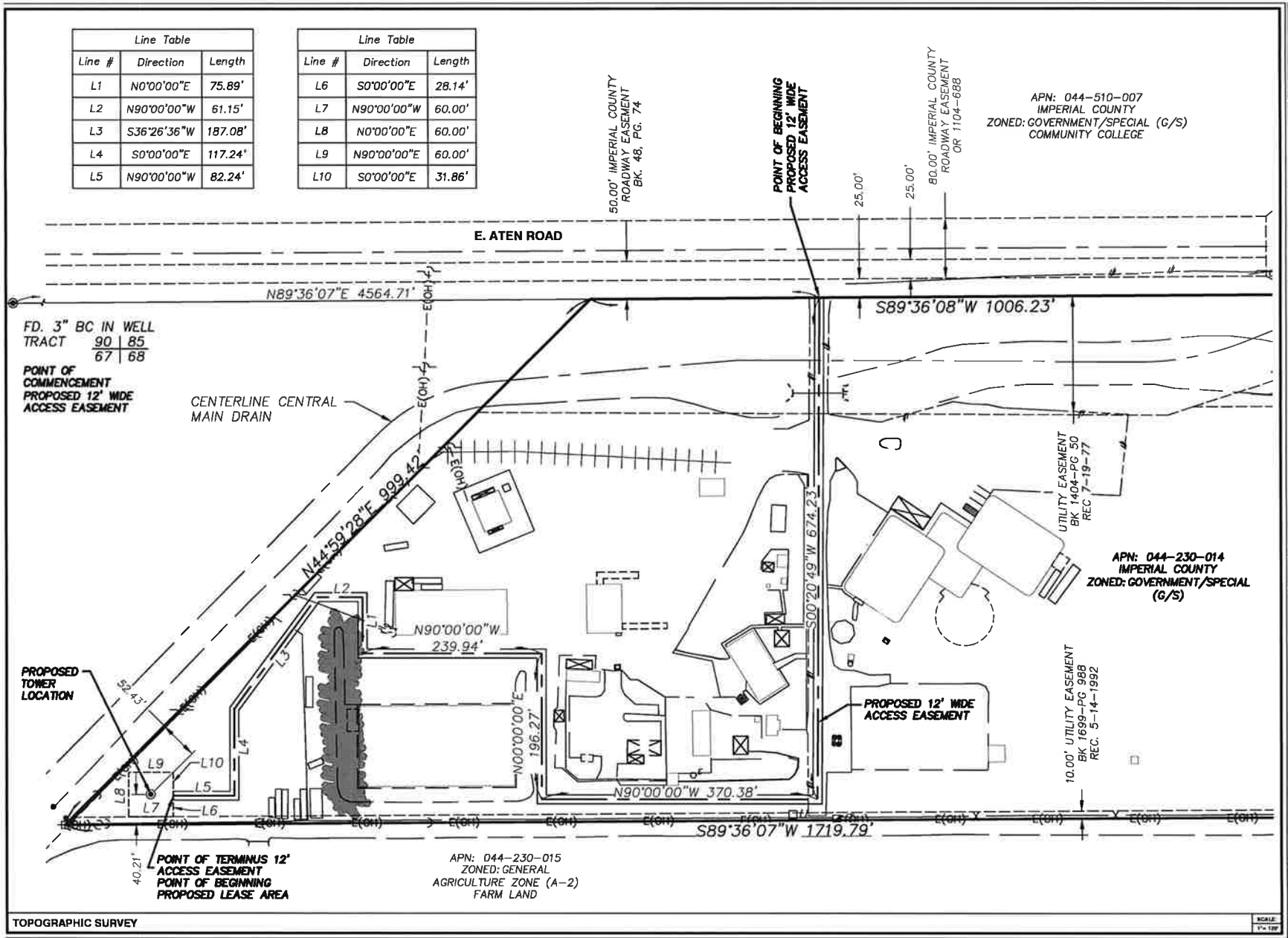
10-14-92 DP 4-14-05 AR
3-14-88 LS 3-20-96 RM 6-8-09 MF
7-15-86 RM 3-23-95 RM 9-25-08 MF 9-11-17 MF
8-7-85 RM 10-27-92 DP 12-27-05 RM 12-4-13 MF

Assessor's Map Bk.44-Pg.45
County of Imperial, Calif.

Attachment B: Site Plan

Line Table		
Line #	Direction	Length
L1	N0°00'00"E	75.89'
L2	N90°00'00"W	61.15'
L3	S36°26'36"W	187.08'
L4	S0°00'00"E	117.24'
L5	N90°00'00"W	82.24'

Line Table		
Line #	Direction	Length
L6	S0°00'00"E	28.14'
L7	N90°00'00"W	60.00'
L8	N0°00'00"E	60.00'
L9	N90°00'00"E	60.00'
L10	S0°00'00"E	31.86'



TOPOGRAPHIC SURVEY

SCALE: 1" = 120'

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:

CA070 IMPERIAL VALLEY COLLEGE

APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:

12/8/2020

ISSUED FOR:

SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:

Summitbeck Land Surveying
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89149
(o) 702.823.0815 (f) 702.833.8030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:

LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:

TOPOGRAPHIC SURVEY
LEASE AREA

SHEET NUMBER:	REVISION:
C2	1

CA070

Attachment C: Requested Modifications to the Notice of Action

November 3, 2021 – **REVISED 12/10/21**

Ms. Jeanine Ramos, Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Re: InSite Towers Development 2, LLC Notice of Action (CUP # 21-0002)

Dear Jeanine:

After reviewing the General & Site-Specific Conditions outlined in the Notice of Action for the above referenced project, the applicant would like to make a formal request to address the following five (5) minor modifications to amend the NOA as follows:

1. **Applicant Name Change**: The applicant is seeking an amendment to change the name of the applicant from InSite Towers Development 2, LLC to Infra Towers, LLC. Please find attached a letter that was jointly signed by InSite Towers and Infra Towers requesting that the application be transferred to Infra Towers, LLC. We also need all references of the applicant's name changed throughout the NOA where appropriate to "Infra Towers, LLC" and their address, which is 1800 Diagonal Rd., Suite 600, Alexandria, VA 22314.

2. **G18 Local Benefit Agreement**: Please find below the current G18 Local Benefit Agreement language contained in the Notice of Action and the applicant's proposed language that we have presented for IVECA's review and consideration on 12/10/21. The proposed revision does not change the intent of our agreement to provide space to the County free of charge but addresses some areas of concern as further explained below.

CURRENT NOA LANGUAGE:

G18 LOCAL BENEFIT AGREEMENT:[1]

Permittee has agreed to provide a local benefit per a negotiated agreement between the County and the permittee. The local benefit agreement allows the permittee to provide multiple antenna spaces and a guaranteed antenna height of fifty (50) feet on the proposed communication tower at no cost to Imperial County or IVECA.

PROPOSED LANGUAGE:

G18 LOCAL BENEFIT AGREEMENT:

Permittee and Imperial County will enter into a to be negotiated agreement authorizing the County and/or the Imperial Valley Emergency Communications Authority (IVECA) to occupy certain antenna spaces on a space available basis on the proposed communication tower (other than at the one hundred twenty (120) to one hundred sixty (160) foot AGL (Above Ground Level) which is reserved for commercial use) at no cost to Imperial County or IVECA.

The first sentence of the current language stating "per a negotiated agreement" could be construed to imply that the agreement has already been negotiated. The applicant is merely requesting a change that clarifies that the parties will enter into a "to be negotiated" agreement at a later date.

The second cause for concern with the current language is the reference to "multiple antenna spaces", which the applicant felt was too vague and could be left open to interpretation since the County does not know exactly what they want to place on the tower at this time and at what height location on the tower. So, the applicant is requesting to revise this from "multiple antenna spaces" to "certain antenna spaces" since IVECA has expressed that the inclusion of space(s) adds definitive clarity since they employ multiple antennas at each site, which will likely continue.

IVECA has also removed the 50' antenna height request since the proposed tower, due to its location, could prove to be a very valuable asset in the future and so accordingly future technology specifications and needs will suggest height requirements. With that in mind, Infra has delineated to be "***(other than at the one hundred twenty (120) to one hundred sixty (160) foot AGL (Above Ground Level) which is reserved for commercial use)***" due to the fact that: (i) Infra needs to ensure that the tower remains structurally sound with full loading, and (ii) in order for Infra to incur the significant expense in constructing, maintaining, and operating the tower, we need to ensure that it continues to be viable for collocation by wireless carriers. That is, while Infra Towers is happy to offer tower space at no charge to the County, they need to ensure that there is also sufficient, viable space available for wireless carriers (e.g., paying customers) at the highest portion of the structure.

IVECA has indicated that procedurally, once satisfactory language has been achieved, the document will be reviewed by IVECA's legal counsel and then voted on by the IVECA Board of Directors.

3. **Recitals – Page 2:** On the first line labeled "1", the applicant is requesting the following be inserted after the first word "tower" as follows: "on terms acceptable to Permittee and each subsidiary user".

4. **Indemnification Agreement:** Infra Towers has requested the insertion of a statement to the effect that "Infra Towers has the right, but not the obligation, to withdraw its application in the event of a third-party challenge", which I had inserted within the attached as #3 and Infra's legal counsel has signed. In short, Infra cannot commit to incur unlimited litigation expenses in defending the County if, in their judgment, they believe a third-party challenge to be viable/likely to succeed.

5. **Tower Design Revision:** The unexpected inclusion of the S11 Lighting Requirement contained within the NOA has imposed additional expense to our budget for the project, which we would like to mitigate by proposing to revise the tower design from a 4-legged oil tower to a 3-legged lattice tower, in addition to changing the 6' CMU block wall surrounding the lease area to an 6' tall decorative vinyl simulated wood fence painted a rustic brown. Please find enclosed our revised site plans and photo simulations for the new 3-legged design, which is less visually intrusive since the platforms have been removed and the design it is much slimmer in design with only 3 legs versus 4 legs.

6. **S1 Project Description:** I know when I originally spoke with you about this section, you explained that it is the County's preference to keep this section more general instead of spelling out all the specifics on the number of antennas, RRU's, etc. so it does not limit our use in the future for additional collocations. So, I hope the County will agree on Infra's suggested revision to the project description below:

The applicant, Infra Towers, LLC, is proposing to construct and operate a collocation wireless telecommunications facility, 160-foot above ground level (AGL), including therewith the necessary ancillary antennas (including collocator antennas), equipment, shelter, and appurtenances.

In the meantime, please feel free to call me at (702) 501-0882 if you have any questions or require further information to address the above requests.

Best Regards,

Debbie DePompei

Debbie DePompei
IntelliSites, LLC, Manager
Representing Infra Towers, LLC & Insite Towers Development 2, LLC

Enclosures:

Applicant Name Change Request Letter Signed by Infra Towers / InSite Towers
Indemnification Agreement
Revised Site Plans
Revised Photo Simulations

REVISED 12/9/2021

Recorded Requested By and
When Recorded Return To:

Imperial County Planning & Development Services
801 Main Street
El Centro California 92243

AGREEMENT FOR CONDITIONAL USE PERMIT CUP #21-0002
(Wireless Telecommunications Tower)
(044-230-014-000)
(Approved at Planning Commission _____)

This Agreement is made and entered into on this 1800 Diagonal Rd. / 600 day of _____, 2021 by and between ~~InSite Towers Development~~ Infra Towers, 2, LLC (~~1199 N. Fairfax St.~~, Suite ~~700~~ 600, Alexandria, VA 22314) hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the owner, and/or operator, and/or successor in interest in certain land in Imperial County identified as Assessor's Parcel Number 044-230-014-000, and further identified by the following legal description: as 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, and;

WHEREAS, Permittee, and/or any subsequent owner(s) would be required to and intend to fully comply with all of the terms and conditions of the project as specified in this Conditional Use Permit (CUP). In the event of a conflict between the attached CUP Agreement and conditions, these conditions govern; and

WHEREAS, Permittee has requested a permit to construct and operate a wireless telecommunications facility, 160-foot above ground level "AGL" as a co-locatable tower, including therewith the necessary ancillary antennas, equipment, shelter and appurtenances; and

WHEREAS, Permittee will not operate any type of use other than specified herein and within the application; and

WHEREAS, Permittee intends to operate the tower for its own use, Permittee shall at some future date allow another "compatible" use communication, or electronic transmission operator (hereinafter referred to as a "subsidiary user"), to use the same

on terms acceptable to Permittee and each subsidiary user,

tower, thereby minimizing the number of towers required within the confines of the County; and

WHEREAS, the County encourages multiple use (co-locators) of such towers to the extent that sharing of towers is compatible in use, frequency and meets applicable regulatory standards of all permitting jurisdictions; and

WHEREAS, though the sharing of tower space is physically possible, it is recognized that additional structural considerations must be addressed and if applicable, permitted by the Building Division of the Imperial County Planning and Development Services Department, to assure that the tower is structurally adequate.

NOW THEREFORE, the County hereby issues CUP #21-0002/ subject to all of the following conditions.

GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

G1 COSTS:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply. Any billing against this project, now or in the future, by the Planning and Development Services Department or any County Department for costs incurred as a result of this permit, shall be billed through the Planning and Development Services Department.

G2 AUDIT OF BILLS:

Permittee shall have the right to have any bill audited for clarification or correction. In the event Permittee request an audit or an explanation of any bill, it shall be in writing to the Planning and Development Services Department. Permittee shall bring the account current including any amount due under a "disputed" billing statement, before any audit is performed. If the amount disputed is the result of a Department other than the Planning and Development Services Department the explanation or audit shall be performed by said Department and a report provided to both the Permittee and the Planning and Development Services Department.

G3 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, contracts, and/or other approvals for the construction and/or operation of this project. This

shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, Division of Mines and Geology, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of any such additional permit, license and/or approval to the Planning Department within 30 days of receipt.

G4 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension by filing such a request with the Planning Director at least 30 days prior to the original 180 day expiration. The Director may approve an extension for a period not to exceed 180 days. An extension may not be granted if the request for an extension is filed after the expiration date.

G5 COMPLIANCE/REVOCATION:

Upon the determination by the Planning and Development Services Department, (if necessary upon consultation with other Departments or Agency(ies)) that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the PERMIT and the noted violation(s) shall be brought immediately to the attention of the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing before the Planning Commission shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy. In the event the action by the County is necessitated by the actions or lack thereof of a subsidiary user of the tower, all action by the County shall be taken against the permittee as if the permittee had or was causing the violation. The County shall not be obligated to deal with any subsidiary user of the facility.

G6 PROVISION TO RUN WITH LAND:

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning and Development Services Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel. This shall likewise be applicable if the transfer is between the primary and a subsidiary user.

G7 RIGHT OF ENTRY:

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied, by the landowner, the permittee or a subsidiary user. The County will contact the person designated by the Permittee to request access to the facility. The request shall be approved within (72) seventy-two hours after request.

G8 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (10) ten years from the recordation date of the CUP. The Conditional Use Permit may be extended for a single (5) five year period by the Imperial County Planning & Development Services Director. The CUP may be revoked or the extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.

G9 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time. In this permit the term Permittee may also apply to any other facility user whether specified by name herein or not. To the extent that this tower may be used by more than one service provider other than the applicant (permittee), all of the conditions of this permit shall be equally applicable to the other "user(s)" as if they were the "permittee".

G10 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project. The site specific use authorized by this permit is listed under the SITE SPECIFIC ("S") conditions, and only the use or uses listed shall be deemed as approved by this permit. The Permittee's application and or any support documents supplied by Permittee as part of the application shall not be used to determine allowed use(s).

G11 HEALTH HAZARD:

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within 45 days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G12 ENCROACHMENT PERMIT:

Permittee shall obtain, as necessary all encroachment permits, or other special traffic safety permits from the Department of Public Works and/or CALTRANS.

G13 REPORT(S):

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this Conditional Use Permit. The report shall be filed within sixty (60) days from the first day of the Calendar year, and

shall include at a minimum, the total number of "users" on the tower, any problems encountered during the previous year, any reported frequency interference complaints, the name & phone number of the responsible person whom to contact, and a checklist to show the status of each condition herein. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from Permittee or other users if applicable, however it shall be the responsibility of the permittee to assure the County that such information is received.

G14 RESPONSIBLE AGENT:

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A backup name shall also be provided, and a phone number for 24-hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G15 INDEMNIFICATION:

At no cost to the County, Permittee and each and every subsidiary user, shall indemnify, and hold harmless the County, the Board of Supervisors and all officers and agents of the County against any and all claims, actions and liabilities arising out of the permitting, construction and/or operation of the project. This indemnity agreement shall be on file with the Planning and Development Services Department prior to recordation of this CUP. Failure to have the agreement on file within 60 days from the date of approval by the Planning Commission shall terminate the approval of this CUP. If the tower is subject to "multiple" use by anyone other than the Permittee, each such operator, or facility, or individual, person or corporation shall have on file with the County Planning and Development Services Department an indemnification agreement identical to that of the Permittee.

G16 CHANGE OF OWNER/OPERATOR:

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning and Development Services Department in writing at least 60 days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all. If this permit or any subservient or associated permit requires financial surety, the transfer of this permit shall not be effective until the new Permittee has requisite surety on file. Furthermore existing surety shall not be released until replacement surety is accepted by County. Failure to provide timely notice of transfer by Permittee shall forfeit current surety.

In the event this is a multi-use tower facility, the written approval from any "user" of the tower shall be provided to the County in addition to the above.

G17 COMPLIANCE WITH ORDINANCE:

Permittee is aware of, has been provided a copy of and has agreed to be bound by and maintain compliance with the "Communications Ordinance", being Title 9 Division 24 of the County's codified ordinances.

G18 LOCAL BENEFIT AGREEMENT:[1] a

and Imperial County will enter into

Permittee ~~has agreed to provide a local benefit per~~ a negotiated agreement ~~between the County and the permittee. The local benefit agreement allows the permittee to provide multiple antenna spaces and a guaranteed antenna height of fifty (50) feet~~ on the proposed communication tower at no cost to Imperial County or IVECA.

to be

→ (other than at the one hundred twenty (120) to one hundred sixty (160) foot AGL (Above Ground Level) which is reserved for commercial use)

(TOTAL "G" CONDITIONS are 18)

This space intentionally left blank.

→ authorizing the County and/or the Imperial Valley Communications Authority (IVECA) to occupy certain spaces on a space available basis

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~~1 Imperial Valley Emergency Communication Authority Comment Letter dated 3/29/2021~~

Site Specific Conditions:

S1 PROJECT DESCRIPTION: (including collocator antennas), collocation

The applicant, ~~InSite~~ Infra Towers, ~~Development 2,~~ LLC, is proposing to construct and operate a wireless telecommunication facility, 160-foot above ground level "AGL, including therewith the necessary ancillary antennas, equipment, shelter, and appurtenances, ~~which includes~~ the installation of 2 Global Positioning System (GPS) antennas, a back-up generator, and an AT&T Mobility Walk Up Cabinet (WUC) ~~that will be~~ placed near the base of the tower. The tower may be used by multiple users in addition to the Permittee, provided the ~~conditions stated herein are followed~~.

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Access to the site shall be as described in the application and as shown on the assessors plat map, and/or as approved by or through an encroachment permit.

S3 HOURS OF OPERATION:

Permittee shall be allowed to operate the site 24 hours per day, seven days per week.

S4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:

This permit authorizes the Permittee to operate the site as described under Specific Condition S1 with no additional ancillary facilities or uses. This permit shall be considered the primary permit for this site, and if additional Conditional Use Permit(s) are secured for this site, they shall be subservient to this permit at all times.

S5 SUSPENSION OF OPERATIONS:

If operation of the communications facility ceases for a period of twenty-four (24) consecutive months, the Permittee shall remove the communications tower, all related equipment, and all structures and buildings within 6 months. Permittee may request in writing to the Planning Director a one-time extension; such extension shall be limited to a maximum of one year.

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County officials responsible for monitoring and/or enforcing the provisions of this permit shall issue a notice requiring abatement of a violation of its terms within a reasonable time as set by ordinance or County policy. As an example, responsible County officials may issue a citation and/or cease-and-desist order for repeated violation until such violations are abated. Under specific violations, the County may order the facility to cease operation until it can or will be operated in full compliance.

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responsibility of Permittee to assure that the tower is operated in compliance with all terms and conditions of the CUP.

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Permittee is allowed to have security as well as operational lighting. Said lighting shall be shielded and direct to on site areas to minimize off site interference from unacceptable levels of light or glare.

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In the event that there is a conflict between the condition of this permit and any other permit, the most stringent condition shall govern.

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S10 LATEST CODES GOVERN:

All on site structures shall be designed and built to meet the latest edition of the applicable codes. In the event the tower is altered, added to, or modified to accommodate additional users, additional antennas or other structural modifications from those originally approved by County, Permittee shall provide revised structural drawings and calculations to the Building Inspection Division prior to such modifications being made.

S11 LIGHTING:

All towers shall be lit with aircraft warning lights. At a minimum the tower shall include lights at the top of the structure. Permittee shall install a white medium intensity strobe beacon (for daylight use only) and a red flashing warning light (for nighttime use only) to warn aircraft in the vicinity. Permittee shall submit evidence of compliance with these requirements.

The County of Imperial will not require back-up power so long as the following measures are in place:

1. Implementation of a Network Operation Control Center (NOCC) as a 24 hour, 365 days a year alert system that informs the tower operator and other pertinent agencies immediately of any problems with the tower and the emergency lighting system (including towers less than 200 feet.);

2. Provide the Imperial County Applicators' notification under the NOCC system and its updates at no cost;

3. Work with Imperial County Air Applicators' on the repair schedule and flight path rerouting;

4. Repair lighting or tower equipment failure within 72 hours, and;

5. Provide written reports to the Imperial County Air Applicators' and the Imperial County Planning & Development Services Department upon completion of tower repairs (to the tower lighting) resulting from NOCC actions, and provide yearly summary reports pertaining to NOCC actions.

S12 COMMUNICATION FREQUENCY:

Transmission frequency, amount of radiated power, and antennae characteristics shall comply with requirements by the Federal Aviation Authority (FAA), Federal Communications Commission (FCC), Planning Department and other applicable agencies.

S13 FREQUENCY COORDINATION:

The operation of the project shall not cause interference with transmission or reception of signals or other communication facilities. Failure to comply with this condition shall result in suspension or revocation of the Conditional Use Permit.

S14 TOWER EMERGENCY INFORMATION:

Permittee shall file (with the County) a Tower Site Information sheet. The permittee shall update this information yearly.

S15 RESTORATION SURETY:

(a) To ensure that such restoration is completed, Permittee shall provide security that is in conformance with the County's Financial Assurance Guideline, is acceptable to the Office of County Counsel, and in an amount no less than $25,000. Said security shall cover Permittee, as well as any co-locators, users, or other subleases located at the site.

(b) The amount of security may be administratively increased by the Planning Department of the Planning Commission, upon a finding that the characteristics of the site warrants additional security. The Security must be filed with the County within six (6) months of the approval of this CUP, and/or prior to recordation, whichever comes first.

(c) The security shall remain in effect until the project has been completely removed, and the site has been fully restored to its undeveloped condition. In the event there is a history of noncompliance with the conditions of this CUP, or any other applicable federal, State or local law, regulation, rule, policy or procedure, the minimum amount of required security may be administratively increased by the Planning Department of Planning Commission to $ 35,000.

S-16 AIR POLLUTION CONTROL DISTRICT[2]

Construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities.

S-17 IMPERIAL IRRIGATION DISTRICT[3]

1. To request electrical service for the approved communication tower, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.comto initiate the customer service application process. In addition to submitting a formal application (available for download at the district website http://www.iid.com/home/showdocument?id=12923, the applicant will be required submit a complete set of approved plans by the County of Imperial, electrical plans, panel location, voltage requirement, electrical panel schedules, an AutoCAD file of the site plan, construction schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. The applicant will need to abide by the following IID electrical tower service guidelines:

    a. IID will allow only one metering point per site. If more than one meter is requested, the customer must utilize a multi-meter pack.

    b. For single-phase service from a pole-mounted transformer the total service capacity shall not exceed 600 amps (e.g. six (6) 100 amp panels or three (3) 200 amp panels). Maximum transformer size is a 100kVA with a secondary voltage of 120/240V single phase.

    c. For single-phase service from a pad-mounted transformer, the total service capacity shall not exceed 800 amps. Maximum transformer size is a 167kVA, 120/240V.

    d. Services exceeding 800 amps of total capacity must be served from a three-phase pad-mounted transformer rated at 120/208V. Please note that load must be balanced across the phases.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such

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2 Air Pollution Control District Comment Letter dated 03/11/2021
2 Imperial Irrigation District Comment Letter dated 03/15/2021

as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

S-18 VARIANCE

In conjunction with this CUP, Variance #21-0001 has been approved and issued to allow for the construction of the communication tower to a height not to exceed 160-feet above ground level (AGL).

(TOTAL "S" CONDITIONS are 18)

This space intentionally left blank.

NOW THEREFORE, County hereby issues Conditional Use Permit #21-0002 and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE

~~InSite Towers Development 2, LLC~~
Infra Towers, LLC

Date

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA

James A. Minnick, Director of
Planning & Development Services

Date

PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document_____

Number of Pages_____ Date of Document_____

Signer(s) Other Than Named Above_____

Dated_____

COUNTY NOTARIZATION

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Number of Pages_____ Date of Document_____
Signer(s) Other Than Named Above_____

INFRA TOWERS – REVISED 1/16/2022

Recorded Requested By and
When Recorded Return To:

Imperial County Planning & Development Services
801 Main Street
El Centro California 92243

AGREEMENT FOR CONDITIONAL USE PERMIT CUP #21-0002
(Wireless Telecommunications Tower) 1800 Diagonal Road
(044-230-014-000)
(Approved at Planning Commission _____)

This Agreement is made and entered into on this _____, day of ____, 2021 by and between ~~InSite Towers Development 2~~ Infra Towers, LLC (~~1199 N. Fairfax St.~~, Suite ~~700~~ 600, Alexandria, VA 22314) hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the owner, and/or operator, and/or successor in interest in certain land in Imperial County identified as Assessor's Parcel Number 044-230-014-000, and further identified by the following legal description: as 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, and;

WHEREAS, Permittee, and/or any subsequent owner(s) would be required to and intend to fully comply with all of the terms and conditions of the project as specified in this Conditional Use Permit (CUP). In the event of a conflict between the attached CUP Agreement and conditions, these conditions govern; and

WHEREAS, Permittee has requested a permit to construct and operate a wireless telecommunications facility, 160-foot above ground level "AGL" as a co-locatable tower, including therewith the necessary ancillary antennas, equipment, shelter and appurtenances; and

WHEREAS, Permittee will not operate any type of use other than specified herein and within the application; and

WHEREAS, Permittee intends to operate the tower for its own use, Permittee shall at some future date allow another "compatible" use communication, or electronic transmission operator (hereinafter referred to as a "subsidiary user"), to use the same

on terms acceptable to Permittee and each subsidiary user,

tower, thereby minimizing the number of towers required within the confines of the County; and

WHEREAS, the County encourages multiple use (co-locators) of such towers to the extent that sharing of towers is compatible in use, frequency and meets applicable regulatory standards of all permitting jurisdictions; and

WHEREAS, though the sharing of tower space is physically possible, it is recognized that additional structural considerations must be addressed and if applicable, permitted by the Building Division of the Imperial County Planning and Development Services Department, to assure that the tower is structurally adequate.

NOW THEREFORE, the County hereby issues CUP #21-0002/ subject to all of the following conditions.

GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

G1 COSTS:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply. Any billing against this project, now or in the future, by the Planning and Development Services Department or any County Department for costs incurred as a result of this permit, shall be billed through the Planning and Development Services Department.

G2 AUDIT OF BILLS:

Permittee shall have the right to have any bill audited for clarification or correction. In the event Permittee request an audit or an explanation of any bill, it shall be in writing to the Planning and Development Services Department. Permittee shall bring the account current including any amount due under a "disputed" billing statement, before any audit is performed. If the amount disputed is the result of a Department other than the Planning and Development Services Department the explanation or audit shall be performed by said Department and a report provided to both the Permittee and the Planning and Development Services Department.

G3 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, contracts, and/or other approvals for the construction and/or operation of this project. This

shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, Division of Mines and Geology, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of any such additional permit, license and/or approval to the Planning Department within 30 days of receipt.

G4 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension by filing such a request with the Planning Director at least 30 days prior to the original 180 day expiration. The Director may approve an extension for a period not to exceed 180 days. An extension may not be granted if the request for an extension is filed after the expiration date.

G5 COMPLIANCE/REVOCATION:

Upon the determination by the Planning and Development Services Department, (if necessary upon consultation with other Departments or Agency(ies)) that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the PERMIT and the noted violation(s) shall be brought immediately to the attention of the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing before the Planning Commission shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy. In the event the action by the County is necessitated by the actions or lack thereof of a subsidiary user of the tower, all action by the County shall be taken against the permittee as if the permittee had or was causing the violation. The County shall not be obligated to deal with any subsidiary user of the facility.

G6 PROVISION TO RUN WITH LAND:

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning and Development Services Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel. This shall likewise be applicable if the transfer is between the primary and a subsidiary user.

G7 RIGHT OF ENTRY:

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied, by the landowner, the permittee or a subsidiary user. The County will contact the person designated by the Permittee to request access to the facility. The request shall be approved within (72) seventy-two hours after request.

G8 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (10) ten years from the recordation date of the CUP. The Conditional Use Permit may be extended for a single (5) five year period by the Imperial County Planning & Development Services Director. The CUP may be revoked or the extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.

G9 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time. In this permit the term Permittee may also apply to any other facility user whether specified by name herein or not. To the extent that this tower may be used by more than one service provider other than the applicant (permittee), all of the conditions of this permit shall be equally applicable to the other "user(s)" as if they were the "permittee".

G10 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project. The site specific use authorized by this permit is listed under the SITE SPECIFIC ("S") conditions, and only the use or uses listed shall be deemed as approved by this permit. The Permittee's application and or any support documents supplied by Permittee as part of the application shall not be used to determine allowed use(s).

G11 HEALTH HAZARD:

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within 45 days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G12 ENCROACHMENT PERMIT:

Permittee shall obtain, as necessary all encroachment permits, or other special traffic safety permits from the Department of Public Works and/or CALTRANS.

G13 REPORT(S):

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this Conditional Use Permit. The report shall be filed within sixty (60) days from the first day of the Calendar year, and

shall include at a minimum, the total number of "users" on the tower, any problems encountered during the previous year, any reported frequency interference complaints, the name & phone number of the responsible person whom to contact, and a checklist to show the status of each condition herein. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from Permittee or other users if applicable, however it shall be the responsibility of the permittee to assure the County that such information is received.

G14 RESPONSIBLE AGENT:

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A backup name shall also be provided, and a phone number for 24-hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G15 INDEMNIFICATION:

At no cost to the County, Permittee and each and every subsidiary user, shall indemnify, and hold harmless the County, the Board of Supervisors and all officers and agents of the County against any and all claims, actions and liabilities arising out of the permitting, construction and/or operation of the project. This indemnity agreement shall be on file with the Planning and Development Services Department prior to recordation of this CUP. Failure to have the agreement on file within 60 days from the date of approval by the Planning Commission shall terminate the approval of this CUP. If the tower is subject to "multiple" use by anyone other than the Permittee, each such operator, or facility, or individual, person or corporation shall have on file with the County Planning and Development Services Department an indemnification agreement identical to that of the Permittee.

G16 CHANGE OF OWNER/OPERATOR:

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning and Development Services Department in writing at least 60 days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all. If this permit or any subservient or associated permit requires financial surety, the transfer of this permit shall not be effective until the new Permittee has requisite surety on file. Furthermore existing surety shall not be released until replacement surety is accepted by County. Failure to provide timely notice of transfer by Permittee shall forfeit current surety.

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Permittee ~~has agreed to provide a local benefit per a~~ negotiated agreement ~~between~~ the County ~~and the permittee. The local benefit agreement allows the permittee to provide multiple antenna spaces and a guaranteed antenna height of fifty (50) feet~~ on the proposed communication tower at no cost to Imperial County or IVECA.

(TOTAL "G" CONDITIONS are 18)

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1 Imperial Valley Emergency Communication Authority Comment Letter dated 3/29/2021

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Permittee shall be allowed to operate the site 24 hours per day, seven days per week.

S4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:

This permit authorizes the Permittee to operate the site as described under Specific Condition S1 with no additional ancillary facilities or uses. This permit shall be considered the primary permit for this site, and if additional Conditional Use Permit(s) are secured for this site, they shall be subservient to this permit at all times.

S5 SUSPENSION OF OPERATIONS:

If operation of the communications facility ceases for a period of twenty-four (24) consecutive months, the Permittee shall remove the communications tower, all related equipment, and all structures and buildings within 6 months. Permittee may request in writing to the Planning Director a one-time extension; such extension shall be limited to a maximum of one year.

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All on site structures shall be designed and built to meet the latest edition of the applicable codes. In the event the tower is altered, added to, or modified to accommodate additional users, additional antennas or other structural modifications from those originally approved by County, Permittee shall provide revised structural drawings and calculations to the Building Inspection Division prior to such modifications being made.

S11 LIGHTING:

All towers shall be lit with aircraft warning lights. At a minimum the tower shall include lights at the top of the structure. Permittee shall install a white medium intensity strobe beacon (for daylight use only) and a red flashing warning light (for nighttime use only) to warn aircraft in the vicinity. Permittee shall submit evidence of compliance with these requirements.

The County of Imperial will not require back-up power so long as the following measures are in place:

1. Implementation of a Network Operation Control Center (NOCC) as a 24 hour, 365 days a year alert system that informs the tower operator and other pertinent agencies immediately of any problems with the tower and the emergency lighting system (including towers less than 200 feet.);

2. Provide the Imperial County Applicators' notification under the NOCC system and its updates at no cost;

3. Work with Imperial County Air Applicators' on the repair schedule and flight path rerouting;

4. Repair lighting or tower equipment failure within 72 hours, and;

5. Provide written reports to the Imperial County Air Applicators' and the Imperial County Planning & Development Services Department upon completion of tower repairs (to the tower lighting) resulting from NOCC actions, and provide yearly summary reports pertaining to NOCC actions.

S12 COMMUNICATION FREQUENCY:

Transmission frequency, amount of radiated power, and antennae characteristics shall comply with requirements by the Federal Aviation Authority (FAA), Federal Communications Commission (FCC), Planning Department and other applicable agencies.

S13 FREQUENCY COORDINATION:

The operation of the project shall not cause interference with transmission or reception of signals or other communication facilities. Failure to comply with this condition shall result in suspension or revocation of the Conditional Use Permit.

S14 TOWER EMERGENCY INFORMATION:

Permittee shall file (with the County) a Tower Site Information sheet. The permittee shall update this information yearly.

S15 RESTORATION SURETY:

(a) To ensure that such restoration is completed, Permittee shall provide security that is in conformance with the County's Financial Assurance Guideline, is acceptable to the Office of County Counsel, and in an amount no less than $25,000. Said security shall cover Permittee, as well as any co-locators, users, or other subleases located at the site.

(b) The amount of security may be administratively increased by the Planning Department of the Planning Commission, upon a finding that the characteristics of the site warrants additional security. The Security must be filed with the County within six (6) months of the approval of this CUP, and/or prior to recordation, whichever comes first.

(c) The security shall remain in effect until the project has been completely removed, and the site has been fully restored to its undeveloped condition. In the event there is a history of noncompliance with the conditions of this CUP, or any other applicable federal, State or local law, regulation, rule, policy or procedure, the minimum amount of required security may be administratively increased by the Planning Department of Planning Commission to $ 35,000.

S-16 AIR POLLUTION CONTROL DISTRICT[2]

Construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities.

S-17 IMPERIAL IRRIGATION DISTRICT[3]

1. To request electrical service for the approved communication tower, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.comto initiate the customer service application process. In addition to submitting a formal application (available for download at the district website http://www.iid.com/home/showdocument?id=12923, the applicant will be required submit a complete set of approved plans by the County of Imperial, electrical plans, panel location, voltage requirement, electrical panel schedules, an AutoCAD file of the site plan, construction schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. The applicant will need to abide by the following IID electrical tower service guidelines:

    a. IID will allow only one metering point per site. If more than one meter is requested, the customer must utilize a multi-meter pack.

    b. For single-phase service from a pole-mounted transformer the total service capacity shall not exceed 600 amps (e.g. six (6) 100 amp panels or three (3) 200 amp panels). Maximum transformer size is a 100kVA with a secondary voltage of 120/240V single phase.

    c. For single-phase service from a pad-mounted transformer, the total service capacity shall not exceed 800 amps. Maximum transformer size is a 167kVA, 120/240V.

    d. Services exceeding 800 amps of total capacity must be served from a three-phase pad-mounted transformer rated at 120/208V. Please note that load must be balanced across the phases.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such

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2 Air Pollution Control District Comment Letter dated 03/11/2021
2 Imperial Irrigation District Comment Letter dated 03/15/2021

as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

S-18 VARIANCE

In conjunction with this CUP, Variance #21-0001 has been approved and issued to allow for the construction of the communication tower to a height not to exceed 160-feet above ground level (AGL).

(TOTAL "S" CONDITIONS are 18)

This space intentionally left blank.

NOW THEREFORE, County hereby issues Conditional Use Permit #21-0002 and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE

~~InSite Towers Development 2, LLC~~
Infra Towers, LLC

Date

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA

James A. Minnick, Director of
Planning & Development Services

Date

PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document_____

Number of Pages_____ Date of Document_____

Signer(s) Other Than Named Above_____

Dated_____

COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL} S.S.

On _____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

INFRA
TOWERS

November 3, 2021

VIA FEDERAL EXPRESS/
ADVANCE COPY VIA FACSIMILE

Imperial County Planning & Development Services
Attn: Jeanine Ramos, Planner
801 Main Street
El Centro, CA 92243

jeanineramos@co.imperial.ca.us

Re: Request for Applicant Name Change – CUP#21-0002/V#21-0001
APN 044-230-014-000

Dear Ms. Ramos:

This letter is sent pursuant to your recent discussions with Ms. Debbie DePompei of IntelliSites Development, LLC ("IntelliSites") in connection with the Applicant Name Change pertaining to the above-referenced CUP and Variance Application. The Application was originally filed by IntelliSites on behalf of InSite Towers Development 2, LLC ("ISTD2") on February 2, 2021. ITSD2 conveyed the **CA070 Imperial Valley Site Development Opportunity** ("DSO") that is the subject of the Application and 141 other DSOs to **Infra Towers, LLC, a Delaware limited liability company, with headquarters offices located at 1800 Diagonal Road, Suite 600, Alexandria, VA 22314** pursuant to the terms of that certain redacted Asset Purchase Agreement dated April 1, 2021, a redacted copy of which is enclosed (the "Transfer").

As a result of the Transfer, it is necessary that the Name of the Applicant for CUP#21-0002/V#0001 be changed from InSite Towers Development 2, LLC to Infra Towers, LLC. Should you have any questions regarding this request, please don't hesitate to contact Richard Palermo, Senior Attorney with American Tower Corporation, ITSD2's parent company, (781) 926-4973, richard.palermo@americantower.com, or Roni D. Jackson, General Counsel of Infra Towers, LLC, (714) 396-1360, roni.jackson@infraholdingsllc.com.

Thank you very much for your attention to this important matter.

Very truly yours,

Richard P. Palermo, Esq.
on behalf of InSite Towers Development 2, LLC

Roni D. Jackson, Esq.
on behalf of Infra Towers, LLC

cc: Jurg Heuberger/The Imperial County Historical Society

Attachment D: Planning Commission Resolution CUP #21-0002

RESOLUTION NO. 2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #21-0002 AND CONDITIONS OF APPROVAL FOR INFRA TOWERS, LLC.

WHEREAS, Infra Towers, LLC, has submitted a redesign/modification for a previously approved application, Conditional Use Permit #21-0002 which proposes to build and maintain a 160-foot wireless telecommunication tower with shelter and ancillary equipment;

WHEREAS, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended";

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications;

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on March 9, 2022;

WHEREAS, on January 27, 2022, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration;

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered Conditional Use Permit #21-0002 and the Conditions of Approval prior to approval; the Planning Commission finds and determines that the Conditional Use Permit and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Conditional Use Permit #21-0002 have been made as follows:

A. **The proposed use is consistent with goals and policies of the adopted County General Plan.**

The General Plan designates the subject site as "Agricultural" under the Land Use Element and is zoned "GS" (Government/Special) per Imperial County Land Use Ordinance. The project is found consistent with the goals and policies of the

Imperial County General Plan Land Use Element and, therefore, consistent with the County's General Plan.

B. **The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.**
The purpose of the project is to construct a new 160-foot wireless telecommunication tower with ancillary equipment. Pursuant to Title 9 Division 5 Chapter 20: GS (Government/Special) Zone, Section 90520.02; communication towers are a permitted use with the approval of a Conditional Use Permit and, therefore, the proposed use is consistent with the purpose of the GS zone. However, the height limitation for the GS zone is 100-feet, and due to this limitation, the applicant has applied for Variance #21-0001 to go over the maximum height by 60-feet.

C. **The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.**
The proposed wireless telecommunications facility is listed as a use subject to a Conditional Use Permit in Imperial County Land Use Ordinance, Section 90520.02.

D. **The proposed use meets the minimum requirements of Title 9 applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.**
The Project complies with the minimum requirements of Title 9 by obtaining a Conditional Use Permit pursuant to Title 9, Division 5, and Section 90520.02. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project shall meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

E. **The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.**
The proposed project entails a Conditional Use Permit and Variance for a proposed 160-foot wireless telecommunication tower. The parcel is designated "Agricultural" by the Imperial County General Plan and zoned GS (Government/Special) pursuant to Title 9 Division 5 Chapter 20 Section 90520.02. The applied Variance will allow the applicants to over the height limitation found in the GS zone by 60-feet upon approval. The surrounding areas consist of agricultural fields that are zoned A-2 (General Agriculture) and the Imperial Valley College directly to the north of the site that is zoned GS (Government/Special). The proposed use of the 160-foot telecommunication tower will not be detrimental

to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The applicant intends to build this tower to fulfill a gap in coverage in the area, specifically for the Imperial Valley College community; therefore, it is meant to benefit the community.

F. **The proposed use does not violate any other law or ordinance.**
The proposed project will be subject to the Conditional Use Permit and current Federal, State, and Local regulations. The project use does not violate any law or ordinance.

G. **The proposed use is not granting a special privilege.**
The project is a permitted use subject to approval of a Conditional Use Permit #21-0002 under Land Use Ordinance, Section 92404.00 *et. seq.* and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #21-0002, subject to the Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on **March 9, 2022** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick,
Director of Planning & Development Services
Secretary to the Planning Commission

Attachment E: Conditions of Approval CUP #21-0002

Recorded Requested By and
When Recorded Return To:

Imperial County Planning & Development Services
801 Main Street
El Centro California 92243

AGREEMENT FOR CONDITIONAL USE PERMIT CUP #21-0002
(Wireless Telecommunications Tower)
(044-230-014-000)
(Approved at Planning Commission _____)

This Agreement is made and entered into on this _____, day of ___, 2022 by and between Infra Towers, LLC (1800 Diagonal Road, Suite 600, Alexandria, VA 22314) hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the owner, and/or operator, and/or successor in interest in certain land in Imperial County identified as Assessor's Parcel Number 044-230-014-000, and further identified by the following legal description: as 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, and;

WHEREAS, Permittee, and/or any subsequent owner(s) would be required to and intend to fully comply with all of the terms and conditions of the project as specified in this Conditional Use Permit (CUP). In the event of a conflict between the attached CUP Agreement and conditions, these conditions govern; and

WHEREAS, Permittee has requested a permit to construct and operate a wireless telecommunications facility, 160-foot above ground level "AGL" as a co-locatable tower, including therewith the necessary ancillary antennas, equipment, shelter and appurtenances; and

WHEREAS, Permittee will not operate any type of use other than specified herein and within the application; and

WHEREAS, Permittee intends to operate the tower for its own use, Permittee shall at some future date allow another "compatible" use communication, or electronic transmission operator (hereinafter referred to as a "subsidiary user"), to use the same

tower on terms acceptable to Permittee and each subsidiary user, thereby minimizing the number of towers required within the confines of the County; and

WHEREAS, the County encourages multiple use (co-locators) of such towers to the extent that sharing of towers is compatible in use, frequency and meets applicable regulatory standards of all permitting jurisdictions; and

WHEREAS, though the sharing of tower space is physically possible, it is recognized that additional structural considerations must be addressed and if applicable, permitted by the Building Division of the Imperial County Planning and Development Services Department, to assure that the tower is structurally adequate.

NOW THEREFORE, the County hereby issues CUP #21-0002 subject to all of the following conditions.

GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

G1 COSTS:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply. Any billing against this project, now or in the future, by the Planning and Development Services Department or any County Department for costs incurred as a result of this permit, shall be billed through the Planning and Development Services Department.

G2 AUDIT OF BILLS:

Permittee shall have the right to have any bill audited for clarification or correction. In the event Permittee request an audit or an explanation of any bill, it shall be in writing to the Planning and Development Services Department. Permittee shall bring the account current including any amount due under a "disputed" billing statement, before any audit is performed. If the amount disputed is the result of a Department other than the Planning and Development Services Department the explanation or audit shall be performed by said Department and a report provided to both the Permittee and the Planning and Development Services Department.

G3 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, contracts, and/or other approvals for the construction and/or operation of this project. This

shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, Division of Mines and Geology, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of any such additional permit, license and/or approval to the Planning Department within 30 days of receipt.

G4 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension by filing such a request with the Planning Director at least 30 days prior to the original 180 day expiration. The Director may approve an extension for a period not to exceed 180 days. An extension may not be granted if the request for an extension is filed after the expiration date.

G5 COMPLIANCE/REVOCATION:

Upon the determination by the Planning and Development Services Department, (if necessary upon consultation with other Departments or Agency(ies)) that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the PERMIT and the noted violation(s) shall be brought immediately to the attention of the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing before the Planning Commission shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy. In the event the action by the County is necessitated by the actions or lack thereof of a subsidiary user of the tower, all action by the County shall be taken against the permittee as if the permittee had or was causing the violation. The County shall not be obligated to deal with any subsidiary user of the facility.

G6 PROVISION TO RUN WITH LAND:

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning and Development Services Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel. This shall likewise be applicable if the transfer is between the primary and a subsidiary user.

G7 RIGHT OF ENTRY:

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied, by the landowner, the permittee or a subsidiary user. The County will contact the person designated by the Permittee to request access to the facility. The request shall be approved within (72) seventy-two hours after request.

G8 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (10) ten years from the recordation date of the CUP. The Conditional Use Permit may be extended for a single (5) five year period by the Imperial County Planning & Development Services Director. The CUP may be revoked or the extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.

G9 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time. In this permit the term Permittee may also apply to any other facility user whether specified by name herein or not. To the extent that this tower may be used by more than one service provider other than the applicant (permittee), all of the conditions of this permit shall be equally applicable to the other "user(s)" as if they were the "permittee".

G10 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project. The site specific use authorized by this permit is listed under the SITE SPECIFIC ("S") conditions, and only the use or uses listed shall be deemed as approved by this permit. The Permittee's application and or any support documents supplied by Permittee as part of the application shall not be used to determine allowed use(s).

G11 HEALTH HAZARD:

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within 45 days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G12 ENCROACHMENT PERMIT:

Permittee shall obtain, as necessary all encroachment permits, or other special traffic safety permits from the Department of Public Works and/or CALTRANS.

G13 REPORT(S):

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this Conditional Use Permit. The report shall be filed within sixty (60) days from the first day of the Calendar year, and

shall include at a minimum, the total number of "users" on the tower, any problems encountered during the previous year, any reported frequency interference complaints, the name & phone number of the responsible person whom to contact, and a checklist to show the status of each condition herein. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from Permittee or other users if applicable, however it shall be the responsibility of the permittee to assure the County that such information is received.

G14 RESPONSIBLE AGENT:

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A backup name shall also be provided, and a phone number for 24-hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G15 INDEMNIFICATION:

At no cost to the County, Permittee and each and every subsidiary user, shall indemnify, and hold harmless the County, the Board of Supervisors and all officers and agents of the County against any and all claims, actions and liabilities arising out of the permitting, construction and/or operation of the project. This indemnity agreement shall be on file with the Planning and Development Services Department prior to recordation of this CUP. Failure to have the agreement on file within 60 days from the date of approval by the Planning Commission shall terminate the approval of this CUP. If the tower is subject to "multiple" use by anyone other than the Permittee, each such operator, or facility, or individual, person or corporation shall have on file with the County Planning and Development Services Department an indemnification agreement identical to that of the Permittee.

G16 CHANGE OF OWNER/OPERATOR:

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning and Development Services Department in writing at least 60 days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all. If this permit or any subservient or associated permit requires financial surety, the transfer of this permit shall not be effective until the new Permittee has requisite surety on file. Furthermore existing surety shall not be released until replacement surety is accepted by County. Failure to provide timely notice of transfer by Permittee shall forfeit current surety.

In the event this is a multi-use tower facility, the written approval from any "user" of the tower shall be provided to the County in addition to the above.

G17 COMPLIANCE WITH ORDINANCE:

Permittee is aware of, has been provided a copy of and has agreed to be bound by and maintain compliance with the "Communications Ordinance", being Title 9 Division 24 of the County's codified ordinances.

G18 LOCAL BENEFIT AGREEMENT:

Permittee and Imperial County will enter into a to be negotiated agreement authorizing the County and/or the Imperial Valley Emergency Communications Authority (IVECA) to occupy certain antenna spaces at a space available basis on the proposed communication tower at no cost to Imperial County or IVECA.

(TOTAL "G" CONDITIONS are 18)

This space intentionally left blank.

Site Specific Conditions:

S1 PROJECT DESCRIPTION:

The applicant, Infra Towers, LLC, is proposing to construct and operate a collocation wireless telecommunication facility, 160-foot above ground level "AGL, including therewith the necessary ancillary antennas (including collocator antennas), equipment, shelter, and appurtenances.

S2 ACCESS TO SITE:

Access to the site shall be as described in the application and as shown on the assessors plat map, and/or as approved by or through an encroachment permit.

S3 HOURS OF OPERATION:

Permittee shall be allowed to operate the site 24 hours per day, seven days per week.

S4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:

This permit authorizes the Permittee to operate the site as described under Specific Condition S1 with no additional ancillary facilities or uses. This permit shall be considered the primary permit for this site, and if additional Conditional Use Permit(s) are secured for this site, they shall be subservient to this permit at all times.

S5 SUSPENSION OF OPERATIONS:

If operation of the communications facility ceases for a period of twenty-four (24) consecutive months, the Permittee shall remove the communications tower, all related equipment, and all structures and buildings within 6 months. Permittee may request in writing to the Planning Director a one-time extension; such extension shall be limited to a maximum of one year.

S6 ENFORCEMENT ACTION:

County officials responsible for monitoring and/or enforcing the provisions of this permit shall issue a notice requiring abatement of a violation of its terms within a reasonable time as set by ordinance or County policy. As an example, responsible County officials may issue a citation and/or cease-and-desist order for repeated violation until such violations are abated. Under specific violations, the County may order the facility to cease operation until it can or will be operated in full compliance.

In the event there is enforcement action taken by the County it shall at all times be against the Permittee, even if another party using the tower causes the violation. It shall be the responsibility of Permittee to assure that the tower is operated in compliance with all terms and conditions of the CUP.

S7 LIGHT & GLARE:

Permittee is allowed to have security as well as operational lighting. Said lighting shall be shielded and direct to on site areas to minimize off site interference from unacceptable levels of light or glare.

S8 CONFLICTING PERMIT CONDITIONS:

In the event that there is a conflict between the condition of this permit and any other permit, the most stringent condition shall govern.

S9 MINOR ADMINISTRATIVE MODIFICATION:

The Planning and Development Services Director shall have the authority to make interpretations, issue administrative decisions and provide directions that while not modifying the intent of any condition will allow for problem resolution at an administrative level. Both Director and/or Permittee have the right to defer such issues to the Planning Commission. However, in no event shall any decision regarding this permit be brought to the Board of Supervisors without first having been brought to the Commission.

S10 LATEST CODES GOVERN:

All on site structures shall be designed and built to meet the latest edition of the applicable codes. In the event the tower is altered, added to, or modified to accommodate additional users, additional antennas or other structural modifications from those originally approved by County, Permittee shall provide revised structural drawings and calculations to the Building Inspection Division prior to such modifications being made.

S11 LIGHTING:

All towers shall be lit with aircraft warning lights. At a minimum the tower shall include lights at the top of the structure. Permittee shall install a white medium intensity strobe beacon (for daylight use only) and a red flashing warning light (for nighttime use only) to warn aircraft in the vicinity. Permittee shall submit evidence of compliance with these requirements.

The County of Imperial will not require back-up power so long as the following measures are in place:

1. Implementation of a Network Operation Control Center (NOCC) as a 24 hour, 365 days a year alert system that informs the tower operator and other pertinent agencies immediately of any problems with the tower and the emergency lighting system (including towers less than 200 feet.);

2. Provide the Imperial County Applicators' notification under the NOCC system and its updates at no cost;

3. Work with Imperial County Air Applicators' on the repair schedule and flight path rerouting;

4. Repair lighting or tower equipment failure within 72 hours, and;

5. Provide written reports to the Imperial County Air Applicators' and the Imperial County Planning & Development Services Department upon completion of tower repairs (to the tower lighting) resulting from NOCC actions, and provide yearly summary reports pertaining to NOCC actions.

S12 COMMUNICATION FREQUENCY:

Transmission frequency, amount of radiated power, and antennae characteristics shall comply with requirements by the Federal Aviation Authority (FAA), Federal Communications Commission (FCC), Planning Department and other applicable agencies.

S13 FREQUENCY COORDINATION:

The operation of the project shall not cause interference with transmission or reception of signals or other communication facilities. Failure to comply with this condition shall result in suspension or revocation of the Conditional Use Permit.

S14 TOWER EMERGENCY INFORMATION:

Permittee shall file (with the County) a Tower Site Information sheet. The permittee shall update this information yearly.

S15 RESTORATION SURETY:

(a) To ensure that such restoration is completed, Permittee shall provide security that is in conformance with the County's Financial Assurance Guideline, is acceptable to the Office of County Counsel, and in an amount no less than $25,000. Said security shall cover Permittee, as well as any co-locators, users, or other subleases located at the site.

(b) The amount of security may be administratively increased by the Planning Department of the Planning Commission, upon a finding that the characteristics of the site warrants additional security. The Security must be filed with the County within six (6) months of the approval of this CUP, and/or prior to recordation, whichever comes first.

(c) The security shall remain in effect until the project has been completely removed, and the site has been fully restored to its undeveloped condition. In the event there is a history of noncompliance with the conditions of this CUP, or any other applicable federal, State or local law, regulation, rule, policy or procedure, the minimum amount of required security may be administratively increased by the Planning Department of Planning Commission to $ 35,000.

S-16 AIR POLLUTION CONTROL DISTRICT[1]

Construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities.

S-17 IMPERIAL IRRIGATION DISTRICT[2]

1. To request electrical service for the approved communication tower, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.comto initiate the customer service application process. In addition to submitting a formal application (available for download at the district website http://www.iid.com/home/showdocument?id=12923, the applicant will be required submit a complete set of approved plans by the County of Imperial, electrical plans, panel location, voltage requirement, electrical panel schedules, an AutoCAD file of the site plan, construction schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. The applicant will need to abide by the following IID electrical tower service guidelines:

    a. IID will allow only one metering point per site. If more than one meter is requested, the customer must utilize a multi-meter pack.

    b. For single-phase service from a pole-mounted transformer the total service capacity shall not exceed 600 amps (e.g. six (6) 100 amp panels or three (3) 200 amp panels). Maximum transformer size is a 100kVA with a secondary voltage of 120/240V single phase.

    c. For single-phase service from a pad-mounted transformer, the total service capacity shall not exceed 800 amps. Maximum transformer size is a 167kVA, 120/240V.

    d. Services exceeding 800 amps of total capacity must be served from a three-phase pad-mounted transformer rated at 120/208V. Please note that load must be balanced across the phases.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such

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1 Air Pollution Control District Comment Letter dated 03/11/2021
2 Imperial Irrigation District Comment Letter dated 03/15/2021

as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

S-18 VARIANCE

In conjunction with this CUP, Variance #21-0001 has been approved and issued to allow for the construction of the communication tower to a height not to exceed 160-feet above ground level (AGL).

(TOTAL "S" CONDITIONS are 18)

This space intentionally left blank.

NOW THEREFORE, County hereby issues Conditional Use Permit #21-0002 and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE

_____ _____

Infra Towers, LLC Date

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA

_____ _____

James A. Minnick, Director of Planning & Development Services

Date

PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document_____
Number of Pages_____ Date of Document_____
Signer(s) Other Than Named Above_____

Dated_____

COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document_____
Number of Pages_____ Date of Document_____
Signer(s) Other Than Named Above_____

Attachment F: Planning Commission Package

PROJECT REPORT

TO: PLANNING COMMISSION **AGENDA DATE** September 8, 2021

FROM: Planning & Development Services Dept. **AGENDA TIME** 9:00 am/No. 6a & 6b

InSite Towers Development 2, LLC

PROJECT TYPE: CUP #21-0002 & V #21-0001 SUPERVISOR DIST. #5

LOCATION: 373 E. Aten Road APN: 044-230-014-000

Imperial, CA PARCEL SIZE: +/- 21.95 Acres

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) G/S (Government/Special) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 09/08/2021

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 05/27/2021

INITIAL STUDY: #21-0003

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒ NONE	☐ ATTACHED
AG / APCD	☐ NONE	☒ ATTACHED
E.H.S.	☐ NONE	☒ ATTACHED
FIRE / OES	☐ NONE	☒ ATTACHED
OTHER	Quechan Historic Preservation, IID, IVECA, US Fish and Wildlife, Caltrans	

REQUESTED ACTION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT, STAFF WOULD THEN RECOMMEND THAT YOU APPROVE CONDITIONAL USE PERMIT #21-0002 AND VARIANCE #21-0001 BY TAKING THE FOLLOWING ACTIONS:

1) ADOPT THE NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE HELD ON THE MAY 27, 2021;
2) MAKE THE DE MINIMUS FINDINGS AS RECOMMENDED AT THE MAY 27, 2021 EEC HEARING THAT THE PROJECT WILL NOT INDIVIDUALLY OR CUMULATIVELY HAVE AN ADVERSE EFFECT ON FISH AND WILDLIFE RESOURCES, AS DEFINED IN SECTION 711.2 OF THE FISH AND GAME CODES;
3) ADOPT THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMIT (CUP) #21-0002 SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNNING & DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE; AND,
4) ADOPT THE RESOLUTION TO APPROVE VARIANCE #21-0001 AND FINDINGS.

STAFF REPORT
PLANNING COMMISSION MEETING
September 8, 2021

Project Name: **InSite Towers Development 2, LLC**
Conditional Use Permit #21-0002/ Variance #21-0001/ Initial Study #21-0003

Applicant: **InSite Towers Development 2, LLC**
1199 N. Fairfax Street, Suite 700
Alexandria, VA 22314

Project Location:
The project is being proposed at 373 E. Aten Road, Imperial, CA, directly west of Highway 111 and approximately 4 miles east of the Imperial County Airport. The parcel is approximately 21.95 acres in size, and the tower is being proposed on a 3,600 square foot leased area. The parcel is legally described as 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; and is further identified as Assessor's Parcel Number 044-230-014-000. (See Attachment "A" Vicinity Map, for reference)

Project Summary:
The applicant, InSite Towers Development 2, LLC, intends to build and maintain a 160-foot wireless telecommunication tower (camouflaged as an oil tower). According the applicant, *"The objective of the proposed facility is to assist AT&T (and other wireless carriers) to fill a significant gap in 4G LTE and 5G coverage to the Imperial Valley College and surrounding facility, which is deficient due to the lack of infrastructure to co-locate on."* The entire parcel is approximately 21.95 acres; however, the applicant will be leasing an area of 3,600 square feet. The tower is proposed on the southwest corner of the parcel, which is Imperial County owned land currently occupied by the Pioneers Museum.

The 160-foot tower will include: the installation of 2 Global Positioning System (GPS) antennas, a back-up generator, and an AT&T Mobility Walk Up Cabinet (WUC) that will be placed near the base of the tower. AT&T will be the anchor tenant of the proposed facility. The WUC includes a proposed 15 kW backup generator, an equipment shelter, and backup batteries within the shelter. The tower site will be located within a 60' x 60' leased area, with a 6-foot tall Concrete Masonry Unit (CMU).

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According to the applicant's Alternative Site Analysis provided on March 2, 2021, it was determined this specific location was selected for this project since there was:

> "*...no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location, and the ability to locate a new facility while minimizing the impact to the surrounding area.*"

Environment Setting:

The existing land uses surrounding the project site consist of an agricultural field to the south and west that are zoned A-2 (General Agricultural). The Imperial Valley College is directly north of the project site zoned GS (Government/Special), and Highway 111 is to the east. The site is currently occupied by the Pioneers Museum, with steel buildings used for equipment and machinery storage.

Land Use Analysis:

The project site is zoned GS (Government/Special) per Zoning Map #1 and is designated Agriculture under the Imperial County General Plan. Cellular towers, including any necessary support equipment, are allowed in the GS zone with the approval of a Conditional Use Permit per Title 9, Division 5, Chapter 20, Section 90520.02 d); however, Title 9, Division 24 Telecommunication Facilities Ordinance, requires for the Planning Commission to make a finding that the proposed site would have the least possible environmental and visual effect on the community.

The proposed height of the tower (160-feet) does not conform to the height limit of the project site's GS zone requirements, which allows a structure up to 100 feet in height. However, by applying for Variance #21-0001, the applicant will be allowed to go over this height limitation upon approval. For this reason, the project was reviewed by the Airport Land Use Commission on July 21, 2021, and was found to be consistent with the 1996 Airport Land Use Compatibility Plan.

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Surrounding Land Use Ordinance:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Pioneers Museum	GS	Agriculture
North	Imperial Valley College	GS	Agriculture
South	Agricultural field	A-2	Agriculture
East	Public Road	HWY 111	-----
West	Agricultural field	A-2	Agriculture

Environmental Review:

The proposed project was environmentally assessed and reviewed by the Environmental Evaluation Committee (EEC). The Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. On May 27, 2021, after review by the EEC members, the members recommended a Negative Declaration.

The project was publicly circulated from June 3, 2021 through June 23, 2021, comments were received, reviewed and made part of this project.

Staff Recommendation:

It is recommended that you conduct a public hearing, that you hear all opponents and proponents of the proposed project, staff would then recommend that you approve Conditional Use Permit #21-0002 and Variance #21-0001 by taking the following actions:

1) Adopt the Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee held on the May 27, 2021;
2) Make the De Minimus findings as recommended at the May 27, 2021 EEC hearing that the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Codes;
3) Adopt the attached Resolution(s) and supporting findings, approving Conditional Use Permit (CUP) #21-0002 subject to all the conditions, and authorize the Plannning & Development Services Director to sign the CUP contract upon receipt from the permittee; and,
4) Adopt the Resolution to approve Variance #21-0001 and findings.

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Prepared By: Jeanine Ramos, Planner I
Planning & Development Services

Reviewed By: Michael Abraham, AICP, Assistant Director
Planning & Development Services

Approved By: Jim Minnick, Director
Planning & Development Services

Attachments:

A. Vicinity Map
B. Site Plan
C. Planning Commission Resolutions CUP #21-0002
D. Variance Resolutions V #21-0001
E. CEQA Resolutions CUP #21-0002
F. Conditions of Approval CUP #21-0002
G. Environmental Evaluation Committee Package IS #21-0003
H. Airport Land Use Commission Package ALUC #03-21
I. Application Package
J. Comment Letters

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Attachment A: Vicinity Map

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PROJECT LOCATION MAP

IMPERIAL COUNTY CALIFORNIA

INSITE TOWERS DEVELOPMENT 2, LLC
CUP# 21-0002 / V#21-0001
APN 044-230-014-000

PROJECT LOCATION
TOWER LOCATION

N

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Attachment B: Site Plan

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PC ORIGINAL PKG

NOTES:
1. THIS IS NOT A SURVEY. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY. VERIFY ALL DIMENSIONS
2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

PROPERTY INFO

APN: 044-230-014

OWNER: IMPERIAL COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

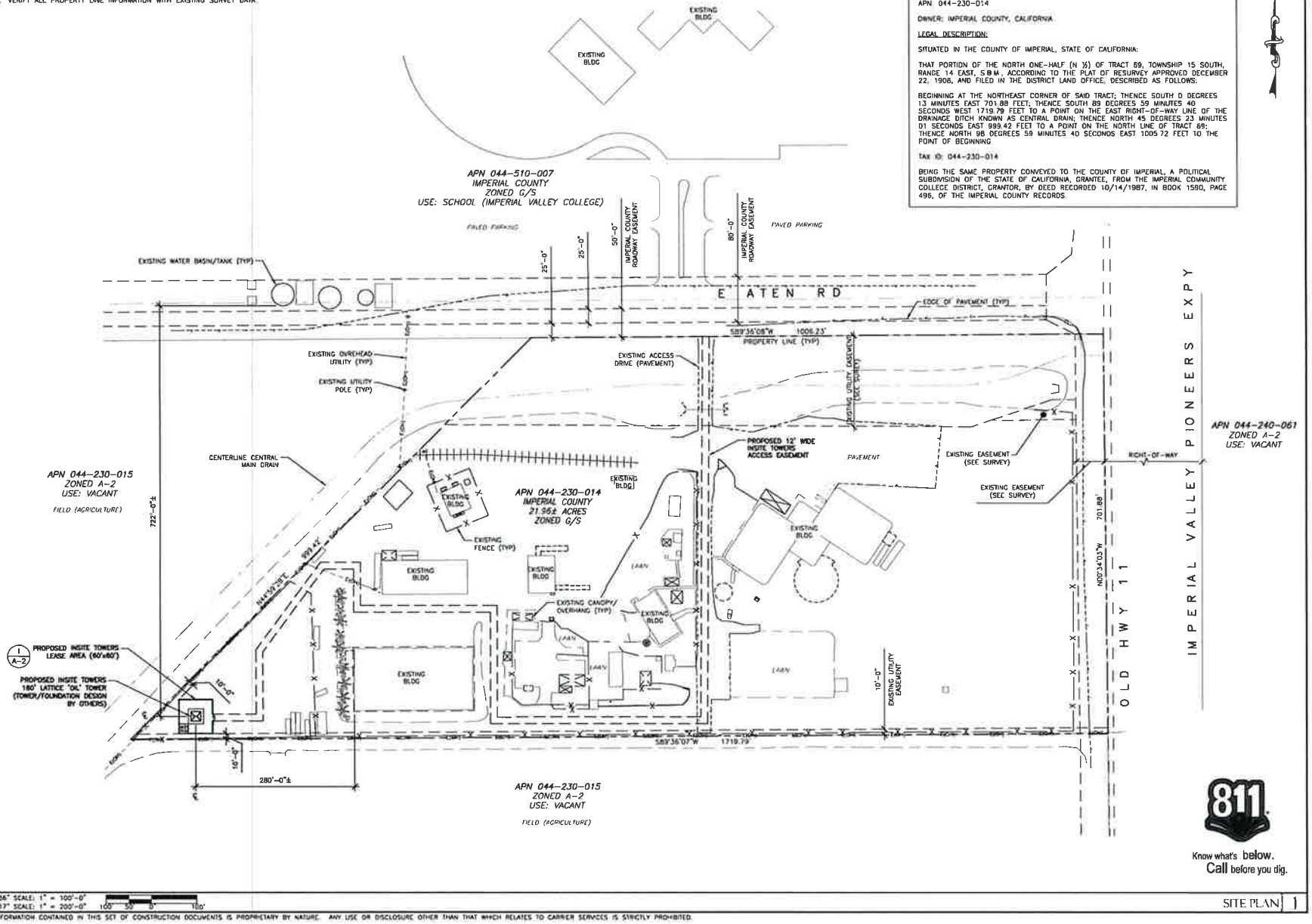
SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 59; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.



811 Know what's below. Call before you dig.

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"
100' 50' 0' 100'

SITE PLAN 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT
InSite Towers, LLC

IMPLEMENTATION TEAM
IntelliSites, LLC
6812 ARROYO AZUL STREET · LAS VEGAS, NV 89131
PHONE: (702) 379-8591

A&E TEAM
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 269-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION

PROJECT
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO	DATE	DESCRIPTION	INITIAL
A	11/19/20	SDR 2D REVIEW	JA
B	11/24/20	SDR 2D REVIEW	JA
D	12/14/20	SDR 2D FINAL	JA

A/E PROJECT NO.	20004080
DRAWN BY	JA
REVIEWED BY	RL

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

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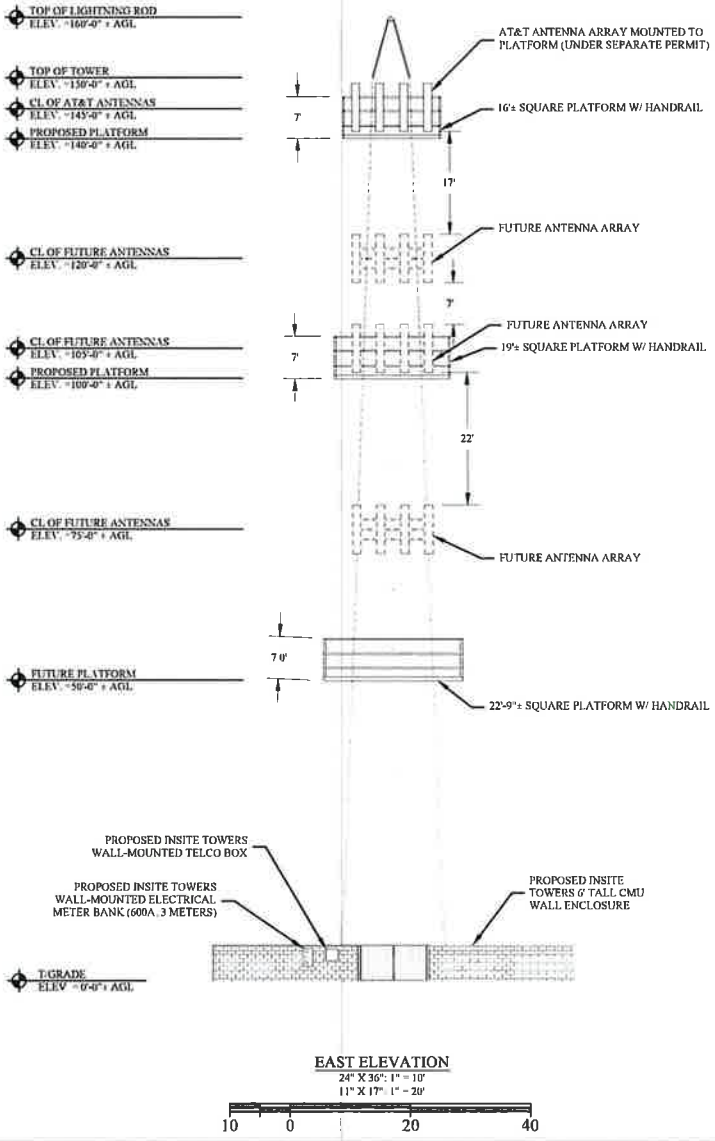
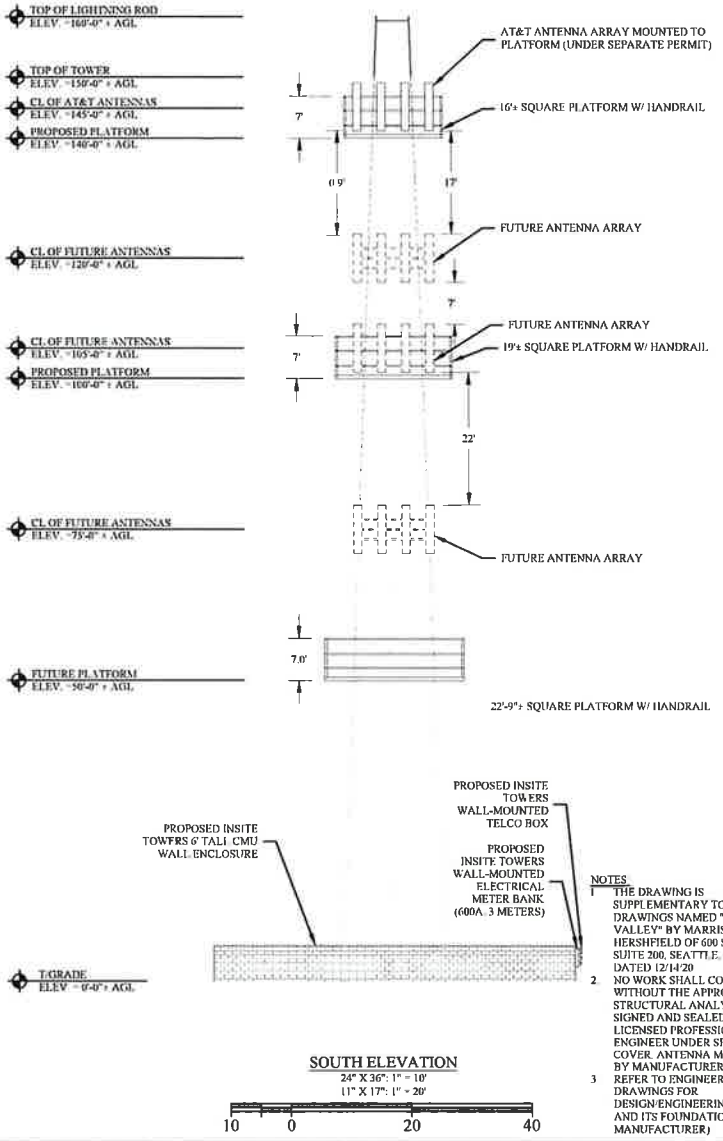


EAST ELEVATION

24" X 36": 1" = 10'
11" X 17": 1" = 20'

10 0 20 40



SOUTH ELEVATION

24" X 36": 1" = 10'
11" X 17": 1" = 20'

10 0 20 40

NOTES

1. THE DRAWING IS SUPPLEMENTARY TO THE ZONING DRAWINGS NAMED "IMPERIAL VALLEY" BY MARRISON HERSHFIELD OF 600 STEWART ST, SUITE 200, SEATTLE, WA 98101 DATED 12/14/20
2. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
3. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER)

PREPARED FOR
InSite WIRELESS GROUP
INSITE TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314
PHONE: (702) 430-8369

PREPARED BY
DELTA OAKS
DELTA OAKS GROUP
4904 PROFESSIONAL COURT, 2ND FLOOR
RALEIGH, NC 27609
PHONE: (919) 342-8247

PRELIMINARY FOR REVIEW ONLY

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY

SITE NAME:
IMPERIAL VALLEY

SITE ADDRESS:
373 E ATEN RD
IMPERIAL, CA 92251

SITE ID:
CA070

SHEET TITLE
TOWER ELEVATIONS

SHEET NUMBER
A-3

Attachment C: Planning Commission Resolutions CUP #21-0002

PC ORIGINAL PKG

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #21-0002 AND CONDITIONS OF APPROVAL FOR INSITE TOWERS DEVELOPMENT 2, LLC.

WHEREAS, InSite Towers Development 2, LLC, has submitted an application for Conditional Use Permit #21-0002 proposing to build and maintain a 160-foot wireless telecommunication tower with shelter and ancillary equipment;

WHEREAS, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended";

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications;

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on September 8, 2021;

WHEREAS, on May 27, 2021, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration;

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered Conditional Use Permit #21-0002 and the Conditions of Approval prior to approval; the Planning Commission finds and determines that the Conditional Use Permit and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Conditional Use Permit #21-0002 have been made as follows:

A. **The proposed use is consistent with goals and policies of the adopted County General Plan.**
The General Plan designates the subject site as "Agricultural" under the Land Use Element and is zoned "GS" (Government/Special) per Imperial County Land Use Ordinance. The project is found consistent with the goals and policies of the Imperial

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County General Plan Land Use Element and, therefore, consistent with the County's General Plan.

B. **The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.**
The purpose of the project is to construct a new 160-foot wireless telecommunication tower with ancillary equipment. Pursuant to Title 9 Division 5 Chapter 20: GS (Government/Special) Zone, Section 90520.02; communication towers are a permitted use with the approval of a Conditional Use Permit and, therefore, the proposed use is consistent with the purpose of the GS zone. However, the height limitation for the GS zone is 100-feet, and due to this limitation, the applicant has applied for Variance #21-0001 to go over the maximum height by 60-feet.

C. **The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.**
The proposed wireless telecommunications facility is listed as a use subject to a Conditional Use Permit in Imperial County Land Use Ordinance, Section 90520.02.

D. **The proposed use meets the minimum requirements of Title 9 applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.**
The Project complies with the minimum requirements of Title 9 by obtaining a Conditional Use Permit pursuant to Title 9, Division 5, and Section 90520.02. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project shall meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

E. **The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.**
The proposed project entails a Conditional Use Permit and Variance for a proposed 160-foot wireless telecommunication tower. The parcel is designated "Agricultural" by the Imperial County General Plan and zoned GS (Government/Special) pursuant to Title 9 Division 5 Chapter 20 Section 90520.02. The applied Variance will allow the applicants to over the height limitation found in the GS zone by 60-feet. The surrounding areas consist of agricultural fields that are zoned A-2 (General Agriculture) and the Imperial Valley College directly to the north of the site that is zoned GS (Government/Special). The proposed use of the 160-foot telecommunication tower will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

F. **The proposed use does not violate any other law or ordinance.**
The proposed project will be subject to the Conditional Use Permit and current Federal, State, and Local regulations. The project use does not violate any law or ordinance.

G. **The proposed use is not granting a special privilege.**

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The project is a permitted use subject to approval of a Conditional Use Permit #21-0002 under Land Use Ordinance, Section 92404.00 *et. seq.* and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Conditional Use Permit #21-0002, subject to the Conditions of Approval.

_____
Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on **September 8, 2021** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
Jim Minnick,
Director of Planning & Development Services
Secretary to the Planning Commission

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Attachment D: Variance Resolutions
V #21-0001

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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA TO APPROVE VARIANCE #21-0001 FOR A HEIGHT INCREASE FOR AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY.

WHEREAS, InSite Towers Development 2, LLC, has submitted an application for a Variance (#21-0001) requesting an increase (60 feet) of the maximum allowed height in the GS zone from 100 feet to 160 feet for the proposed unmanned wireless telecommunication facility (under Conditional Use Permit #21-0002); and

WHEREAS, a Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended;" and

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on September 8, 2021; and

WHEREAS, on May 27, 2021 the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission adopt the Negative Declaration.

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered Variance #21-0001 prior to approval; the Planning Commission finds and determines that the Variance is adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance and the California Environmental Quality Act (CEQA) which analyses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning Law (California Government Code §65906) and the County of Imperial Land Use Ordinance (§90202.08), the following findings for the approval of Variance #21-0001 have been made:

A. Are there special circumstances applicable to the property described in the variance application that do not apply generally to the property or class of use in the same zone or vicinity?

There are not special circumstances that are applicable to the property, but there are special circumstances that apply to the use, which is an unmanned wireless telecommunication facility that will be co-locatable. Cellular towers

necessitate additional height for co-location, so Section 92404.01.B of Title 9 allows for additional provisions for co-location with an approved Variance.

B. Will the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located?

The increase the height from the allowed in the GS zone is for co-location and is not expected to be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity.

C. Because special circumstances applicable to the subject property, including size, shape topography, location or surroundings, will the strict application of zoning laws deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications?

The strict application of Section 90520.07 (Height) of Title 9 will restrict the proposed tower to a maximum height of 100 feet, which will prevent the tower from being co-locatable. Therefore, restricting the tower from being used at its maximum capacity with co-locators, as encouraged by the County of Imperial.

D. Does the granting of such variance adversely affect the comprehensive General Plan?

The granting of Variance #21-0001 will not adversely affect the Imperial County General Plan; in fact, the proposed project could be found consistent with the County's comprehensive General Plan.

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NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Variance #21-0001.

_____

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Imperial County Planning Commission at a meeting conducted on **September 8, 2021** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____

Jim Minnick
Director of Planning & Development Services
Secretary to the Planning Commission

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Attachment E: CEQA Resolutions
CUP #21-0002

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RESOLUTION NO._____

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING "NEGATIVE DECLARATION" (INITIAL STUDY #21-0003) FOR CONDITIONAL USE PERMIT #21-0002 AND VARIANCE #21-0001.

WHEREAS, on May 14, 2021, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for May 27, 2021;

WHEREAS, a Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended"; and

WHEREAS, on May 27, 2021, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit #21-0002 and Variance #21-0001; and

WHEREAS, the Negative Declaration was circulated for 20 days from June 3, 2021 to June 23, 2021;

WHEREAS, the Planning Commission of the County of Imperial has been designated with the responsibility of adoptions and certifications; and

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Conditional Use Permit #21-0002 and Variance #21-0001. The Planning Commission finds and determines that the Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct and valid; and
2. That the Planning Commission has reviewed the attached Negative Declaration (ND) for Conditional Use Permit #21-0002/Variance #21-0001 and considered the information contained in the Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit; and
3. That the Negative Declaration reflects the Planning Commission independent judgment and analysis.

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NOW, THEREFORE, the County of Imperial Planning Commission **DOES HEREBY ADOPT** the Negative Declaration for Conditional Use Permit #21-0002.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on **September 8, 2021** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Imperial County Planning Commission

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Attachment F: Conditions of Approval CUP #21-0002

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Recorded Requested By and
When Recorded Return To:

Imperial County Planning & Development Services
801 Main Street
El Centro California 92243

AGREEMENT FOR CONDITIONAL USE PERMIT CUP #21-0002
(Wireless Telecommunications Tower)
(044-230-014-000)
(Approved at Planning Commission _____)

This Agreement is made and entered into on this _____, day of ___, 2021 by and between InSite Towers Development 2, LLC (1199 N. Fairfax St., Suite 700, Alexandria, VA 22314) hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the owner, and/or operator, and/or successor in interest in certain land in Imperial County identified as Assessor's Parcel Number 044-230-014-000, and further identified by the following legal description: as 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, and;

WHEREAS, Permittee, and/or any subsequent owner(s) would be required to and intend to fully comply with all of the terms and conditions of the project as specified in this Conditional Use Permit (CUP). In the event of a conflict between the attached CUP Agreement and conditions, these conditions govern; and

WHEREAS, Permittee has requested a permit to construct and operate a wireless telecommunications facility, 160-foot above ground level "AGL" as a co-locatable tower, including therewith the necessary ancillary antennas, equipment, shelter and appurtenances; and

WHEREAS, Permittee will not operate any type of use other than specified herein and within the application; and

WHEREAS, Permittee intends to operate the tower for its own use, Permittee shall at some future date allow another "compatible" use communication, or electronic transmission operator (hereinafter referred to as a "subsidiary user"), to use the same

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tower, thereby minimizing the number of towers required within the confines of the County; and

WHEREAS, the County encourages multiple use (co-locators) of such towers to the extent that sharing of towers is compatible in use, frequency and meets applicable regulatory standards of all permitting jurisdictions; and

WHEREAS, though the sharing of tower space is physically possible, it is recognized that additional structural considerations must be addressed and if applicable, permitted by the Building Division of the Imperial County Planning and Development Services Department, to assure that the tower is structurally adequate.

NOW THEREFORE, the County hereby issues CUP #21-0002/ subject to all of the following conditions.

GENERAL CONDITIONS:

*The "GENERAL CONDITIONS" are shown by the letter **"G"**. These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!*

G1 COSTS:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply. Any billing against this project, now or in the future, by the Planning and Development Services Department or any County Department for costs incurred as a result of this permit, shall be billed through the Planning and Development Services Department.

G2 AUDIT OF BILLS:

Permittee shall have the right to have any bill audited for clarification or correction. In the event Permittee request an audit or an explanation of any bill, it shall be in writing to the Planning and Development Services Department. Permittee shall bring the account current including any amount due under a "disputed" billing statement, before any audit is performed. If the amount disputed is the result of a Department other than the Planning and Development Services Department the explanation or audit shall be performed by said Department and a report provided to both the Permittee and the Planning and Development Services Department.

G3 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, contracts, and/or other approvals for the construction and/or operation of this project. This

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shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, Division of Mines and Geology, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of any such additional permit, license and/or approval to the Planning Department within 30 days of receipt.

G4 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension by filing such a request with the Planning Director at least 30 days prior to the original 180 day expiration. The Director may approve an extension for a period not to exceed 180 days. An extension may not be granted if the request for an extension is filed after the expiration date.

G5 COMPLIANCE/REVOCATION:

Upon the determination by the Planning and Development Services Department, (if necessary upon consultation with other Departments or Agency(ies)) that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the PERMIT and the noted violation(s) shall be brought immediately to the attention of the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing before the Planning Commission shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy. In the event the action by the County is necessitated by the actions or lack thereof of a subsidiary user of the tower, all action by the County shall be taken against the permittee as if the permittee had or was causing the violation. The County shall not be obligated to deal with any subsidiary user of the facility.

G6 PROVISION TO RUN WITH LAND:

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning and Development Services Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel. This shall likewise be applicable if the transfer is between the primary and a subsidiary user.

G7 RIGHT OF ENTRY:

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied, by the landowner, the permittee or a subsidiary user. The County will contact the person designated by the Permittee to request access to the facility. The request shall be approved within (72) seventy-two hours after request.

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G8 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (10) ten years from the recordation date of the CUP. The Conditional Use Permit may be extended for a single (5) five year period by the Imperial County Planning & Development Services Director. The CUP may be revoked or the extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.

G9 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time. In this permit the term Permittee may also apply to any other facility user whether specified by name herein or not. To the extent that this tower may be used by more than one service provider other than the applicant (permittee), all of the conditions of this permit shall be equally applicable to the other "user(s)" as if they were the "permittee".

G10 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project. The site specific use authorized by this permit is listed under the SITE SPECIFIC ("S") conditions, and only the use or uses listed shall be deemed as approved by this permit. The Permittee's application and or any support documents supplied by Permittee as part of the application shall not be used to determine allowed use(s).

G11 HEALTH HAZARD:

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within 45 days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G12 ENCROACHMENT PERMIT:

Permittee shall obtain, as necessary all encroachment permits, or other special traffic safety permits from the Department of Public Works and/or CALTRANS.

G13 REPORT(S):

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this Conditional Use Permit. The report shall be filed within sixty (60) days from the first day of the Calendar year, and

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shall include at a minimum, the total number of "users" on the tower, any problems encountered during the previous year, any reported frequency interference complaints, the name & phone number of the responsible person whom to contact, and a checklist to show the status of each condition herein. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from Permittee or other users if applicable, however it shall be the responsibility of the permittee to assure the County that such information is received.

G14 RESPONSIBLE AGENT:

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A backup name shall also be provided, and a phone number for 24-hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G15 INDEMNIFICATION:

At no cost to the County, Permittee and each and every subsidiary user, shall indemnify, and hold harmless the County, the Board of Supervisors and all officers and agents of the County against any and all claims, actions and liabilities arising out of the permitting, construction and/or operation of the project. This indemnity agreement shall be on file with the Planning and Development Services Department prior to recordation of this CUP. Failure to have the agreement on file within 60 days from the date of approval by the Planning Commission shall terminate the approval of this CUP. If the tower is subject to "multiple" use by anyone other than the Permittee, each such operator, or facility, or individual, person or corporation shall have on file with the County Planning and Development Services Department an indemnification agreement identical to that of the Permittee.

G16 CHANGE OF OWNER/OPERATOR:

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning and Development Services Department in writing at least 60 days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all. If this permit or any subservient or associated permit requires financial surety, the transfer of this permit shall not be effective until the new Permittee has requisite surety on file. Furthermore existing surety shall not be released until replacement surety is accepted by County. Failure to provide timely notice of transfer by Permittee shall forfeit current surety.

In the event this is a multi-use tower facility, the written approval from any "user" of the tower shall be provided to the County in addition to the above.

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G17 COMPLIANCE WITH ORDINANCE:

Permittee is aware of, has been provided a copy of and has agreed to be bound by and maintain compliance with the "Communications Ordinance", being Title 9 Division 24 of the County's codified ordinances.

G18 LOCAL BENEFIT AGREEMENT:[1]

Permittee has agreed to provide a local benefit per a negotiated agreement between the County and the permittee. The local benefit agreement allows the permittee to provide multiple antenna spaces and a guaranteed antenna height of fifty (50) feet on the proposed communication tower at no cost to Imperial County or IVECA.

(TOTAL "G" CONDITIONS are 18)

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1 Imperial Valley Emergency Communication Authority Comment Letter dated 3/29/2021

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Site Specific Conditions:

S1 PROJECT DESCRIPTION:

The applicant, InSite Towers Development 2, LLC, is proposing to construct and operate a wireless telecommunication facility, 160-foot above ground level "AGL, including therewith the necessary ancillary antennas, equipment, shelter, and appurtenances, which includes: the installation of 2 Global Positioning System (GPS) antennas, a back-up generator, and an AT&T Mobility Walk Up Cabinet (WUC) that will be placed near the base of the tower. The tower may be used by multiple users in addition to the Permittee, provided the conditions stated herein are followed.

S2 ACCESS TO SITE:

Access to the site shall be as described in the application and as shown on the assessors plat map, and/or as approved by or through an encroachment permit.

S3 HOURS OF OPERATION:

Permittee shall be allowed to operate the site 24 hours per day, seven days per week.

S4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:

This permit authorizes the Permittee to operate the site as described under Specific Condition S1 with no additional ancillary facilities or uses. This permit shall be considered the primary permit for this site, and if additional Conditional Use Permit(s) are secured for this site, they shall be subservient to this permit at all times.

S5 SUSPENSION OF OPERATIONS:

If operation of the communications facility ceases for a period of twenty-four (24) consecutive months, the Permittee shall remove the communications tower, all related equipment, and all structures and buildings within 6 months. Permittee may request in writing to the Planning Director a one-time extension; such extension shall be limited to a maximum of one year.

S6 ENFORCEMENT ACTION:

County officials responsible for monitoring and/or enforcing the provisions of this permit shall issue a notice requiring abatement of a violation of its terms within a reasonable time as set by ordinance or County policy. As an example, responsible County officials may issue a citation and/or cease-and-desist order for repeated violation until such violations are abated. Under specific violations, the County may order the facility to cease operation until it can or will be operated in full compliance.

In the event there is enforcement action taken by the County it shall at all times be against the Permittee, even if another party using the tower causes the violation. It shall be the

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responsibility of Permittee to assure that the tower is operated in compliance with all terms and conditions of the CUP.

S7 LIGHT & GLARE:

Permittee is allowed to have security as well as operational lighting. Said lighting shall be shielded and direct to on site areas to minimize off site interference from unacceptable levels of light or glare.

S8 CONFLICTING PERMIT CONDITIONS:

In the event that there is a conflict between the condition of this permit and any other permit, the most stringent condition shall govern.

S9 MINOR ADMINISTRATIVE MODIFICATION:

The Planning and Development Services Director shall have the authority to make interpretations, issue administrative decisions and provide directions that while not modifying the intent of any condition will allow for problem resolution at an administrative level. Both Director and/or Permittee have the right to defer such issues to the Planning Commission. However, in no event shall any decision regarding this permit be brought to the Board of Supervisors without first having been brought to the Commission.

S10 LATEST CODES GOVERN:

All on site structures shall be designed and built to meet the latest edition of the applicable codes. In the event the tower is altered, added to, or modified to accommodate additional users, additional antennas or other structural modifications from those originally approved by County, Permittee shall provide revised structural drawings and calculations to the Building Inspection Division prior to such modifications being made.

S11 LIGHTING:

All towers shall be lit with aircraft warning lights. At a minimum the tower shall include lights at the top of the structure. Permittee shall install a white medium intensity strobe beacon (for daylight use only) and a red flashing warning light (for nighttime use only) to warn aircraft in the vicinity. Permittee shall submit evidence of compliance with these requirements.

The County of Imperial will not require back-up power so long as the following measures are in place:

1. Implementation of a Network Operation Control Center (NOCC) as a 24 hour, 365 days a year alert system that informs the tower operator and other pertinent agencies immediately of any problems with the tower and the emergency lighting system (including towers less than 200 feet.);

2. Provide the Imperial County Applicators' notification under the NOCC system and its updates at no cost;

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3. Work with Imperial County Air Applicators' on the repair schedule and flight path rerouting;

4. Repair lighting or tower equipment failure within 72 hours, and;

5. Provide written reports to the Imperial County Air Applicators' and the Imperial County Planning & Development Services Department upon completion of tower repairs (to the tower lighting) resulting from NOCC actions, and provide yearly summary reports pertaining to NOCC actions.

S12 COMMUNICATION FREQUENCY:

Transmission frequency, amount of radiated power, and antennae characteristics shall comply with requirements by the Federal Aviation Authority (FAA), Federal Communications Commission (FCC), Planning Department and other applicable agencies.

S13 FREQUENCY COORDINATION:

The operation of the project shall not cause interference with transmission or reception of signals or other communication facilities. Failure to comply with this condition shall result in suspension or revocation of the Conditional Use Permit.

S14 TOWER EMERGENCY INFORMATION:

Permittee shall file (with the County) a Tower Site Information sheet. The permittee shall update this information yearly.

S15 RESTORATION SURETY:

(a) To ensure that such restoration is completed, Permittee shall provide security that is in conformance with the County's Financial Assurance Guideline, is acceptable to the Office of County Counsel, and in an amount no less than $25,000. Said security shall cover Permittee, as well as any co-locators, users, or other subleases located at the site.

(b) The amount of security may be administratively increased by the Planning Department of the Planning Commission, upon a finding that the characteristics of the site warrants additional security. The Security must be filed with the County within six (6) months of the approval of this CUP, and/or prior to recordation, whichever comes first.

(c) The security shall remain in effect until the project has been completely removed, and the site has been fully restored to its undeveloped condition. In the event there is a history of noncompliance with the conditions of this CUP, or any other applicable federal, State or local law, regulation, rule, policy or procedure, the minimum amount of required security may be administratively increased by the Planning Department of Planning Commission to $ 35,000.

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S-16 AIR POLLUTION CONTROL DISTRICT[2]

Construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities.

S-17 IMPERIAL IRRIGATION DISTRICT[3]

1. To request electrical service for the approved communication tower, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.comto initiate the customer service application process. In addition to submitting a formal application (available for download at the district website http://www.iid.com/home/showdocument?id=12923, the applicant will be required submit a complete set of approved plans by the County of Imperial, electrical plans, panel location, voltage requirement, electrical panel schedules, an AutoCAD file of the site plan, construction schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. The applicant will need to abide by the following IID electrical tower service guidelines:

    a. IID will allow only one metering point per site. If more than one meter is requested, the customer must utilize a multi-meter pack.

    b. For single-phase service from a pole-mounted transformer the total service capacity shall not exceed 600 amps (e.g. six (6) 100 amp panels or three (3) 200 amp panels). Maximum transformer size is a 100kVA with a secondary voltage of 120/240V single phase.

    c. For single-phase service from a pad-mounted transformer, the total service capacity shall not exceed 800 amps. Maximum transformer size is a 167kVA, 120/240V.

    d. Services exceeding 800 amps of total capacity must be served from a three-phase pad-mounted transformer rated at 120/208V. Please note that load must be balanced across the phases.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such

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2 Air Pollution Control District Comment Letter dated 03/11/2021
2 Imperial Irrigation District Comment Letter dated 03/15/2021

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as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

S-18 VARIANCE

In conjunction with this CUP, Variance #21-0001 has been approved and issued to allow for the construction of the communication tower to a height not to exceed 160-feet above ground level (AGL).

(TOTAL "S" CONDITIONS are 18)

This space intentionally left blank.

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NOW THEREFORE, County hereby issues Conditional Use Permit #21-0002 and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE

_____ _____

InSite Towers Development 2, LLC Date

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA

_____ _____

James A. Minnick, Director of Planning & Development Services Date

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PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document_____
Number of Pages_____ Date of Document_____
Signer(s) Other Than Named Above_____

Dated_____

PC ORIGINAL PKG

COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document_____
Number of Pages_____ Date of Document_____
Signer(s) Other Than Named Above_____

Attachment G: Environmental Evaluation Committee Package

IS #21-0003

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PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: May 27, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 1:30 PM / No. 1

InSite Towers Development 2, LLC

PROJECT TYPE: CUP#21-0002/V#21-0001/IS#21-0003 SUPERVISOR DIST #5

LOCATION: 373 E. Aten Rd, Imperial APN: 044-230-014-000 PARCEL SIZE: 21.95 AC

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) G/S (Government/Special) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 05/27/2021

INITIAL STUDY: 21-0003

☐ NEGATIVE DECLARATION ☐ MITIGATED NEGATIVE DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒	NONE	☐	ATTACHED
AG. COMMISSIONER	☐	NONE	☒	ATTACHED
APCD	☐	NONE	☒	ATTACHED
DEH/EHS	☐	NONE	☒	ATTACHED
FIRE/OES	☐	NONE	☒	ATTACHED

OTHER: Quechan Historic Preservation, Imperial Irrigation District, IVECA

REQUESTED ACTION:

(See Attached)

☒ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Conditional Use Permit #21-0002
Variance #21-0001
Initial Study #21-0003
InSite Towers Development 2, LLC

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

May 2021

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SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #21-0002/ Variance #21-0001, where the intent of the project is to build and maintain a 160 foot wireless telecommunication cell tower (camouflaged as an oil tower) with shelter, antennas and ancillary equipment. (Refer to Exhibit "A" & "B").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☐ According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☒ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County

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of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

PROJECT SUMMARY, LOCATION AND EVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

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IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.

2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.

3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".

4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a ☐ policy-level, ☒ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

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"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. **Incorporation By Reference**

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442)265-1736.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442)265-1736.

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- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

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II. Environmental Checklist

1. **Project Title**: Conditional Use Permit #21-0002/Variance #21-0001 for InSite Towers Development 2, LLC / Initial Study #21-0003

2. **Lead Agency**: Imperial County Planning & Development Services Department

3. **Contact person and phone number**: Jeanine Ramos, Planner I, (442) 265-1736, ext. 1750

4. **Address**: 801 Main Street, El Centro CA, 92243

5. **E-mail**: jeanineramos@co.imperial.ca.us

6. **Project location**: The project site is located at 373 E. Aten Road, Imperial currently occupied by the Pioneers Museum, approximately 4 miles east of the Imperial County Airport. The parcel is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is legally described as 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.

7. **Project sponsor's name and address**: InSite Towers Development 2, LLC., 1199 N. Fairfax St. #700, Alexandria, VA 22314

8. **General Plan designation**: Agriculture

9. **Zoning**: GS (Government/Special)

10. **Description of project**: 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.

11. **Surrounding land uses and setting**: The project abuts an agricultural field to the south and west, that are zoned A-2 (General Agricultural Zone). The Imperial Valley College is directly north of the project site, also zoned GS (Government/Special), and Highway 111 is to the east. The proposed site is currently occupied by the Pioneers Museum.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?**
    Native American Heritage Commission (NAHC), Quechan Indian Tribe and Torres-Martinez Indian Tribe were contacted and invited to participate in the Request for Review and Comments as part of the Initial Study review process. An AB52 letter was also sent out to the Quechan Indian Tribe for a 30-day consultation period for review and comment. On March 3, 2021 the Quechan Historic Preservation Office emailed to state they had no comments. No other comments were received.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage

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Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

☐ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: ☒ Yes ☐ No

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☒
ENVIRONMENTAL HEALTH SVCS	☒	☐	☐
OFFICE EMERGENCY SERVICES	☒	☐	☐
APCD	☒	☐	☐
AG	☒	☐	☐
SHERIFF DEPARTMENT	☐	☐	☒
ICPDS	☒	☐	☐

Jim Minnick, Director of Planning/EEC Chairman

Date: 5/27/21

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PROJECT SUMMARY

A. **Project Location**: The project site is located at 373 E. Aten Road, Imperial, approximately 4 miles east of the Imperial County Airport. The site is currently occupied by the Pioneers Museum. The parcel is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is legally described as north one-half of Tract 69, Township 15 South, Range 14 East, S. B.M., in an unincorporated area of the County of Imperial.

B. **Project Summary**: The applicant, InSite Towers Development 2, LLC, intends to build and operate 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. According to the applicants submitted Project Description and Findings, their objective for the proposed facility is to assist AT&T to fill a significant gap in 4G and 5G coverage to the Imperial Valley College and surrounding community. Their specific coverage objectives include: Improving coverage at Imperial Valley Pioneers Expy/Hwy 111 from South to North between S80 and Ralph Rd, Improve Coverage at Aten Rd. from East to West McConnell Rd. to Cooley Rd., Improve coverage and capacity at Imperial Valley College.

C. **Environmental Setting**: The existing land uses directly to the south and west of the project site consist primarily of agricultural fields. The Imperial Valley College is north of the site and Highway 111 runs parallel on the eastern edge of the property. The site is eastern portion of the site is occupied by the Pioneers Museum, with steel buildings used for equipment and machinery storage.

D. **Analysis**: The project site is designated Agriculture under the Land Use Element of the Imperial County General Plan. The site is zoned "GS" (Government/Special) per Zoning Map #1 under Title 9 Land Use Ordinance. Under the Imperial County Title 9, Division 5, Chapter 20, Section 90520.02 (D), communication towers, including any necessary support equipment, are allowed on a GS zone with the approval of a conditional use permit. This meets the intentions of Division 24 the Communication Ordinance under Title 9 that, "encourages the location of towers and re-generation facilities in non-residential areas". The height restriction for communication tower in an G/S zone shall not exceed 6 stories or 100 feet. Due to this height limitation, the applicant has also applied for Variance #21-0001 to allow for the proposed tower to exceed this height limit by 60 feet. The intention behind exceeding the height limitation is to provide the area with better coverage, which will meet the Commination Ordinance's objective to enhance the ability of the providers of telecommunication services to provide such services, "quickly, effectively, and efficiently" to the surrounding community. There are 5 existing communication towers located within a 5 mile radius of the proposed site. However, the existing structures did not have the height necessary for the wireless carrier's communication grid, they were not in the specified area to meet the applicant's desired coverage and capacity objectives, and lack of landlord interest to lease to the applicant is what propelled them to apply for a new communication tower. The applicant will also meet the Communication Ordinance's standards of minimizing the adverse effects that towers and antennas visually have within their surrounding area, by their proposal to camouflage the new tower as an oil tower to allow it to better blend it with its environment, which will lessen visual impacts and be more aesthetically acceptable. The adoption of the CEQA initial study for this project will make the project consistent with applicable County, State, and Local ordinances and regulations.

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E. **General Plan Consistency**: As previously mentioned, the project is designated as Agriculture and is found to be consistent with the Imperial County General Plan. The proposed project is not expected to conflict with the County's General Plan.

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Exhibit "A"
Vicinity Map

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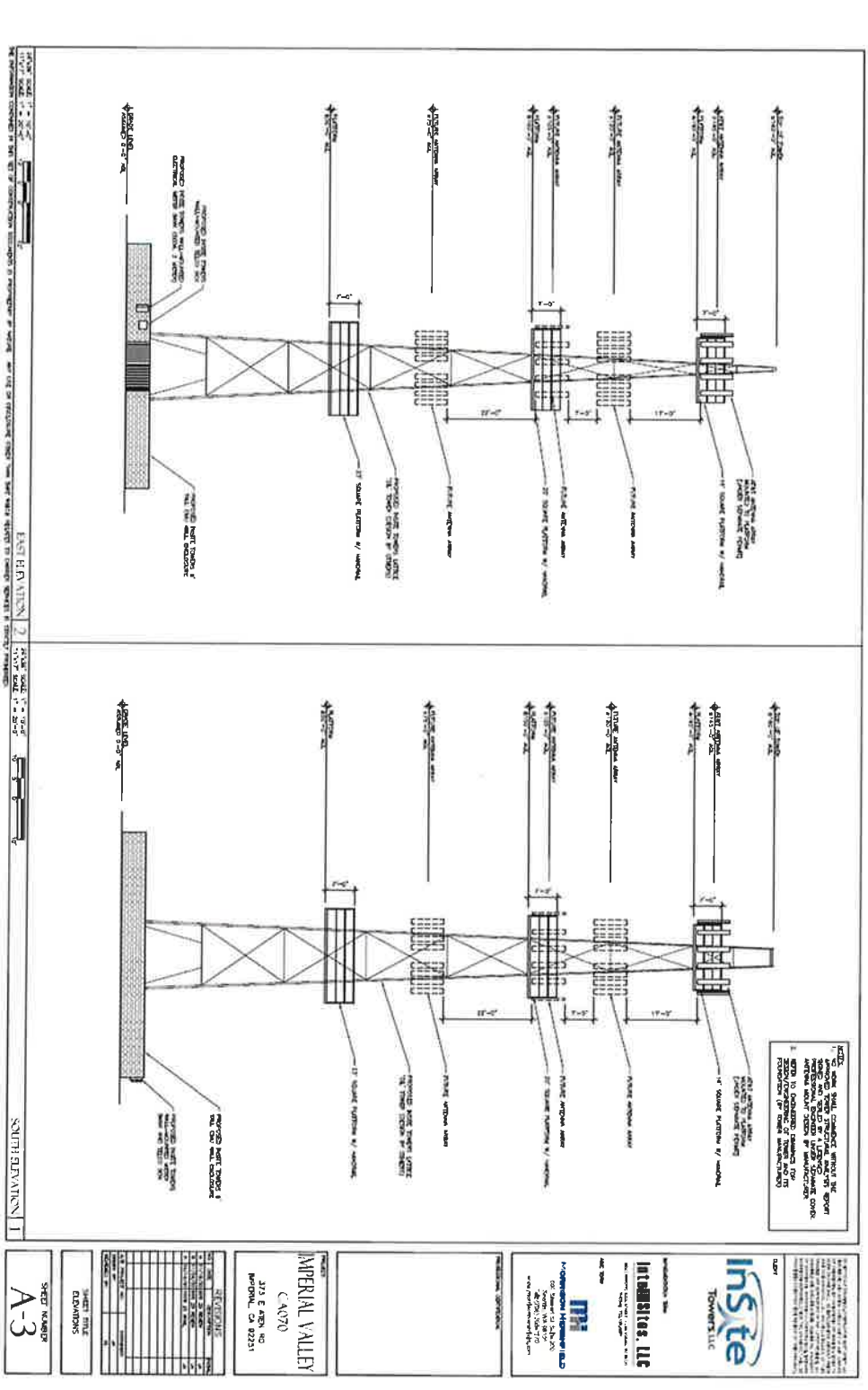
Exhibit "B"
Site Plan



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EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

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I. *AESTHETICS*

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☒ ☐

a) The project abuts to the west of Highway 111 which is designated a scenic highway according to Imperial County General Plan's Circulation & Scenic Highways Element. However, the only area on Highway 111 that is eligible for future Scenic Highway Designation is from Bombay Beach to the northern County line. This project is not located on or near the designated area. Therefore, less than significant impacts are expected.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒

b) There are no scenic resources such as trees, rock outcroppings or historic buildings surrounding the project site. The project site is currently leased by the Pioneers Museum; therefore, no impacts are expected.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☒ ☐

c) The proposed project is a non-urbanized area and consists of building a wireless telecommunications facility. It is being proposed as a camouflaged oil tower at 160-feet above ground level. While the proposed tower will be visible to public, it will be situated on an existing government/special site (Pioneers Museum). The proposed project is located within an existing agricultural area and will not conflict with applicable zoning and other regulations governing scenic quality; therefore, less than significant impacts are expected.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

d) Title 9, Division 24, requires all towers to be lit with approved lighting as required per the Federal Aviation Administration (FAA) and the Imperial County Airport Land Use Commission standards[1]. This includes day and nighttime lighting, which the US Fish and Wildlife Services states that, "security lighting on on-ground facilities, equipment, and infrastructures should be motion or heat sensitive, down-shielded and of a minimum intensity to reduce nighttime bird attraction."[2] Additionally, all sources of lighting that may be used, including security and operational lighting, are required by State Codes and County Ordinances to be shielded or directed onsite to minimize offsite impacts. Compliance with said codes and ordinances would bring the project's impacts to less than significant levels.

II. *AGRICULTURE AND FOREST RESOURCES*

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2016)[3], the project site's Farmland Type is designated Urban and Built-Up Land. As it is not shown on the map as Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), no impacts are expected.

[1] Airport Land Use Compatibility Plan http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf
[2] Fish and Wildlife Department's Service Guidance regarding Communication Towers
[3] https://maps.conservation.ca.gov/DLRP/CIFF/

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b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

b) The existing zoning and land use designation of the property are related to government/special use, which do not conflict with any zoning for agricultural use. In addition, the project site is not under the Williamson Act contract; therefore no impacts are expected.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)? ☐ ☐ ☐ ☒

c) The proposed project is located within an existing built-up area and will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are expected.

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

d) As previously stated, the proposed project is located within an existing built-up area and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impacts would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

e) The implementation of the project would not result in changes to the environment which could result in the conversion of farmland to non-agricultural use, since the project is not a part of a site designated as Farmland. Therefore, this would not cause an impact or conversion from forestland to non-forest use and no impacts are expected to occur.

III. *AIR QUALITY*

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐

a) Air quality within Imperial County is regulated by the Imperial County Air Pollution Control District (ICAPCD). The project would be required to conform to the requirements of the ICAPCD and adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to earthmoving activities. Less than significant impacts are anticipated.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐

b) The vehicle emissions and pollutants from construction activities would be within APCD's thresholds due to the area that is to be disturbed, and would be temporary; therefore, less than significant impacts are expected in regards to an increase of any criteria pollutant. In addition, the design and construction of the project shall be done in compliance with all applicable County and APCD requirements to assure that less than significant impacts occur.

c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐

c) The pollutants that could possibly affect the nearest sensitive receptors include diesel exhaust and volatile organic compound (VOC) emissions which are typically related to construction trucks and machinery, although the amount of these emissions would be very low and would be expected to disperse rapidly. The nearest sensitive receptors include the employees and visitors at the Pioneers Museum, and employees and students at the Imperial Valley College, but the impacts would be temporary and would be lessened by showing compliance with APCD's rules and regulations regarding construction pollutants. For those reasons, less than significant impacts are expected.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

d) As previously mentioned, diesel exhaust and volatile organic compound (VOC), which are pollutants that are typically emitted during construction, are low emissions that would be generated during the construction activities and would be dispersed rapidly from the project site. The operation of the proposed project is not expected to result in other emissions

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that would adversely affect a substantial number of people. Compliance with all County and APCD's regulations would bring the project's impacts to less than significant levels.

IV. *BIOLOGICAL RESOURCES* *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐

a) The proposed project site is not located within a designated sensitive habitat according to The Imperial County General Plan's Conservation and Open Space Element[4] Figure 1 "Sensitive Habitats Map". The project is also not within an agency-designated habitat area, but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2[5]. Due to this reason, the applicant will require a preconstruction survey to ensure that no burrowing owls are disturbed. Therefore, less than significant impacts are expected after this survey is performed..

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐

b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not located within or near a sensitive or riparian habitat, nor within a sensitive natural community. Less than significant impacts are expected to occur regarding adverse effects on the above habitats.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒

c) The proposed location of the project is within an agricultural area that is currently in use by the Pioneers Museum and the only occasion that water would be required would be during construction. No marsh, vernal pool or coastal wetlands are in the area, so no impacts can be expected.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☐ ☒ ☐

d) The project site is not located on or near a large body of water and no fish or wildlife species would be affected by the proposed project. In addition, it would not impede the use of native wildlife nursery sites since there are none immediately surrounding the project site; therefore, less than significant impacts are expected.

e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? ☐ ☐ ☐ ☒

e) Compliance with all of the County's regulations and requirements regarding local policies and/or ordinances protecting biological resources would cause the project's impacts to be less than significant, although there are no tree preservation policies applicable to the project site area.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☒ ☐

f) Imperial County does not have a Habitat Conservation Plan (HCP). Thus, with regards to the HCP, no impacts would occur. Some lands in the County under the jurisdiction of the Bureau of Land Management (BLM) are covered by the California Desert Conservation Area (CDCA) Plan, which includes Areas of Critical Environmental Concern (ACEC). The project site is not within or immediately adjacent to an ACEC of the CDCA. Therefore, less than significant impacts are anticipated.

[4] IC General Plan Conservation and Open Space Element Figure 1 http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
[5] http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf

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V. ***CULTURAL RESOURCES*** ***Would the project:***

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐

a) As depicted on Imperial County's General Plan Figure 6, *Conservation and Open Space Element*[6], the project site was not identified as containing a historic resource, notwithstanding the Pioneers Museum and its property. Accordingly, the project would not appear to impact a historical resource as defined by CEQA. Less than significant impacts are expected.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐

b) The project site is not located within an archeological site of significance as shown in the Conservation and Open Space Element. Less than significant impacts are expected.

c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐

c) There are no known cemeteries on or surrounding the project site. The project site is not known to have been a formal or informal cemetery. Therefore, the proposed project is not expected to disturb any human remains and less than significant impacts are anticipated.

VI. ***ENERGY*** ***Would the project:***

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐

a) The proposed project does not appear to result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during the project. Less than significant impacts are anticipated.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐

(b) The proposed project does not appear to conflict with or obstruct a state or local plan regarding renewable energy or energy efficiency. Less than significant impacts are anticipated.

VII. ***GEOLOGY AND SOILS*** ***Would the project:***

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐

a) **The proposed project does not appear to directly or indirectly cause potential adverse effects, including risk of loss, injury, or death. The project shall comply with the most current California Uniform Building Code and regulations provided by the Imperial County Public Works Department. Adherence with the previously referenced Building Codes, the submittal of a soils report as required by the Building Division within Imperial County Planning Department, and/or any other applicable requirement, would reduce impacts to less than significant.**

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ☐ ☐ ☒ ☐

1) The proposed project is directly south of the Imperial Fault Zone according to the Fault Activity Map of California (2015)[7]. Although the project site is very close to the fault zone, it not a part of it, therefore adherence with the previously referenced Building Codes and/or any other applicable requirement, would reduce impacts to less than significant.

2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐

[6] http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
[7] http://maps.conservation.ca.gov/cgs/fam/

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2) Ground shaking is expected to occur being that the project site is located in the seismically active Imperial Valley, with numerous mapped faults of the San Andreas Fault System traversing the region. The proposed project is located directly south of a known fault, however, all grading and construction work shall require earthquake resistant construction and would need to comply with the latest edition of the California Building Codes, as well as with all current building codes; therefore less than significant impacts are anticipated.

3) Seismic-related ground failure, including liquefaction and seiche/tsunami? ☐ ☐ ☒ ☐

3) The proposed project is not located in a tsunami inundation area per the California Tsunami Inundation Map, additionally, the design and subsequent construction of the proposed communication tower will be subject to the latest California Building Codes. Therefore, adherence to these regulations would bring any seismic-related impacts such as ground failure to less than significant.

4) Landslides? ☐ ☐ ☐ ☒

4) According to the Imperial County General Plan Landslide Activity Map, Figure 2[8], Seismic and Public Safety Element, the project site does not lie within a landslide activity area and therefore, no impacts are anticipated.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

b) The project site has a very low potential for soil erosion due to its flat topography. The ground would be disturbed for grading and construction purposes but would not affect or cause for soil erosion after construction is completed, since the tower would be unmanned. The project is subject to approval from the County's Building and Public Works Departments. The design of the tower and ancillary equipment, as well as its construction and future operation must be made so that any possibility of contamination of soil or topsoil is minimized or eliminated. Getting the approval for the design and construction of the proposed tower from all applicable County agencies would bring the project's impacts to less than significant levels regarding soil.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

c) The project site is not known to be located on unstable geological units and/or soil, and the conditions for lateral spreading, subsidence, liquefaction and collapse are not present; therefore, less than significant impacts are expected.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? ☐ ☐ ☒ ☐

d) The proposed project does not appear to be located on expansive soil as defined in the latest Uniform Building Code, creating substantial risk to life or property. Less than significant impacts are anticipated.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☒ ☐

e) No septic tanks or other alternative waste water disposal systems are being proposed as part of the application. Less than significant impacts are expected.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐

f) The proposed project does not appear to directly or indirectly destroy any unique paleontological resources, as the site is an existing built up area. Less than significant impacts are anticipated.

VIII. *GREENHOUSE GAS EMISSION* *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

8 http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf

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a) Other than during the construction phase, the proposed project is not expected to generate greenhouse gas emissions that would have a significant impact. Impacts are expected to be less than significant.

b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

b) The proposed project is not expected to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any grading and construction activities are subject to the Imperial County Air Pollution Control District's recommendations for the reduction of pollutant emissions. Compliance with APCD and all applicable County's requirements would bring the impacts to less than significant levels.

IX. *HAZARDS AND HAZARDOUS MATERIALS* *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☒ ☐

a) The proposed project does not include any handling of hazardous materials; therefore, less than significant impacts to the public or the environment are anticipated.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☒ ☐

b) The proposed project does not include any works that would create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazard materials into the environment; therefore, less than significant impacts are anticipated.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☒ ☐

c) The Imperial Valley College is directly north of the proposed site. However, other than during the construction phase of the project, no hazardous emissions or materials are expected to be generated that would affect the college. Therefore, less than significant impacts are expected.

d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☒ ☐

d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database[9] to compile and update a list of hazardous waste and substances sites. After review, it was found that the project site was not located under a listed hazardous and substances site; therefore, less than significant impacts are anticipated.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☒ ☐

e) The project site is not located within a runway protected zone or approach/departure zone of a local airport. The Imperial County Airport is approximately four miles from the project site, as shown in the Airport Land Use Compatibility Plan (Figure 1A)[10]. Less than significant impacts are anticipated.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

f) The proposed project shall comply with all County requirements and regulations and would not impair or interfere with

[9] EnviroStor Database http://www.envirostor.dtsc.ca.gov/public/
[10] http://www.icpds.com/CMS/Media/Airport-Locations.pdf

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any applicable emergency plans. The access point to the proposed tower does not interfere with the access points currently in use by the Pioneers Museum employees or users. Therefore, no impacts are to be expected.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐

g) The proposed project will not expose people or structures either directly or indirectly to a significant risk or loss, injury or death involving wildfire as the site is not located on or near wildlands. Less than significant impacts are expected.

X. ***HYDROLOGY AND WATER QUALITY*** ***Would the project:***

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ☐ ☐ ☒ ☐

a) The proposed project does not include any water or wastewater for the operation of the tower other than what will be required for dust suppression when construction occurs, and therefore no violation of any water quality standards would occur. Compliance by the applicant, property owner and tower user with all local, state and federal laws would bring the project's impacts to less than significant levels.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐

b) The proposed project would not require the usage of groundwater or would interfere substantially with groundwater recharge, other than when the communication tower is under construction. There are no known water wells (permitted or not) within the project site; therefore, less than significant impacts are anticipated.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: ☐ ☐ ☒ ☐

(i) result in substantial erosion or siltation on- or off-site;

(i) The proposed project will not alter any existing drainage patterns on site, including the alterations of a stream or river, which would result in substantial erosion or siltation on or off-site as it is not located near a stream or river. According to the Imperial County General Plan Erosion Activity Map, Figure 2[11], Seismic and Public Safety Element, the area is designated nil activity. Therefore, less than significant impacts are anticipated.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; ☐ ☐ ☒ ☐

(ii) As previously stated, the operation of the proposed tower does not involve the use of water. Any drainage patterns shall comply with all State and Local codes, including Public Works Department regulations. Adherence to the code would lessen the project's impact to less than significant.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; ☐ ☐ ☒ ☐

(iii) **Any Grading and Drainage Study/Plans shall be submitted by the applicant to Imperial County Planning and Development Services and Public Works Department. The grading and draining plans would need to be designed as to prevent or avoid contribution to runoff or polluted water or alter stormwater drainage systems in a negative manner. Implementing these plans after approval would cause for less than significant impacts.**

(iv) impede or redirect flood flows? ☐ ☐ ☒ ☐

(iv) The project site is located on Zone X, which is "Area of Minimal Flood Hazard" under FEMA Flood Map 06025C1725C; therefore, less than significant impacts are expected.

d) In flood hazard, tsunami, or seiche zones, risk release of ☐ ☐ ☐ ☒

11 http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf

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pollutants due to project inundation?

d) According to the California Emergency Management Agency and the Department of Conservation[12], the project site is not located within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☐ ☐ ☒ ☐

e) The proposed project would not require the usage of water for the operation of the tower or located near a large body of water that would cause an obstruction to the implementation of a water quality control plan or sustainable groundwater management plan. Therefore, less than significant impacts are anticipated.

XI. *LAND USE AND PLANNING Would the project:*

a) Physically divide an established community? ☐ ☐ ☐ ☒

a) The project site would not isolate any established communities. The proposed project site is located within an existing Government/Special zone with the established Pioneers Museum on site. The tower owner will only be leasing a 60X60 square foot area of the parcel for the proposed tower. Therefore, no impacts can be expected.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐

b) Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture" and zoned G/S (Government/Special). The proposed project would not conflict with the General Plan or Land Use Ordinance, since it is permitted use with an approved conditional use permit. The project also does not conflict with Title 9 Division 24 and therefore, less than significant impacts are expected.

XII. *MINERAL RESOURCES Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☒ ☐

a) In accordance with the California Department of Conservation- Mineral Land Classification Map[13], the project site is not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally mineral resources. Accordingly, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region of the residents of the State of California. Less than significant impacts are anticipated.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☒ ☐

b) In accordance with the Imperial County General Plan- Conservation and Open Space Element- Figure 8- Existing Mineral Resources[14], the project site in not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally mineral resources. Accordingly, implementation of the proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan, specific plan or other land use plans. Less than significant impacts are anticipated.

XIII. *NOISE Would the project result in:*

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

a) Noise levels produced during the construction phase of the project would be temporary and within business hours,

[12] Department of Conservation Tsunami Inundation Maps https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/
[13] https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
[14] http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf

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these levels shall not exceed the threshold established in the Imperial County General Plan "Noise Element" and shall comply with the applicable regulations regarding construction. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level.

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

b) As previously stated, the temporary noise levels and vibrations that could result from the earthwork and construction activities would have to be maintained within the County's allowed threshold to avoid nuisances regarding excessive groundborne vibration. Adherence to the "Noise Element" standards would bring the impacts to less than significant levels.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

c) The project site is not located within a runway protected zone or approach/departure zone of a local airport. The Imperial County Airport is approximately four miles from the site as shown in the Airport Land Use Compatibility Plan (Figure 1A)[15], but is not within its sphere of influence. No impacts are anticipated.

XIV. *POPULATION AND HOUSING* *Would the project:*

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☐ ☒

a) The proposed project is located within a government/special zone and would not induce a population growth in the area. The approval of the proposed project would improve telecommunication services to the area and to Imperial Valley College by means of an unmanned communication tower; therefore, no impacts are expected.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

b) Implementation of the project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. No impacts are anticipated.

XV. *PUBLIC SERVICES*

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: ☐ ☐ ☒ ☐

a) The proposed project will not result in any adverse physical impacts associated with any new or altered governmental facilities or require the need for new or altered governmental facilities. Therefore, less than significant impacts anticipated.

1) Fire Protection? ☐ ☐ ☒ ☐

1) The proposed project area is under the service area of the Imperial County Fire Department and will receive adequate fire protection service. The site will not result in the need for new or physically altered fire protection services. Impacts to fire protection facilities would be less than significant.

2) Police Protection? ☐ ☐ ☒ ☐

2) The County Sheriff's office provides police protection to the area. Less than impacts are anticipated due to the proposed project.

3) Schools? ☐ ☐ ☐ ☒

15 http://www.icpds.com/CMS/Media/Airport-Locations.pdf

EEC ORIGINAL PKG
PC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

3) The proposed project is not expected to directly or indirectly draw a substantial number of new residents to the region that would generate school-aged students requiring public education. As the project would not cause or contribute a need to construct new or physically altered public school facilities, no impacts are anticipated.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed project would not adversely affect any park facility and no impacts would be anticipated.

5) Other Public Facilities? ☐ ☐ ☐ ☒

5) The proposed project is not expected to result in a demand for other public facilities services. As such, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. No impacts are anticipated.

XVI. *RECREATION*

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☐ ☒

a) The proposed project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. Therefore, no impacts are anticipated.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? ☐ ☐ ☐ ☒

b) The proposed project does not propose to construct any new on or off-site recreational facilities. Additionally, the project would not expand any existing on or off-site recreational facilities. Thus, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed project. Therefore, no impacts are anticipated.

XVII. *TRANSPORTATION* ***Would the project:***

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ☐ ☐ ☒ ☐

a) The proposed project is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to the transportation aspect. The temporary construction activities and the amount of daily trips to the site from Highway 111, is expected to be below the acceptable threshold by the County; therefore, less than significant impacts are anticipated.

b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☒ ☐

b) Section 15064.3 (b)- Criteria for Analyzing Transportation Impacts refers to the amount and distance of automobile travel attributable to a project. With regards to subsection (1)- Land Use Project, the project does not conflict or is inconsistent with this section as it is not a one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. As the project proposed is for a communications tower, the decrease of vehicle miles traveled due to the project compared to existing conditions would not be relevant in this case and therefore, less than significant impacts are expected.

c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐

c) The proposed project does not have any design features that would increase hazards or incompatible uses. Therefore, less than significant impacts are anticipated.

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PC ORIGINAL PKG

		Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d)	Result in inadequate emergency access?	☐	☐	☒	☐

d) The proposed project will not result in inadequate emergency access; therefore, less than significant impacts are expected.

XVIII. *TRIBAL CULTURAL RESOURCES*

a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐

a) Assembly Bill 52 was passed in 2014 and took effect July 1, 2015. It established a new category of environmental resources that must be considered under CEQA called tribal cultural resources (Public Resources Code 21074) and established a process for consulting with Native American tribes and groups regarding those resources. Assembly Bill 52 requires a lead agency to begin consultation with California Native American tribe that is traditionally and culturally affiliated with geographic area of the proposed project. Imperial County has consulted with appropriate tribes with the potential for interest in the region. Based on comment provided by the Quechan Historic Preservation Office on March 3, 2021, the project site is not located in an area identified as having the potential for a tribal cultural resource; therefore, less than significant impacts are expected.

(i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or	☐	☐	☒	☐

(i) The proposed site was not listed under the California Historical Resources in County of Imperial[16] nor does it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, less than significant impacts are expected.

(ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☐	☒	☐

(ii) There appears to be no history or association in the past with any evidence of historical resources for the property to be identified as of significance or as candidate for listing in the California Register; therefore, less than significant impacts are expected.

XIX. *UTILITIES AND SERVICE SYSTEMS* *Would the project:*

a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

a) The proposed project is not expected to require or result in the relocation or construction of a new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facility; therefore less than significant impacts are expected.

b)	Have sufficient water supplies available to serve the project	☐	☐	☒	☐

[16] Office of Historic Preservation http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

b) The proposed project is not expected to exceed the capacity of the current services provider and no new or expanded entitlements are needed. Therefore; less than significant impacts are anticipated.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐

c) The proposed project is not expected to cause an impact to the wastewater treatment provider. Less than significant impacts are anticipated.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐

d) The proposed project will not generate any solid waste that would be in excess of State or local standards or in excess of the capacity of local infrastructure or impair the attainment of solid waste reduction goals. Therefore, a less than significant impact is expected.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

e) The proposed project does not require a solid waste plan and appears to comply with all federal, state and local statues and regulations related to solid waste. Adherence to Federal, State and local regulations will bring the project to less than significant impacts.

XX. *WILDFIRE*

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

a) The proposed project will not substantially impair any adopted emergency response plan or emergency evacuation plan. A less than significant impact is expected.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐

b) The proposed project is in a flat topographical area and not within a wildfire area. Therefore, less than significant impacts are expected.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☐ ☒

c) The project is not located within a fire severity zone and will not require infrastructure that may exacerbate fire risk. Therefore, no impacts are anticipated.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐

d) The proposed project will not expose people or structures to significant risks by flooding or landslips as a result of runoff, post-fire slope instability or drainage changes. The proposed project is located on flat terrain and impacts are expected to be less than significant.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of

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	Potentially Significant Impact **(PSI)**	Potentially Significant Unless Mitigation Incorporated **(PSUMI)**	Less Than Significant Impact **(LTSI)**	No Impact **(NI)**

Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
Revised 2011- ICPDS
Revised 2016 – ICPDS
Revised 2017 – ICPDS
Revised 2019 – ICPDS

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

a)	**Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?**	☐	☐	☒	☐
b)	**Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**	☐	☐	☒	☐
c)	**Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**	☐	☐	☒	☐

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IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Project Planner
- Jeanine Ramos, Project Planner
- Imperial County Air Pollution Control District
- Ag Commissioner

B. OTHER AGENCIES/ORGANIZATIONS

- Quechan Indian Tribe, Historic Preservation

(Written or oral comments received on the checklist prior to circulation)

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V. REFERENCES

1. Airport Land Use Compatibility Plan http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf
2. Fish and Wildlife Department's Service Guidance regarding Communication Towers
3. https://maps.conservation.ca.gov/DLRP/CIFF/
4. IC General Plan Conservation and Open Space Element Figure 1 http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
5. http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
6. http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
7. http://maps.conservation.ca.gov/cgs/fam/
8. http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf
9. EnviroStor Database http://www.envirostor.dtsc.ca.gov/public/
10. http://www.icpds.com/CMS/Media/Airport-Locations.pdf
11. http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf
12. Department of Conservation Tsunami Inundation Maps https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/
13. https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
14. http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
15. http://www.icpds.com/CMS/Media/Airport-Locations.pdf
16. Office of Historic Preservation http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

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VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Conditional Use Permit #21-0002 /Variance #21-0001/ Initial Study #21-0003

Project Applicant: InSite Towers Development 2, LLC

Project Location: The project site is located at 373 E. Aten Road, Imperial currently occupied by the Pioneers Museum, approximately 4 miles east of the Imperial County Airport. The parcel is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is legally described as 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.

Description of Project: 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.

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PC ORIGINAL PKG

VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

☐ The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ The Initial Study identifies potentially significant effects but:

(1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

(2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.

(3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

5/27/21 — Date of Determination

Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Debbie Detompei 5/28/21

Applicant Signature — Date

Representing InSite Towers Development 2, LLC

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SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

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IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

EEC ORIGINAL PKG

PC ORIGINAL PKG

EEC ORIGINAL PKG

PC ORIGINAL PKG

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

· APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1. PROPERTY OWNER'S NAME The County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 940 W Main Street, El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3 APPLICANT'S NAME InSite Towers Development 2, LLC	EMAIL ADDRESS Debbie DePompei debbie@intellisitesllc.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1199 N. Fairfax Street #700 - Alexandria, VA	ZIP CODE 22314	PHONE NUMBER (702) 501-0882 (Debbie DePompei, Rep.)
4 ENGINEER'S NAME Morrison Hershfield Corporation CA LICENSE NO. 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com	
5 MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St. Suite #200, Seattle, WA	ZIP CODE 98101	PHONE NUMBER 206-268-7385

6. ASSESSOR'S PARCEL NO. 044-230-014	SIZE OF PROPERTY (in acres or square foot) 21.95 acres	ZONING (existing) GS
7 PROPERTY (site) ADDRESS 373 E. Aten Road - Imperial, CA 92251		
8 GENERAL LOCATION (i e city, town, cross street) At the Pioneers Museum located at the SWC of E. Aten Rd & State Highway 111 (South of Imperial Valley College)		
9 LEGAL DESCRIPTION See attached legal description of property		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.
11 DESCRIBE CURRENT USE OF PROPERTY	Pioneers Museum
12 DESCRIBE PROPOSED SEWER SYSTEM	N/A - not proposed with this project.
13 DESCRIBE PROPOSED WATER SYSTEM	N/A - not proposed for this project.
14 DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	

15. IS PROPOSED USE A BUSINESS? ☐ Yes ☑ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Un-manned wireless communication facility

FOR IGHS
Jurg Heuberger — Print Name
Signature
11-25-20 — Date
Tony Rowsome — Print Name
Signature
12/03/20 — Date

REQUIRED SUPPORT DOCUMENTS

A	SITE PLAN
B.	FEE
C.	OTHER
D	OTHER

APPLICATION RECEIVED BY — DATE
APPLICATION DEEMED COMPLETE BY — DATE
APPLICATION REJECTED BY: — DATE
TENTATIVE HEARING BY — DATE
FINAL ACTION ☐ APPROVED ☐ DENIED — DATE

REVIEW / APPROVAL BY OTHER DEPTS required
☐ P W
☐ E H S
☐ A P C O
☐ O E S
☐

CUP # 21-0002

EEC ORIGINAL PKG

PC ORIGINAL PKG

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

EEC ORIGINAL PKG

PC ORIGINAL PKG

SITE PLAN REQUIREMENTS

PLAN MUST:

a. Be drawn to scale upon substantial paper, 11" x 14" (min.) – (20 copies must be submitted.)

b. Show name of owner, legal description and Assessor's Parcel Number.

c. Show existing property dimensions, size, adjacent roads, canals, right-of-ways, easements, etc.

d. Show all existing and proposed structures (both above and below ground) location of sewer and water systems.

e. Show adjacent property uses and approximate distances to nearest structures.

f. Indicate name of person preparing site plan.

g. Show North orientation.

h. Show sufficient dimensions and information for proper evaluation to be done.

CAUTION: Incomplete or inaccurate applications, plans will cause the entire application to be rejected.

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EEC ORIGINAL PKG

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VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1	PROPERTY OWNER'S NAME County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
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7	GENERAL LOCATION (i.e. city, town, cross street) At the Pioneer's Museum located at the SWC of E. Aten Rd. & State Hwy 111 (South of Imperial Valley College)	
8	LEGAL DESCRIPTION See attached legal description of parcel.	

8 DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.)

Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.

9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY :

InSite Towers is proposing to build a 160' wireless communication facility in order to accommodate multiple tenants; AT&T is the anchor tenant who has requested the top RAD center on the tower in order to provide improved service to the college and surrounding area, in addition to providing First Net services.

10. ~~DESCRIBE THE ADJACENT PROPERTY~~

East	~~Zoned "Hospital"~~
West	~~Zoned "Agriculture"~~
North	~~Zoned "College" - Imperial Valley College~~
South	Zoned "Agriculture"

REQUIRED SUPPORT DOCUMENTS

A.	SITE PLAN
B	FEE
C.	OTHER
D.	OTHER

From ICHS
Jurg Heuberger — Print Name — 11-25-20 — Date
Signature
Tony Rogers — Print Name — 12/08/20 — Date
Signature

APPLICATION RECEIVED BY		DATE	
APPLICATION DEEMED COMPLETE BY		DATE	
APPLICATION REJECTED BY		DATE	
TENTATIVE HEARING BY		DATE	
FINAL ACTION ☐ APPROVED ☐ DENIED		DATE	

REVIEW / APPROVAL BY OTHER DEPTS required
☐ P W
☐ E H S
☐ A P C D
☐ O E S
☐ _____
☐ _____

V # 21-0001

EEC ORIGINAL PKG

PC ORIGINAL PKG

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g. Show North orientation.

h. Show sufficient dimensions and information for proper evaluation to be done.

CAUTION: Incomplete or inaccurate applications, plans will cause the entire application to be rejected.

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County of Imperial, CA Planning Department

InSite Towers CA070 Imperial

RECEIVED
JAN 29 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PROJECT DESCRIPTION

Project Name: InSite Towers – CA070 Imperial Wireless Communication Tower

Location:
373 E. Aten Rd.
Imperial, CA 92251
APN# 044-230-014

Applicant:
InSite Towers Development 2, LLC
1199 N. Fairfax Street, Suite 700
Alexandria, VA 22314
Contact: (702) 501-0882 – Debbie DePompei

Owner:
The County of Imperial (Owner) and
The Imperial County Historical Society (Sublessor)
9540 W. Main Street
El Centro, CA 92243
Contact: (760) 996-0313 (County)
(760) 996-0313 Jurg Heuberger (Pioneers Museum, Sublessor)

Representative:
IntelliSites, LLC
8822 Arroyo Azul Street
Las Vegas, NV 89131
Contact: (702) 501-0882 - Debbie DePompei
debbie@intellisitesllc.com

ABOUT INSITE TOWERS, LLC

InSite Towers, a wholly-owned subsidiary of InSite Wireless Group, . LLC (www.insitewireless.com) is one of the largest privately-owned tower and wireless infrastructure companies in the United States. InSite currently owns and operates more than 2,000 wireless communication tower sites in the United States, Puerto Rico, U. S. Virgin Islands, Australia and Canada as well as more than 66 major DAS ("distributed antenna systems") venues nationwide. InSite Towers primary business is building multi-tenant communications facilities for lease to wireless carriers and the enclosed notarized statement will serve as confirmation that the construction of the tower will be designed to accommodate the collocation of additional antennas for future users pursuant to Section 92409.01 (8).

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InSite has strategically partnered with IntelliSites, LLC (www.intellisitesllc.com), which specializes in the marketing, management and development of multi-user communication tower sites. IntelliSites LLC provides a full array of infrastructure network development services for InSite Towers including site acquisition, land use entitlement, construction management and on-going site management.

Project Description

InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit for the construction and operation of a permanent multi-carrier wireless telecommunications facility to be designed as a 160' lattice tower (camouflaged as an oil tower) to be located at the Pioneers Museum (operated by the Imperial County Historical Society) at 373 E. Aten Rd. – Imperial, CA 92251. InSite is also requesting a Variance for the height since the 160' proposed structure exceeds the 100' height limitation for the GA zone by 60'.

AT&T will be the anchor tenant of the proposed facility upon site completion who proposes to co-locate at the 145' RAD level, which will include installation of the following: (2) 6' panel antennas per sector total of six (6), (3) remote radio units (RRU) per sector, total of (9), (3) surge protectors and (3) fiber spool boxes by the antenna area, in addition to (3) fiber cable trunks and (9) DC power cable trunks.

Associated equipment would include the installation of (2) Global Positioning System (GPS) antennas, a back-up generator (that is California emissions compliant & low acoustic noise) and an AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower. The entire site will be secured within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound. The proposed facility is structurally designed to accommodate multiple wireless carriers' antennas and associated equipment within the 60' x 60' leased compound.

Please note that AT&T has been approved to install a Cell on Wheels (C.O.W.) facility at the location temporarily until the permanent facility being proposed with this application is constructed in order to expedite the deployment of FirstNet services to the area.

Objective

The objective of the proposed facility is to assist AT&T (and other wireless carriers) to fill a significant gap in 4G LTE and 5G coverage to the Imperial Valley College and surrounding community, which is deficient due to the lack of infrastructure to co-locate on. AT&T's specific coverage objectives at the site include the following:

- Improve coverage at Imperial Valley Pioneers Expy Hwy 111 from South to North between S80 & Ralph Rd.
- Improve coverage at Aten Rd from East to West McConnell Rd to Cooley Rd .
- Improve coverage and capacity at Imperial Valley College

Furthermore, the site will enable the anchor tenant, AT&T, to carry out its FirstNet commitment to the state of California to provide reliable communications that are critical to the safety and success of first responders and the public. And, with AT&T's selection by the federal First Responder Network Authority, FirstNet, as the wireless services provider to build and manage

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the first-ever nationwide public safety wireless network, each new site will help to improve first responder communications. First conceived by the 9/11 Commission Report as a necessary strategy to coordinate first responder communications, Congress created FirstNet as the nationwide first-responder wireless network. AT&T's goal is to support the public safety community by putting advanced wireless technologies into the hands of first responders.[1]

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the Southern California area. The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. Only after careful analysis of many candidates and successful lease negotiations has been completed is a land use application such as this one submitted.

The following page details the current coverage (without the new site) and the coverage (with the new site):

CAL02227 Coverage Without New Site

[1] For more information about FirstNet, see https://www.firstnet.gov/ and https://www.youtube.com/embed/p-zyDC5aDug.

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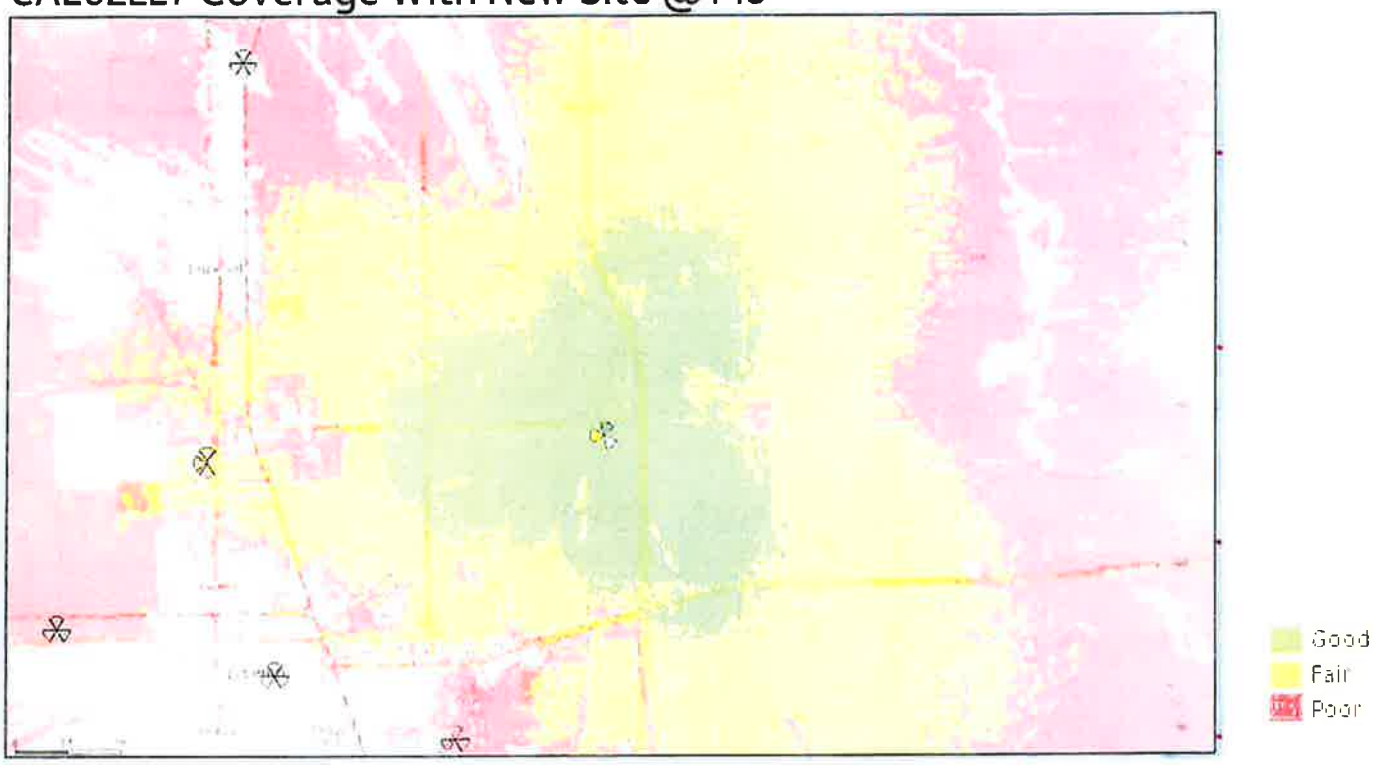
CAL02227 Coverage With New Site @145'



Alternate Site Analysis

InSite Towers seeks to minimize the visual impact to the immediate area when searching for suitable candidates for its' telecommunication towers. This project was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area. The following outlines the research that was conducted on the availability of existing infrastructure in the area:

AT&T was close to securing a site that was located at 2095 Highway 111, El Centro, CA; AT&T obtained zoning approval and submitted for building permit (BP# 59320), then the property owner would not sign the lease. AT&T then reviewed an existing Verizon tower located at 1990 US Highway 111 – El Centro, CA, but the tower did not have the available RAD center (height on the tower) necessary to meet their coverage objectives, which was when AT&T's RF Engineer had to move the search ring closer to the college. The Imperial Valley College was also contacted, however, they were not interested in leasing their property for a communication tower site, which was when we commenced discussions with the Pioneer Museum, the subject site of this application.

92401.04. General Requirements.

Pursuant to Section 92401.04 (General Requirements) of the Imperial County Zoning Ordinance, please note the following findings in support of granting the Conditional Use Permit & Variance, as follows:

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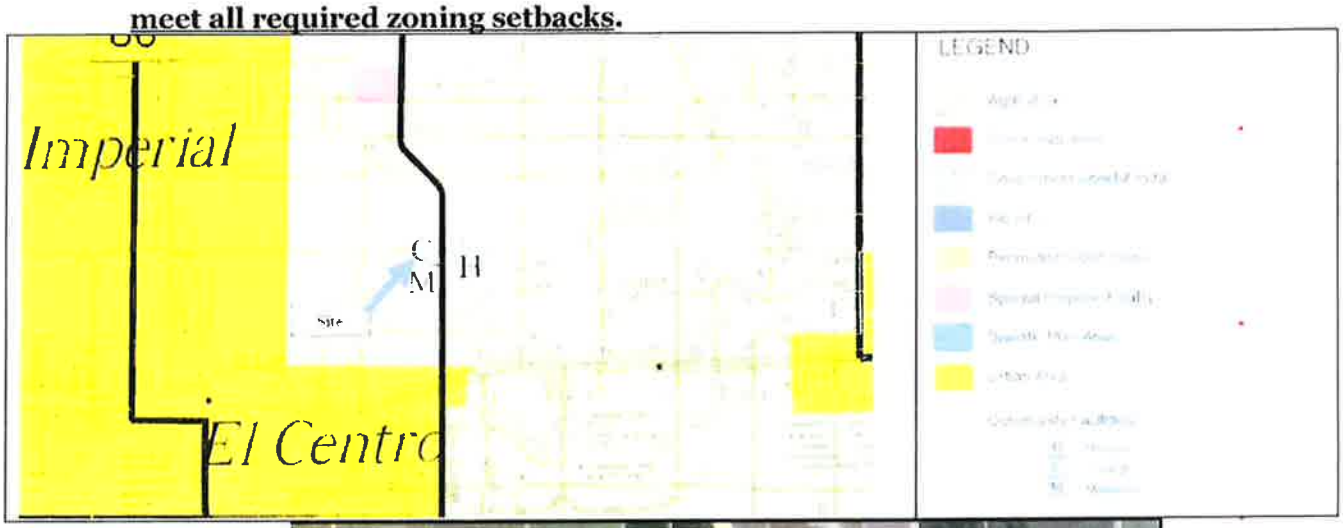
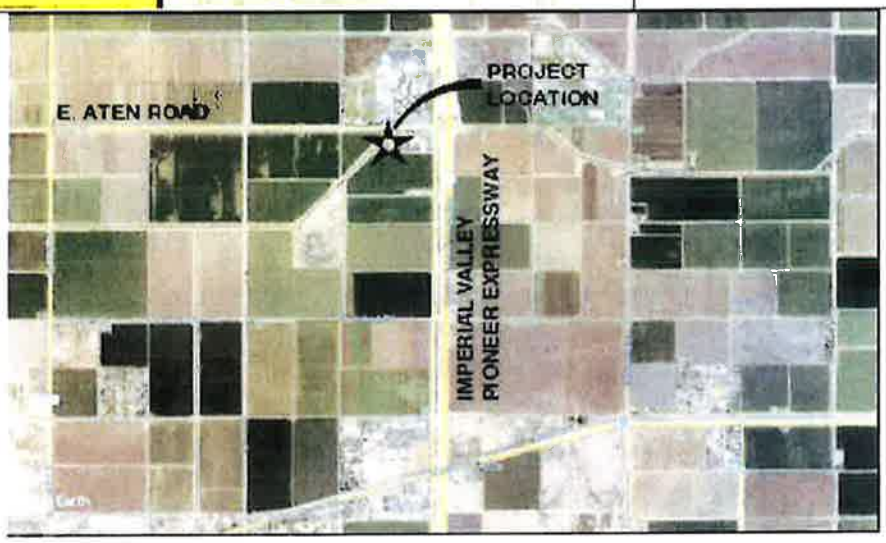
1. **Zones.** Wireless communication facilities may be located in all base zones which allow such facilities, upon approval of a conditional use permit as described below. **The project site will be located at the Pioneers Museum, which is currently zoned GS Government / Special Public within a preferred non-residential zone and will meet all required zoning setbacks.**





The entire area can be characterized as agricultural/rural with the exception of the Imperial Valley College to the north; the following details the existing land uses / parcels surrounding the project site:

Direction	APN#	Existing Land Use	Planned Land Use
North	044-510-007	Imperial Valley College	GS / Government Special Public
South	044-230-015	Agricultural (Fields)	A-2 / Agricultural
West	200-051-07-00	Agricultural (Fields)	A-2 / Agricultural
East	Old Highway 11		

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2. **Use Permit Required.** All wireless communication facilities and all wired or fiber regeneration facilities other than those designated as exempt under [redacted] require a conditional use permit (CUP). To obtain a conditional use permit, a hearing is required before either the planning director or the planning commission, as provided for in this title. **InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit application for this proposed facility.**

3. **Building Permit Required**. All communication facilities shall require a building permit issued by the county of Imperial. **Upon approval of the Conditional Use Permit, InSite Towers will submit and file for the necessary building permit prior to construction.**

4. **Design Consistency with the Surrounding Environment.** To the maximum extent feasible, all wireless communication facilities and all regeneration facilities shall blend in with the predominant features of the existing natural and/or built environments in which they are located. To this end, co-location, stealth mounts, structure mounts and ground mounts are particularly encouraged. **InSite is proposing to design the 160' lattice tower as an oil tower to blend in with the historic theme of the Pioneer's Museum and rural agricultural landscape of the surrounding environment. The site will be located in the far southwest corner of the parcel, which will be further screened by existing buildings on the property. Enclosed please find photo simulations for reference.**

5. **Height**. All communication facilities shall conform to the following height requirements:

   a. All communication facilities shall be of the minimum functional height, with additional provisions for co-location, as allowed in the respective base zone unless a variance is approved concurrent with a CUP. (For example, if the number of co-locators that a particular facility is designed for is four and the required height is eighty (80) feet, then the allowed height of the facility would be one hundred ten (110) feet and if it is five co-locators, then it would be one hundred twenty (120) feet). **The base zone (GS) allows a 100' height. The facility will be structurally designed to accommodate five or more co-locators and so according to the code, the allowed height of the facility would be one hundred and forty (140) feet. The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

   b. All communication facilities constructed within three-quarters of a mile of a designated scenic corridor (as designated by the Imperial County general plan) shall conform with the height limit in the zone in which they are located. New facilities that are co-located with an existing facility may exceed their zone's height limit, provided that the installation of the new facility does not require a height increase of the existing facility. **After reviewing the General Plan, the maps did not indicate that the proposed facility is within ¾ of a mile of a designated scenic corridor.**

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c. Outside of the three-quarter-mile range of a designated scenic corridor, communication facility, except an exempt facility, may exceed one hundred twenty (120) feet. A bonus of twenty (20) additional feet per facility, up to a maximum height of three hundred (300) feet, is permissible for operators co-locating on a single facility. **The proposed height of the facility is 160'.**

d. No roof-mounted wireless communication facility, except an exempt facility, may be more than twelve (12) feet taller than the roof of the building on which it is mounted, unless facility is fully screened and height does not exceed height permitted by applicable zoning code. **Not applicable.**

e. If an operator wishes to apply for an exception to these height limitations, then the facility shall be subject to the provisions at this title relating to conditional use permits and variances hearing processes. **The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

6. Screening. All communication facilities shall be screened to the maximum extent possible, pursuant to the following requirements.

a. Ground- and tower-mounted antennas and all sound structures shall be located within areas where substantial screening by vegetation, landform and/or buildings can be achieved. Additional vegetation and/or other screening may be required as a condition of approval. Each structural screening shall be based on a recommendation from the planning department having addressed the visual impacts, which in some instance may, in fact, warrant no screening. **All equipment and materials needed to operate the site are located within a screened 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will be located in the far southwest corner of the parcel that provides further screening of the site by existing buildings on the property.**

b. The projection of structure-mounted antennas from the face of the structure to which they are attached shall be minimized. **The projection of structure-mounted antennas from the face of the tower shall be minimized as much as possible.**

c. Roof-mounted antennas shall be set back from the edge of the roof a distance greater than or equal to the height of the antenna, except when the antennas are fully screened. For roof-mounted antennas, a screening structure that is architecturally compatible with the building on which it is mounted may also be required as a condition of approval. Antenna panels mounted flush on the outside of the parapet wall of an existing building and painted to match the exterior of the building may be allowed. **Not applicable.**

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7. **Radio-Frequency Exposure**. No communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, no communication facility or combination of facilities shall produce at any time power densities that exceed the current FCC adopted standards for human exposure to RF fields. Certification that a facility meets this standard is required. A copy of the certification from the FCC shall be submitted to the county. **Please find enclosed copies of AT&T's FCC Authorizations for all licensed frequencies that will be utilized at the project site, in addition to a RF Environmental Evaluation Report.**

8. **Cabling**. For structure-mounted antennas, all visible cabling between equipment and antennas shall be routed within the building wherever feasible, or on the roof below the parapet wall. Cabling on the exterior of a building or monopole shall be located within cable trays painted to match. All cabling shall be performed in accordance with the NEC (National Electrical Code). **All cabling on the exterior of the lattice tower will be located within cable trays, and in accordance with the NEC.**

9. **Painting and Lighting**. All facilities shall be painted or constructed of materials to minimize visual impact. All towers shall be painted in a non-reflective and preferably earth tone colors. All towers shall be lit with approved lighting as required by the FAA and the Airport Land Use Commissions standards. **The proposed tower will be of a galvanized steel finish (not painted) which is being retained to mimic the oil tower design. The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Enclosed is a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which based on this evaluation, marking and lighting are not necessary for aviation safety.**

10. **Noise**. All communication facilities shall be designed to minimize noise. If a facility is located in or within one hundred (100) feet of a residential zone, noise attenuation measures shall be included to reduce noise levels to a maximum exterior noise level of fifty (50) Ldn at the facility site's property lines. **The proposed tower is not located within 100 feet of a residential zone and is surrounded by agricultural and government special public zones. The nearest residential development is located 1.65 miles to the southwest of the proposed facility.**

11. **Accessory Structures**. Enclosures and cabinets housing equipment related to a wireless communication facility shall meet setback and height restrictions for such structures in their zones. Such structures shall appear architecturally compatible (as determined by the planning director evaluating the facility on the basis of color and materials) with their surroundings and be designed to minimize their visual impact. To meet this requirement, underground vaults may be required. **The accessory structures included with this application include a back-up generator (that is California emissions compliant & low acoustic noise) and an**

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AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will meet all setbacks.

12. **Roads and Parking**. Communication facilities shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible. **The site will be accessed off of Aten Rd. through the main entrance of the Pioneers Museum via a 12' access easement to the site.**

13. **Provisions for Future Co-location**. All commercial communication facilities shall be encouraged to promote future facility and site sharing. Technical evidence will be provided as to the infeasibility either technical and/or economic, of co-location or grouping prior to the issuance of a new use permit for a facility that would not be considered to be co-located or grouped under this division. **The construction of the tower will be designed to accommodate the co-location of additional antennas for future users pursuant to Section 92409.01(8).**

14. **Removal Upon Discontinuation of Use**. The operator's agreeing to such removal and allowing the county access across private property to effect such removal shall be a condition of approval of each permit issued. At its discretion, the county may require a financial guarantee acceptable to the county to ensure removal. **All equipment associated with the communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original pre-construction condition**.

15. **Principal or Accessory Use**. Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. **The proposed tower will be an accessory use of the existing property, which is owned by the County and is operated as the Pioneers Museum by the Imperial County Historical Society.**

16. **Lot Size**. For purposes of determining whether the installation of a facility complies with county development regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on lease parcels within such lot. This shall also take into consideration the height of the tower in the event of a failure whereby it could fall thereby crossing property lines. **The parcel size is 21.98 acres of which the project site will occupy 3,600 square feet in the southwest corner of said parcel.**

17. **Inventory of Existing Sites**. Each applicant for a facility shall provide to the planning director an inventory of its existing towers, antennas, or sites approved for facilities, that are either within the jurisdiction of Imperial County or within one mile of the border thereof,

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including specific information about the location, height and design of each facility. The planning director may share such information with other applicants applying for administrative approvals or special use permits under this division or other organizations seeking to locate facilities within the jurisdiction of Imperial County, provided, however that the planning director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. **Please find enclosed a list detailing the inventory of AT&T's existing towers, antennas, or sites approved for facilities as requested with this application.**

18. **Aesthetics**. Towers and antennas shall meet the following requirements:

a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obstructiveness. **The proposed tower will be maintained as a galvanized steel finish (conducive to the oil tower design being proposed) unless directed otherwise by conditions of approval.**

b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings. **All materials being proposed will blend into the natural setting of the Pioneer Museum and surrounding buildings.**

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobstructive as possible. **Not applicable.**

19. **Lighting**. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views and community. **The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Please find enclosed a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which states that based on the evaluation the structure does not exceed obstruction standards and would not be a hazard to air navigation so marking and lighting are not necessary for aviation safety.**

20. **State or Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this division shall bring such towers and antennas into compliance with such revised standards and regulations as mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with

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such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The applicant will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.**

21. **Building Codes—Safety Standards.** To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the county concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The tower will be structurally built and maintained in compliance with REV H standards for towers that are published by the Electronic Industries Association.**

22. **Measurement.** For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the unincorporated areas of the county of Imperial according to the provisions of this title for the respective base zone. **The GS base zone requires 0' setbacks from property lines, however, the tower will be setback from property lines as follows: 722' to the north (Imperial College parcel), 10' to the west and south and 1,580' from the compound to the east.**

23. **Not Essential Services.** Towers and antennas shall be regulated and permitted pursuant to this division and shall not be regulated or permitted as essential services, public utilities or private utilities. **The applicant recognizes that the tower, if approved, will not be permitted as essential services, public utilities or private utilities.**

24. **Franchises.** Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a communication system in Imperial County have been obtained and shall file a copy of all required franchises with the planning director. **This application for the proposed tower does not require a franchise for the operation of the facility.**

25. **Public Notice.** For purposes of this division, any conditional use permit request, variance request, or appeal of an administratively approved CUP or special use permit shall require public notice to all abutting property owners and all property owners of properties that are located within the corresponding separation distance listed for a CUP or variance in the respective base

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zone, under this title, in addition to any notice otherwise required by the planning director. **Applicant acknowledges the public notification process for this Conditional Use Permit and Variance application.**

26. Signs. No signs shall be allowed on an antenna or tower except as may be required by law or another permitting or licensing agency. **No signs will be installed on the tower except as may be required by law or another permitting or licensing agency such as the FCC and FAA.**

27. Buildings and Support Equipment. Buildings and support equipment associated with antennas or towers shall comply with requirements of this title. **All building and support equipment associated with antennas or towers will comply with requirements of this title.**

28. Multiple Antenna/Tower Plan. Imperial County encourages the users of towers and antennas to submit a single application for approval of multiple towers and/or antenna sites. Applications for approval of multiple sites shall be given priority in the review process. **This application proposes the installation of one (1) single tower that will be made available for multiple user co-locations.**

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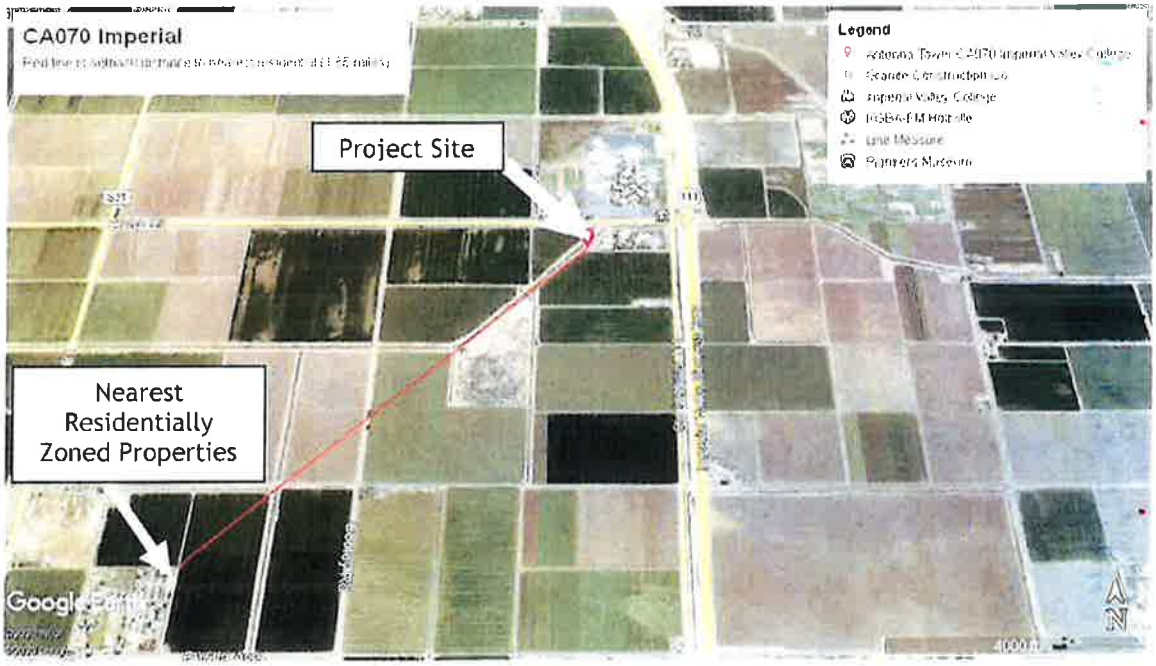
92409.01. Information Required.

Pursuant to Section 92409.01 (Information Required) of the Imperial County Zoning Ordinance, please note the following and attached enclosures being submitted with this application for a Conditional Use Permit & Variance:

1.) Site Plans: Enclosed are two (2) full size (24" x 36') scaled site plans indicating the location, type and height of the proposed tower, on-site land uses and base zoning, adjacent land uses and zoning.

2.) Legal Description: Enclosed is a legal description of the parent tract and leased parcel. The legal description of the 60' x 60' lease area is shown on page C-1 of the site plans.

3.) Setbacks: Below please find a Google Earth map showing the setback distance between the proposed tower and nearest residential use, platted residentially zoned properties, and un-platted residentially zoned properties, which is 1.65 miles to the southwest of the proposed site.



4.) Separation Distance from Other Towers: Below please find a Google Earth map showing the inventory of existing sites within a 5-mile radius (red circle) of the proposed tower site.

1. SBA Towers – Monopalm Tower
2. FM Broadcast Lattice Tower
3. Verizon Monopole Tower
4. AT&T Site # 2732 – 56' Roof-Top
5. AT&T Site #2764 – 122' Lattice Tower

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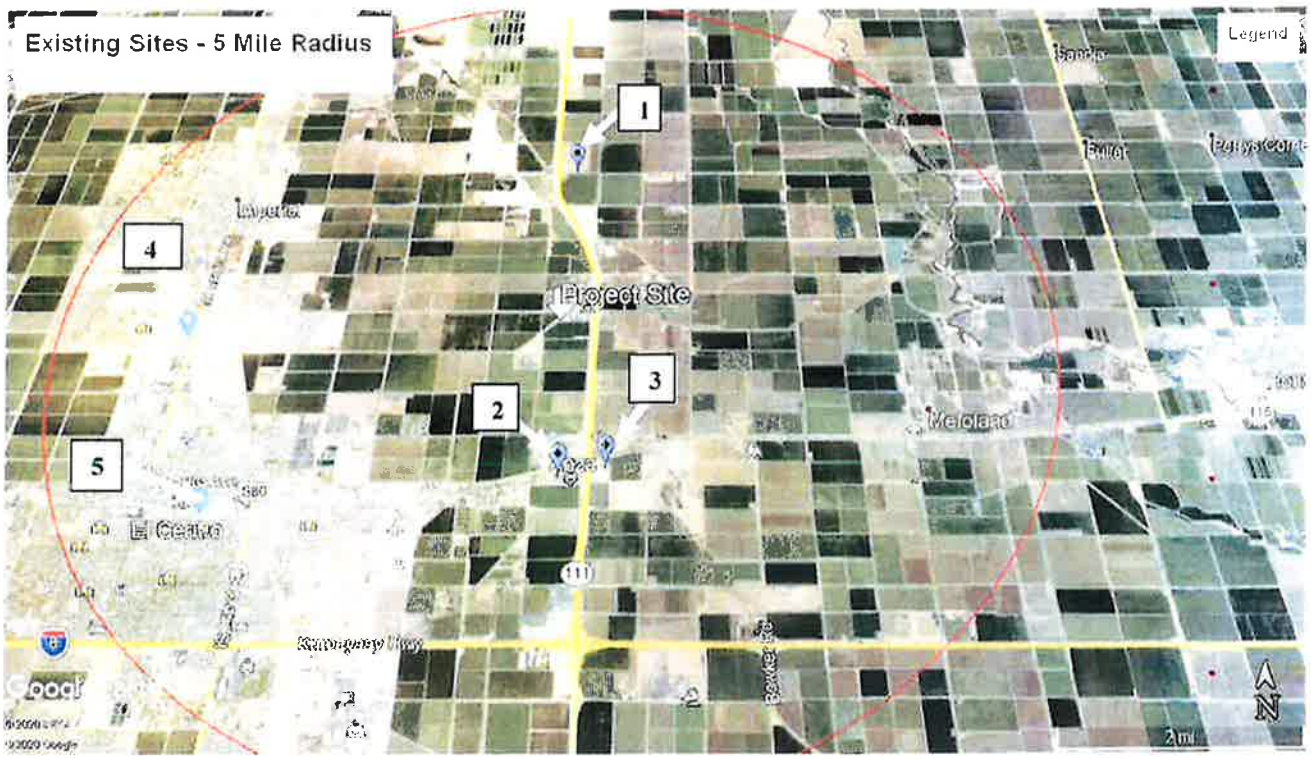

5.) Landscape Plan: No landscaping is being proposed with this application due to the fact that there is no vegetation (only dirt) surrounding the area of the leased area, in addition to no water utilities to maintain.

6.) Method of Fencing Finished Color: The entire lease area for the project site will be enclosed by a six-foot (6') concrete masonry unit (CMU) block wall, which is typically gray in color – the finished color to remain unless otherwise directed by conditions of approval of this application.

7.) Description of Compliance with Sections 92401.04: Addressed in the previous section herein.

8.) Notarized Statement: Enclosed please find a notarized statement by the applicant stating the construction of the tower will accommodate the co-location of additional antennas for future users.

9.) Fiber Backhaul: AT&T Wireline will be providing the fiber backhaul to the site.

10.) Description of the suitability of the use of existing towers: The Alternative Site Analysis addressed in the previous section addresses the fact that this project site was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area.

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Thank you, in advance, for your consideration of InSite Towers request for a Conditional Use Permit and Variance for the installation of a new 160' communication tower. Please feel free to call me at (702) 501-0882 if you have any questions or require further information.

Sincerely,

Debbie DePompei

Debbie DePompei
IntelliSites, LLC – representing InSite Towers

Enclosures:
(2) Site Plans
Conditional Use Permit Application
Variance Application
Check #067864 $6,500.00 (Application Fees)
AT&T's FCC Authorizations for Licensed Frequencies
FAA Aeronautical Study No 2020-AWP-14523-OE
AT&T Inventory of Existing Sites
Legal Description of Leased Parcel
Photo Simulations (Visual Analysis)
RF Environmental Study
Notarized Statement

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LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

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InSite WIRELESS GROUP

CA070

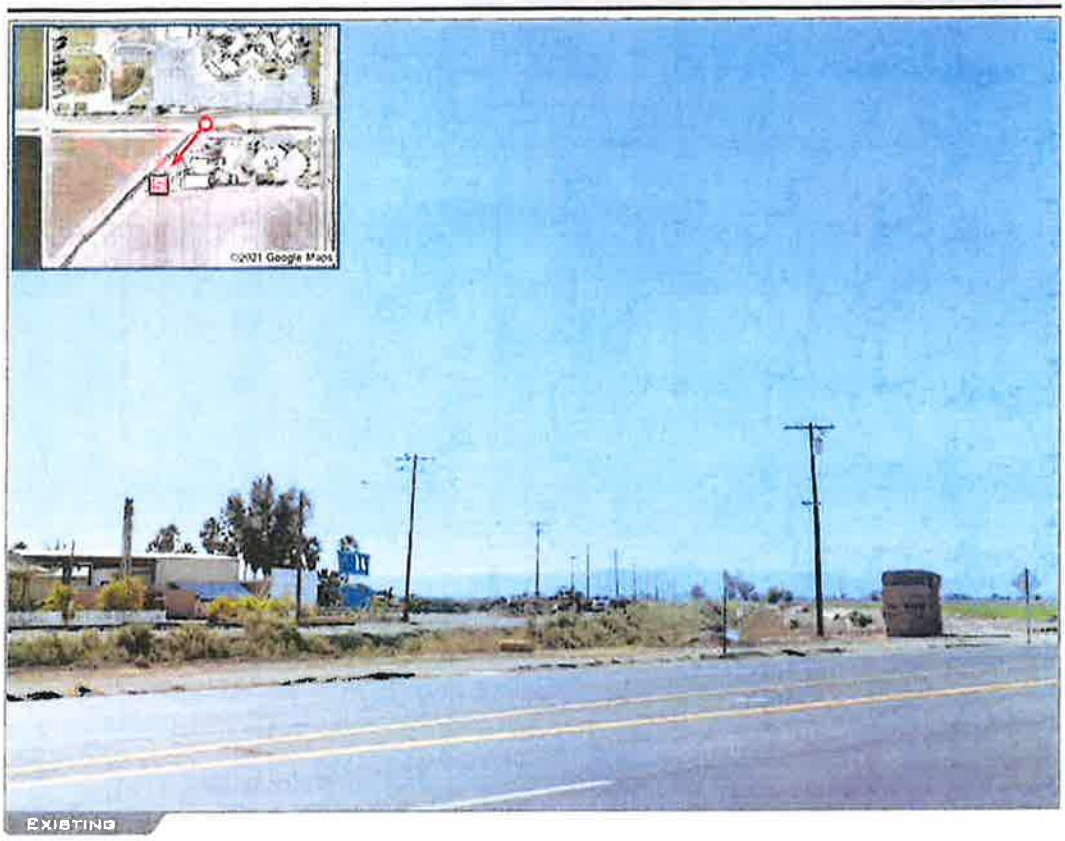
IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC

AEsims.com

877.9AE.sims



EXISTING

PROPOSED LOOKING SOUTHWEST FROM ATEN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

EEC ORIGINAL PKG

PC ORIGINAL PKG

InSite

CA070

Imperial Valley

373 E Aten Road Imperial CA 92251

ARTISTIC

AEsims.com

877.9AE.sims

Looking south from Aten Road

Accuracy of photo simulation based upon information provided by project applicant.

EEC ORIGINAL PKG

PC ORIGINAL PKG

CA070

IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

EXISTING

PROPOSED LOOKING SOUTHEAST FROM ATEN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

EEC ORIGINAL PKG

PC ORIGINAL PKG

InSite WIRELESS GROUP

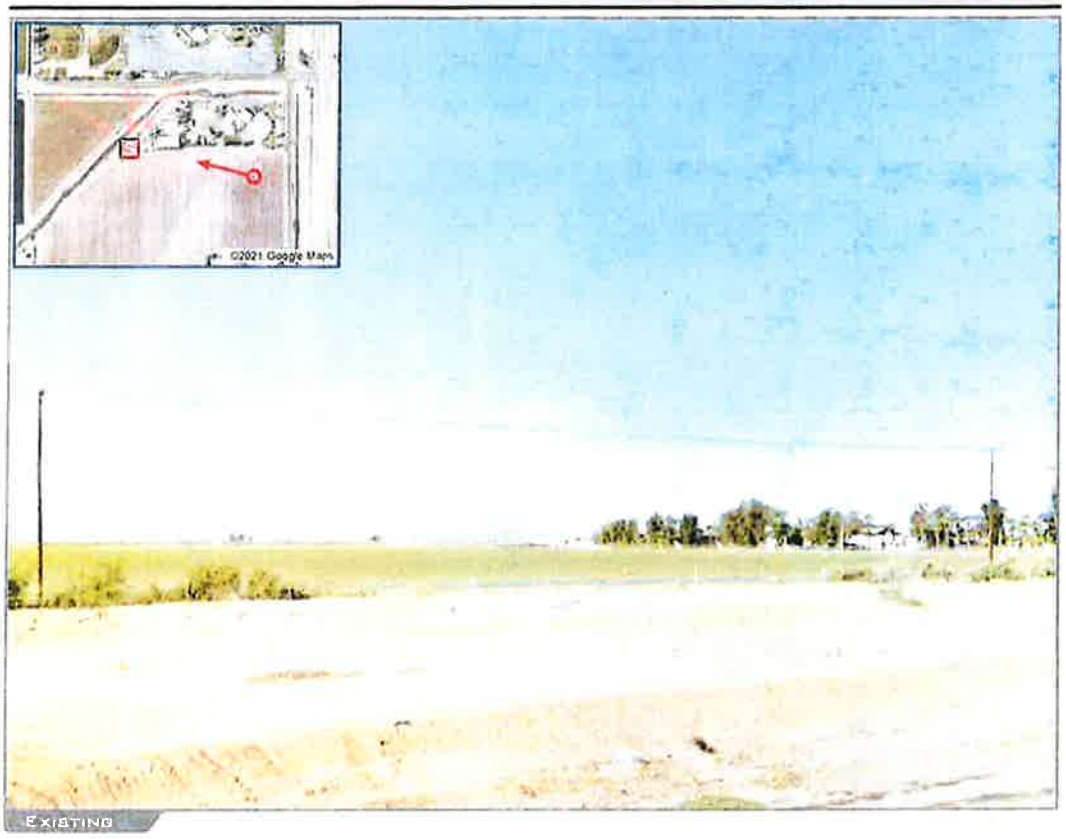
CA070

IMPERIAL VALLEY

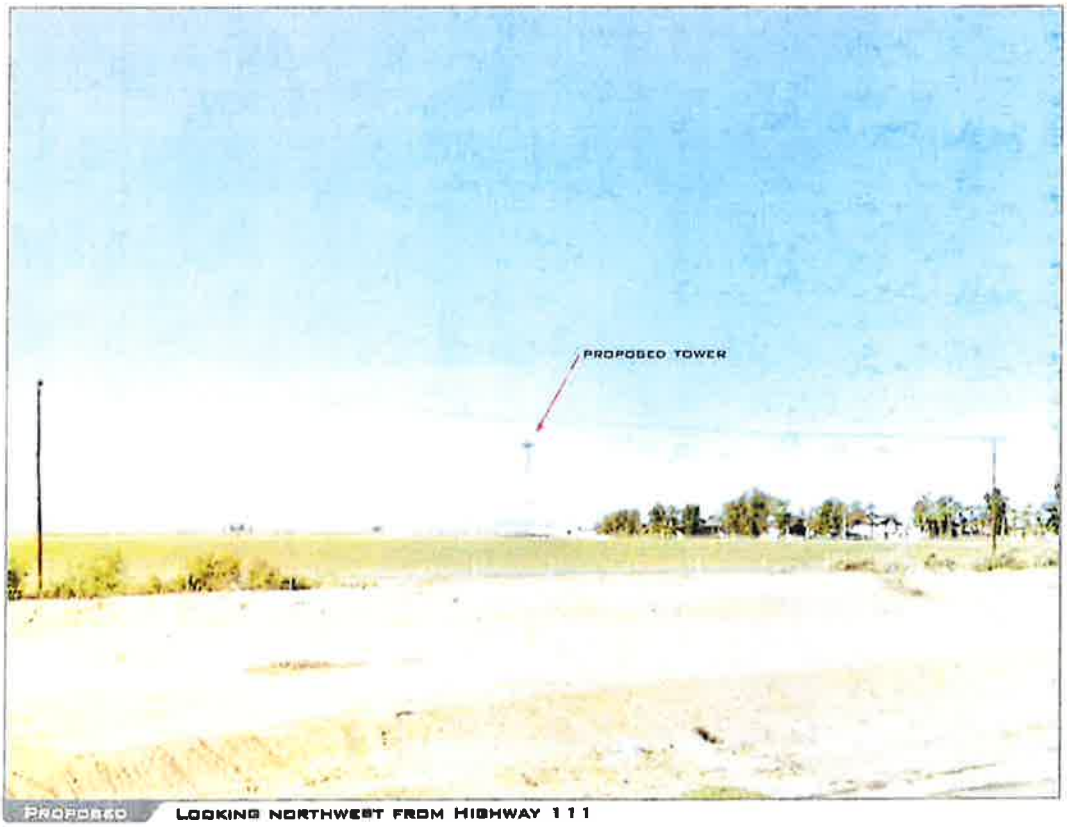
373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC

AEsims com
877 9AE sims



EXISTING



PROPOSED LOOKING NORTHWEST FROM HIGHWAY 111

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT

EEC ORIGINAL PKG

PC ORIGINAL PKG

CAL02227

PC ORIGINAL PKG

RF Environmental Evaluation Report -

The operation of the proposed facility in addition to other ambient RF emission levels will not exceed current FCC-adopted standards with regard to human exposure in controlled and uncontrolled areas as defined by the FCC.

EEC ORIGINAL PKG

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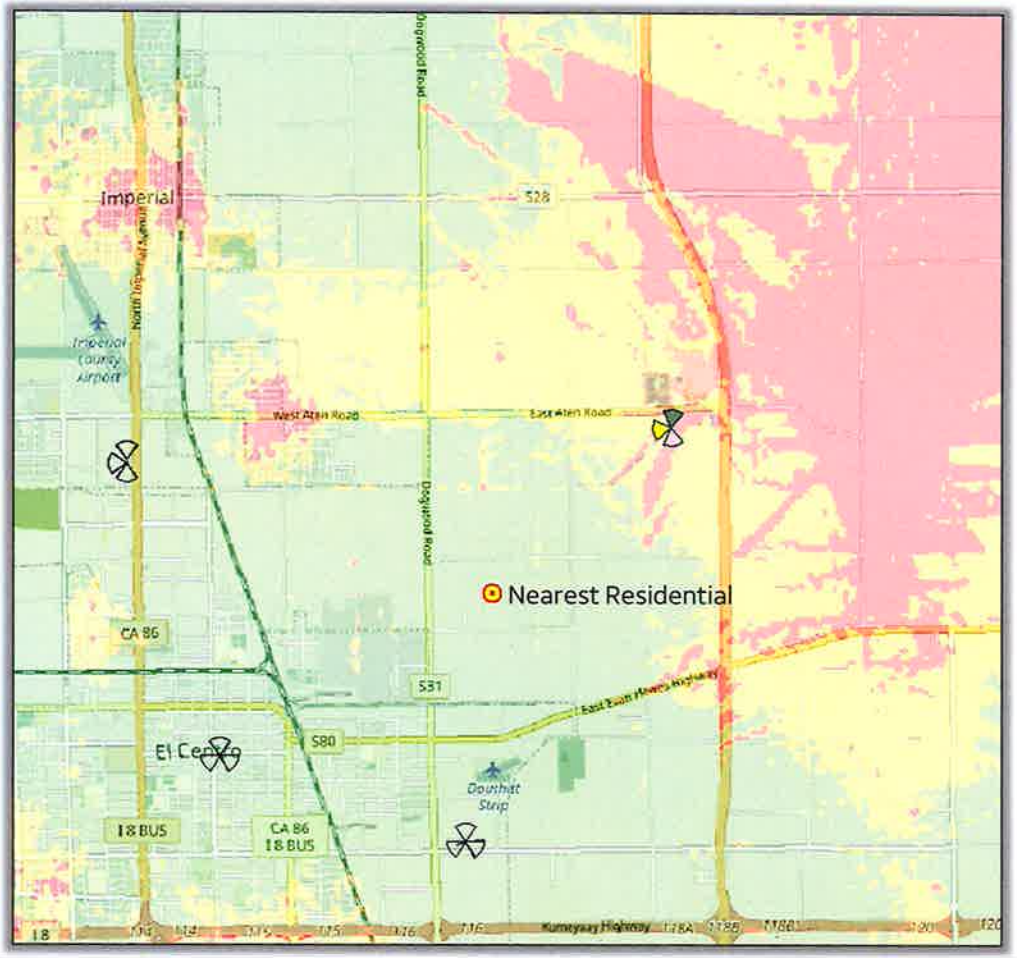
AT&T

CAL02227 Coverage Without New Site



PC ORIGINAL PKG
EEC ORIGINAL PKG

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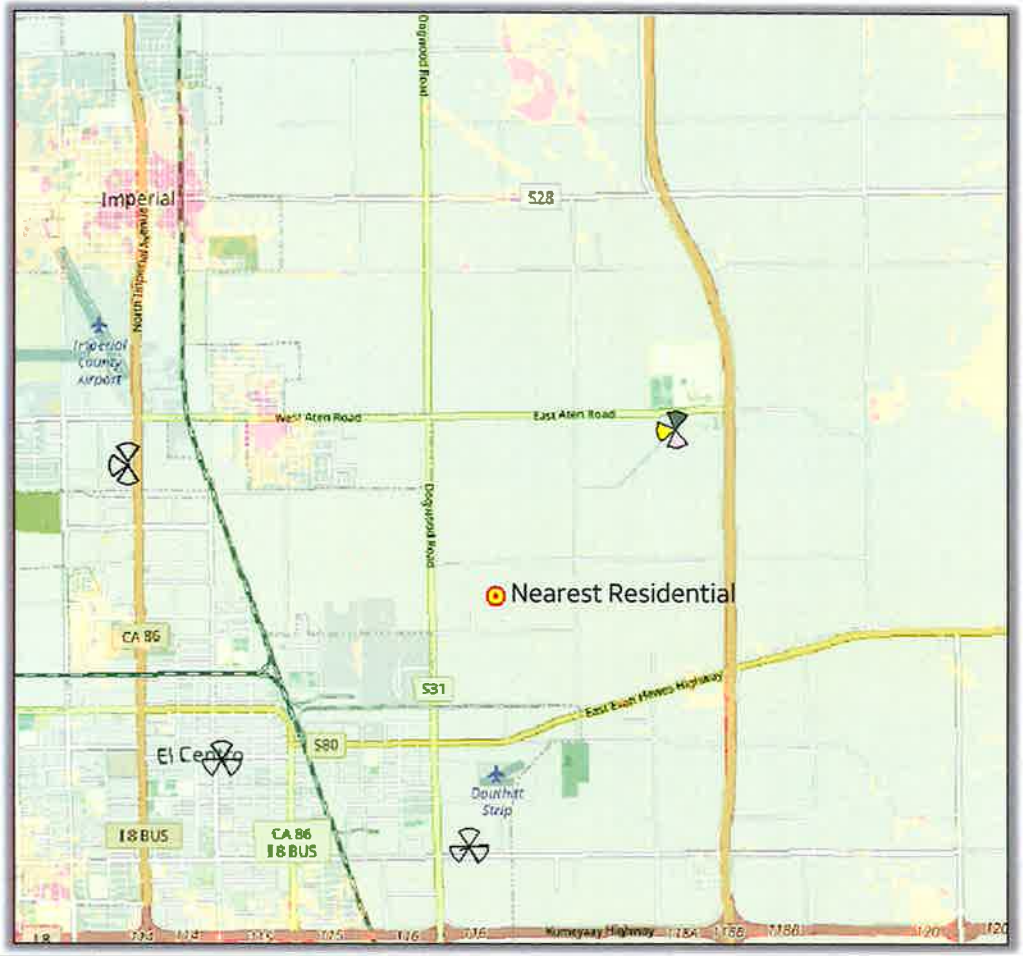
AT&T

CAL02227 Coverage With New Site

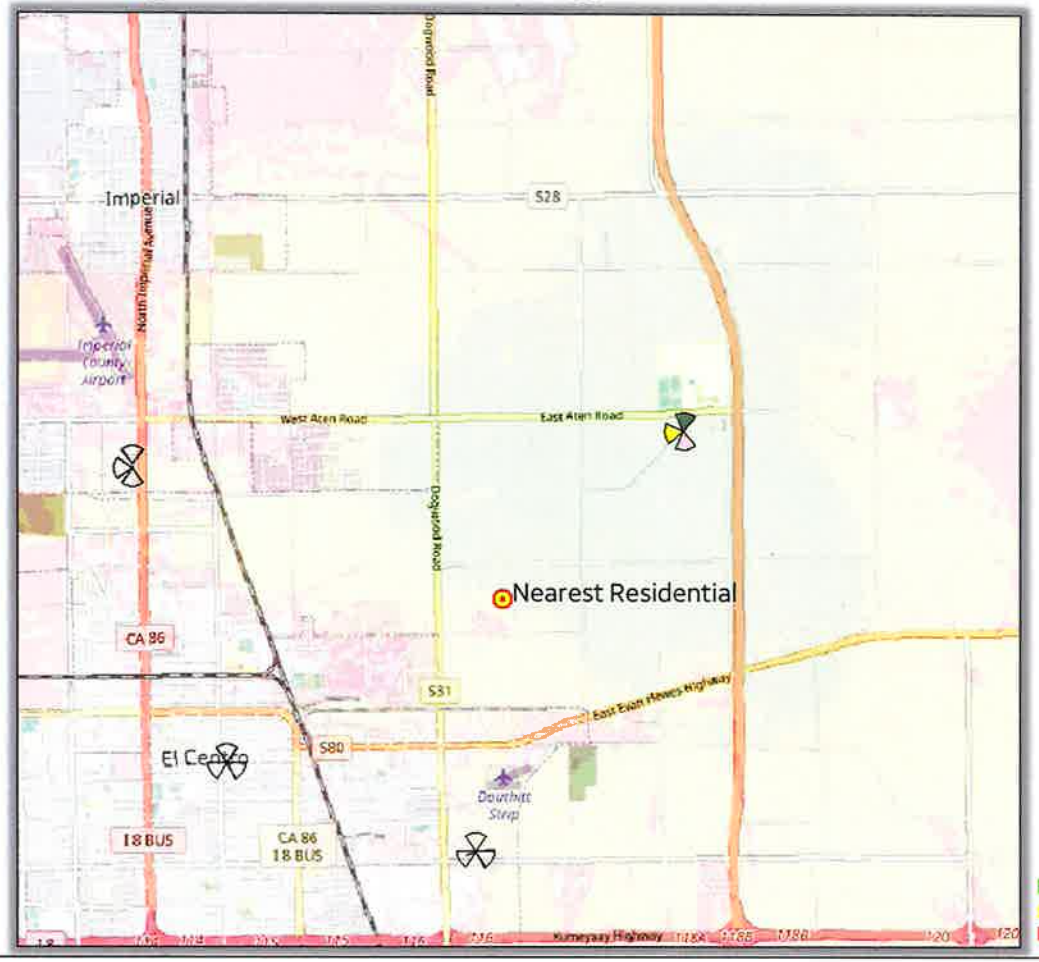


PC ORIGINAL PKG
EEC ORIGINAL PKG

2019 AT&T Intellectual Property

AT&T

CAL02227 Coverage With New Site @145'



PC ORIGINAL PKG

EEC ORIGINAL PKG

© 2019 AT&T Intellectual Property

AT&T

PC ORIGINAL PKG

EEC ORIGINAL PKG

InSite Towers, LLC

IMPERIAL VALLEY
CA070

373 E ATEN RD
IMPERIAL, CA 92251

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PROJECT INFORMATION

PROJECT DESCRIPTION:

INSITE TOWERS, LLC PROPOSES TO CONSTRUCT A MULTI-CARRIER, UNSTAFFED RADIO TELECOMMUNICATION FACILITY CONSISTING OF A 160' LATTICE "OIL" TOWER WITHIN A 60'x60' FENCED COMPOUND.

APPLICANT:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
CONTACT: TODD FUSON
PH: (702) 430-8369

PROPERTY OWNER:
IMPERIAL COUNTY, CALIFORNIA

SITE INFORMATION:

JURISDICTION: IMPERIAL COUNTY

ZONING CLASSIFICATION: GOVERNMENT/SPECIAL (G/S)

CONSTRUCTION TYPE: V-N

OCCUPANCY: U (UTILITY)

CURRENT USE: MUSEUM

PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL SIZE: 21.965± ACRES

LEASE AREA: 3,600 SF

TOWER OWNER:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
PH: (703) 837-3666

BUILDING CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)

PARCEL NUMBER(S):
044-230-014

GENERAL INFORMATION:

1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.

SITE LOCATION:

LATITUDE: 32° 49' 25.6187" N

LONGITUDE: 115° 30' 23.3294" W

ELEVATION: ~60.00' AMSL

PROJECT TEAM

SITE ACQUISITION
INTELLISITES, LLC
8822 ARROYO AZUL ST
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOMPEI
PH: (702) 501-0882

A&E CONTACT
MORRISON HERSHFIELD CORPORATION
600 STEWART ST, SUITE 200
SEATTLE, WA 98101
CONTACT: ROY LORETE
PH: (206) 268-7370
rlorete@morrisonhershfield.com

PERMITTING
INTELLISITES, LLC
8822 ARROYO AZUL STREET
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOMPEI
PH: (702) 501-0882

PROFESSIONAL OF RECORD:
MORRISON HERSHFIELD CORPORATION
CONTACT: ROBERT J LARA
PH: (945) 577-4668
rlara@morrisonhershfield.com

VICINITY MAP

DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT, SAN DIEGO, CA:
FOLLOW SIGNS FOR I-5 SOUTH. AT EXIT 15B, TAKE RAMP RIGHT FOR CA-94 TOWARD ML KING JR FWY. TAKE RAMP LEFT AND FOLLOW SIGNS FOR CA-125 NORTH. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-8 EAST. AT EXIT 118B, TAKE RAMP RIGHT FOR CA-111 NORTH TOWARD BRAWLEY. TURN LEFT ONTO E ATEN RD. MAKE A U-TURN TO STAY ON E ATEN RD. ARRIVE AT E ATEN RD.

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR MANAGER:			PROJECT MANAGER:		
NSB MANAGER:			CONSTR MANAGER:		
TRANSPORT:					
EQUIP ENGINEER:					
COMPLIANCE:					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
C1	SITE SURVEY
C2	SITE SURVEY
C3	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED PLAN
A-3	ELEVATIONS

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.

ABBREVIATIONS

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE GROUND LEVEL	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
		HVAC	HEATING VENTILATION AIR CONDITIONING	PT	PRESSURE TREATED
BLDG	BUILDING			REQ	REQUIRED
BLK	BLOCKING			RM	ROOM
				SHT	SHEET
CLG	CEILING	ID	INSIDE DIAMETER	SIM	SIMILAR
CLR	CLEAR	IN	INCH	SPEC	SPECIFICATION
CONC	CONCRETE	INFO	INFORMATION	SF	SQUARE FOOT
CONST	CONSTRUCTION	INSUL	INSULATION	SS	STAINLESS STEEL
CONT	CONTINUOUS	INT	INTERIOR	STL	STEEL
		IBC	INTERNATIONAL BUILDING CODE	STRUCT	STRUCTURAL
DBL	DOUBLE			STD	STUD
DIA	DIAMETER			SUSP	SUSPENDED
DIAG	DIAGONAL	LBS	POUNDS		
DN	DOWN	MAX	MAXIMUM	THRU	THROUGH
DET	DETAIL	MECH	MECHANICAL	TNNG	TINNED
DWG	DRAWING	MTL	METAL	TYP	TYPICAL
		MFR	MANUFACTURE		
EA	EACH	MGR	MANAGER	UNO	UNLESS NOTED OTHERWISE
ELEV	ELEVATION	MIN	MINIMUM		
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	VERT	VERTICAL
EQ	EQUAL	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT				
EXT	EXTERIOR	NA	NOT APPLICABLE	W/	WITH
		NIC	NOT IN CONTRACT	W/O	WITHOUT
FIN	FINISH	NTS	NOT TO SCALE	WP	WATER PROOF
FLUOR	FLUORESCENT				
FLR	FLOOR	OC	ON CENTER		
FT	FOOT	OD	OUTSIDE DIAMETER		
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
GYP BD	GYPSUM WALL BOARD				

INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8822 ARROYO AZUL STREET :: LAS VEGAS, NV 89131
PHONE: 702.329.8689

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

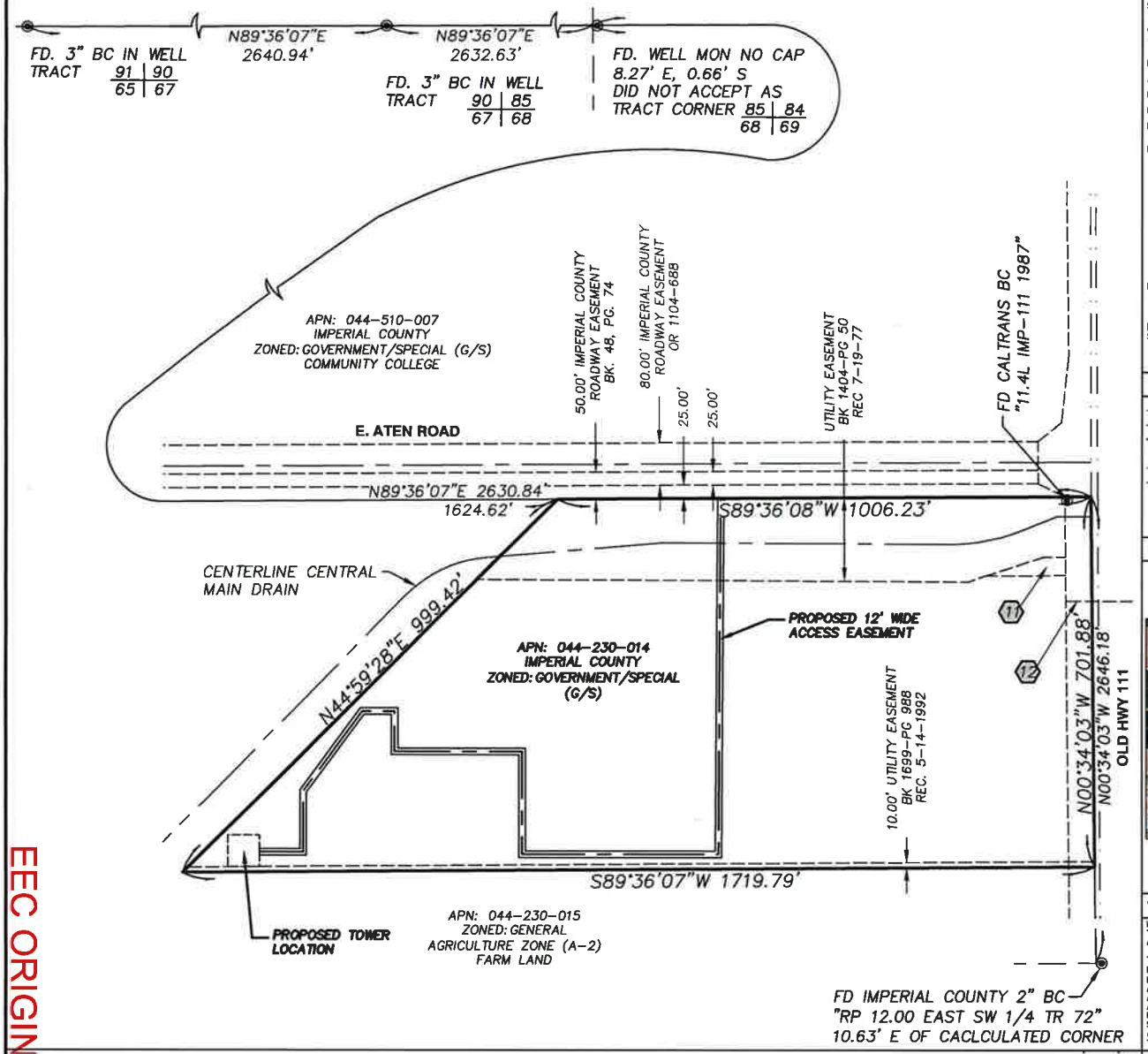
REVISIONS

NO	DATE	DESCRIPTION	INITIAL
A	11/19/20	90% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
0	12/14/20	100% ZD FINAL	JA

A/E PROJECT NO.:	200404400
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



SURVEY ANALYSIS

SCALE: 1"= 200' | 1

SITE NAME/ NUMBER:	CA070 IMPERIAL VALLEY COLLEGE
SITE ADDRESS:	373 E. ATEN ROAD IMPERIAL, CA 92251
OWNER'S NAME/ ADDRESS:	IMPERIAL COUNTY, CALIFORNIA
PRESENT USE:	MUSEUM
ASSESSOR PARCEL NO.(S):	044-230-014
NET AREA OF PARCEL(S):	21.96± ACRES
NOTE:	A FIELD SURVEY WAS PERFORMED ON 10/13/20.
BASIS OF BEARINGS:	CALIFORNIA STATE PLANE COORDINATES, ZONE IV (NAD88 – GRID – U.S. SURVEY FEET)
BENCHMARK:	NATIONAL GEODEDIC SURVEY BENCHMARK DESIGNATION: K 1223 PID DB0619 BEING A BENCHMARK DISK SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE WALL OF A CHECK STRUCTURE ARACIA LATERAL NO. 9. ELEVATION: -51.84 (US SURVEY FEET) -15.722 (METERS) BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
FLOOD NOTE:	AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 06025C1725G, DATED SEPTEMBER 26, 2008, LOCATED IN UNSHADED ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
LEGAL DESCRIPTION:	SEE SHEET 3

PARCEL INFORMATION

CENTERLINE
RIGHT-OF-WAY
SECTION LINE
PROPERTY LINE
ADJOINER LINE
TIELINE
FOUND MONUMENT AS NOTED
OR: OFFICIAL RECORD NUMBER

LEGEND

VICINITY MAP

I CERTIFY
TO: INSITE TOWERS, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 10, 11A, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/13/20.

SURVEYOR'S CERTIFICATE

InSite TOWERS, LLC
1189 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Summitmark Land Surveying
8140 SPROUT TREEMAN BLVD., SUITE 220
LAS VEGAS, NEVADA 89148
(o) 702.853.0818 (f) 702.833.9030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
SURVEY ANALYSIS & PARCEL INFORMATION

SHEET NUMBER: C1 | REVISION: 1 | CA070

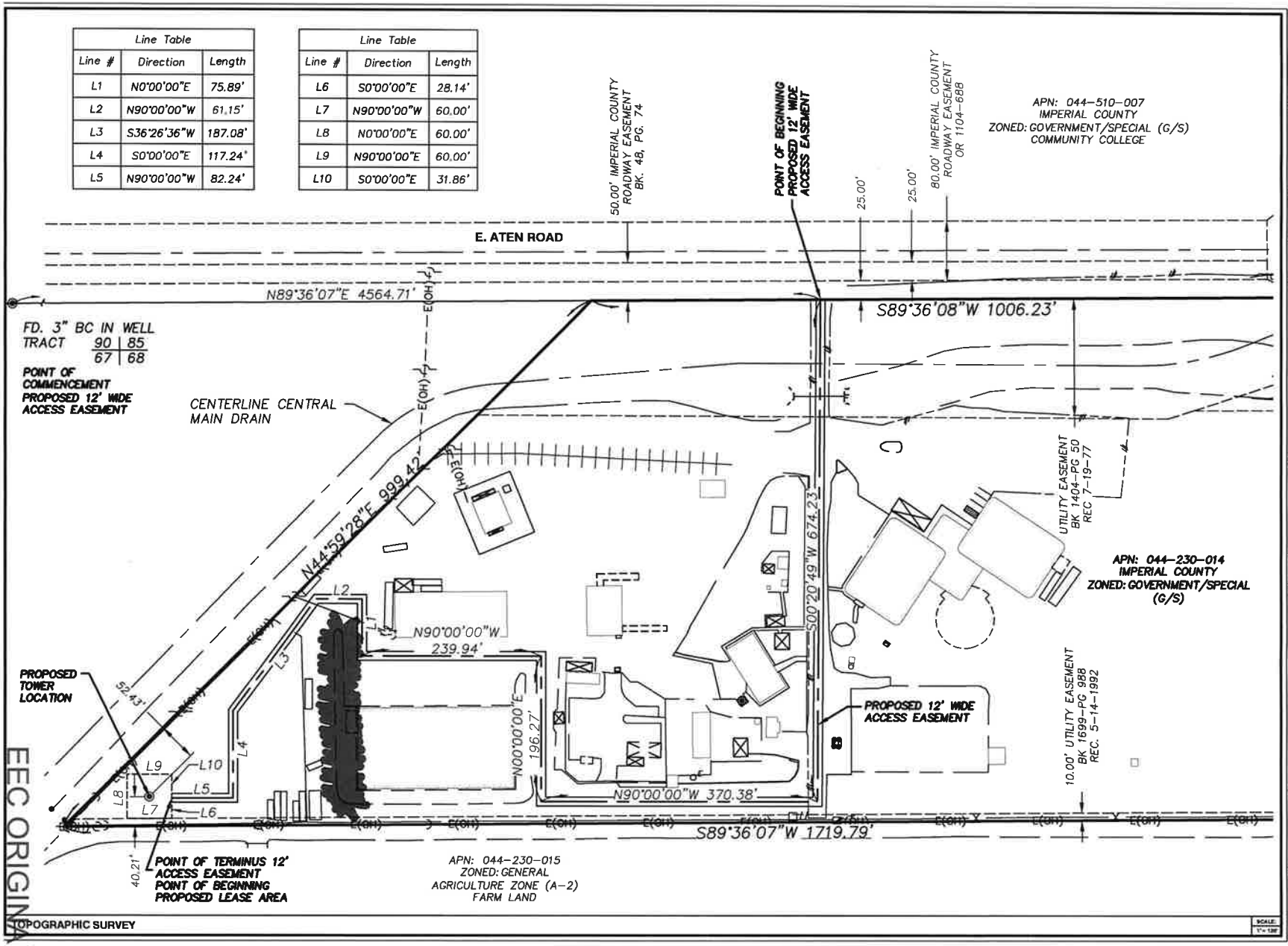
PC ORIGINAL PKG
EEC ORIGINAL PKG

PC ORIGINAL PKG

EEC ORIGINAL PKG

Line Table		
Line #	Direction	Length
L1	N0°00'00"E	75.89'
L2	N90°00'00"W	61.15'
L3	S36°26'36"W	187.08'
L4	S0°00'00"E	117.24'
L5	N90°00'00"W	82.24'

Line Table		
Line #	Direction	Length
L6	S0°00'00"E	28.14'
L7	N90°00'00"W	60.00'
L8	N0°00'00"E	60.00'
L9	N90°00'00"E	60.00'
L10	S0°00'00"E	31.86'



TOPOGRAPHIC SURVEY

SCALE: 1" = 120'

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:

CA070 IMPERIAL VALLEY COLLEGE

APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:

12/8/2020

ISSUED FOR:

SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:

Dewberry Land Surveying
8140 SPENCE SHERMAN WAY, SUITE 220
LAS VEGAS, NEVADA 89148
(o) 702.823.0815 (f) 702.833.9030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:

LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:

TOPOGRAPHIC SURVEY LEASE AREA

SHEET NUMBER:	REVISION:
C2	1

CA070

TITLE REPORT LEGAL EXCEPTIONS

9. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED, RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – BLANKET IN NATURE – NOT PLOTTED)

10. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 06/26/1992, IN BOOK 1702, PAGE 1715, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

11. EASEMENT DEED IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 05/08/2000, IN BOOK 2014, PAGE 441, OF THE IMPERIAL COUNTY RECORDS. NOTE: DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DIRECTOR OF TRANSPORTATION, TO IMPERIAL IRRIGATION DISTRICT, RECORDED 03/03/2011, AS DOCUMENT NO. 2011-005842, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

12. JOINT USE AGREEMENT BY AND BETWEEN THE IMPERIAL IRRIGATION DISTRICT, AND THE STATE OF CALIFORNIA, RECORDED 05/11/2009, AS DOCUMENT NO. 2009-014030, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

13. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 04/15/1993, IN BOOK 1729, PAGE 1584, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

TITLE REPORT LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1718.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 899.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

PROPOSED 12' WIDE ACCESS EASEMENT LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE NORTHWEST CORNER OF TRACT 68 ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 68 AND SAID TRACT 69, NORTH 89°36'07" EAST, 4564.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°20'49" WEST, 874.23 FEET; THENCE
NORTH 90°00'00" WEST, 370.38 FEET; THENCE
NORTH 00°00'00" EAST, 196.27 FEET; THENCE
NORTH 90°00'00" WEST, 239.94 FEET; THENCE
NORTH 00°00'00" EAST, 75.89 FEET; THENCE
NORTH 90°00'00" WEST, 61.15 FEET; THENCE
SOUTH 36°28'36" WEST, 187.05 FEET; THENCE
SOUTH 00°00'00" EAST, 117.24 FEET; THENCE
NORTH 90°00'00" WEST, 82.24 FEET TO THE POINT OF TERMINUS.

CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

PROPOSED LEASE AREA LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEGINNING AT THE ABOVE MENTIONED POINT OF TERMINUS, THENCE
SOUTH 00°00'00" EAST, 28.14 FEET; THENCE
NORTH 90°00'00" WEST, 60.00 FEET; THENCE
NORTH 00°00'00" EAST, 60.00 FEET; THENCE
NORTH 90°00'00" EAST, 60.00 FEET; THENCE SOUTH 00°00'00" EAST, 31.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET, MORE OR LESS.

TOPOGRAPHIC SURVEY

SCALE: 1"=1'

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Dannenbrink Land Surveying
8140 SPENCE TURNMAN BLVD, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.0885 (f) 702.833.9630
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
LEGAL DESCRIPTIONS & TITLE REPORT INFORMATION

SHEET NUMBER:	REVISION:
C3	1
	CA070

PC ORIGINAL PKG

EEC ORIGINAL PKG

PC ORIGINAL PKG

EEC ORIGINAL PKG

NOTES:
1. THIS IS NOT A SURVEY. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY. VERIFY ALL DIMENSIONS.
2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

PROPERTY INFO

APN: 044-230-014

OWNER: IMPERIAL COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

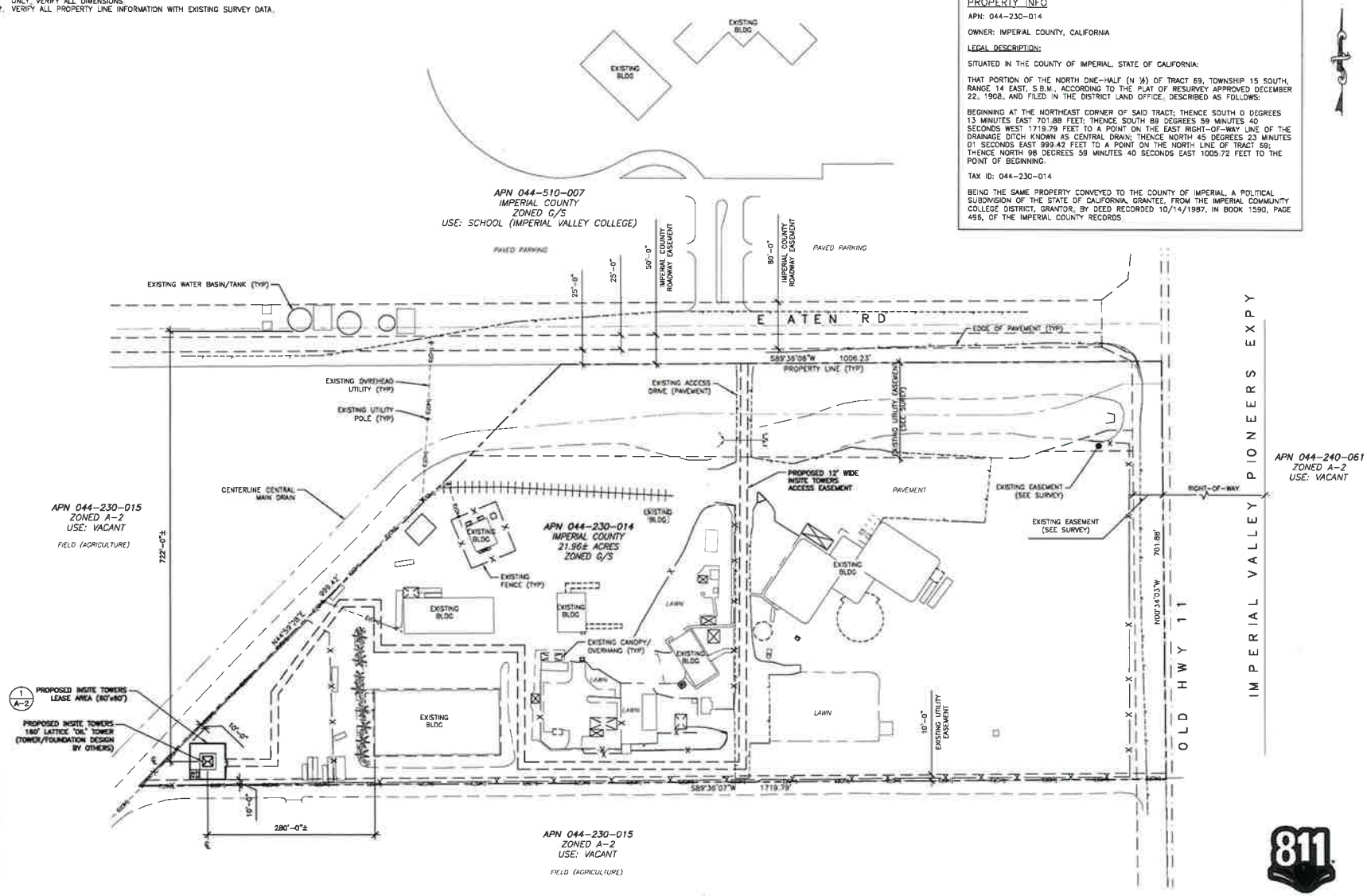
SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.



811 Know what's below. Call before you dig.

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"
100' 50' 0' 100'

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SITE PLAN | 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION WHETHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
5820 ARROYO AZUL STREET - LAS VEGAS, NV 89131
PHONE: 702.339.8689

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

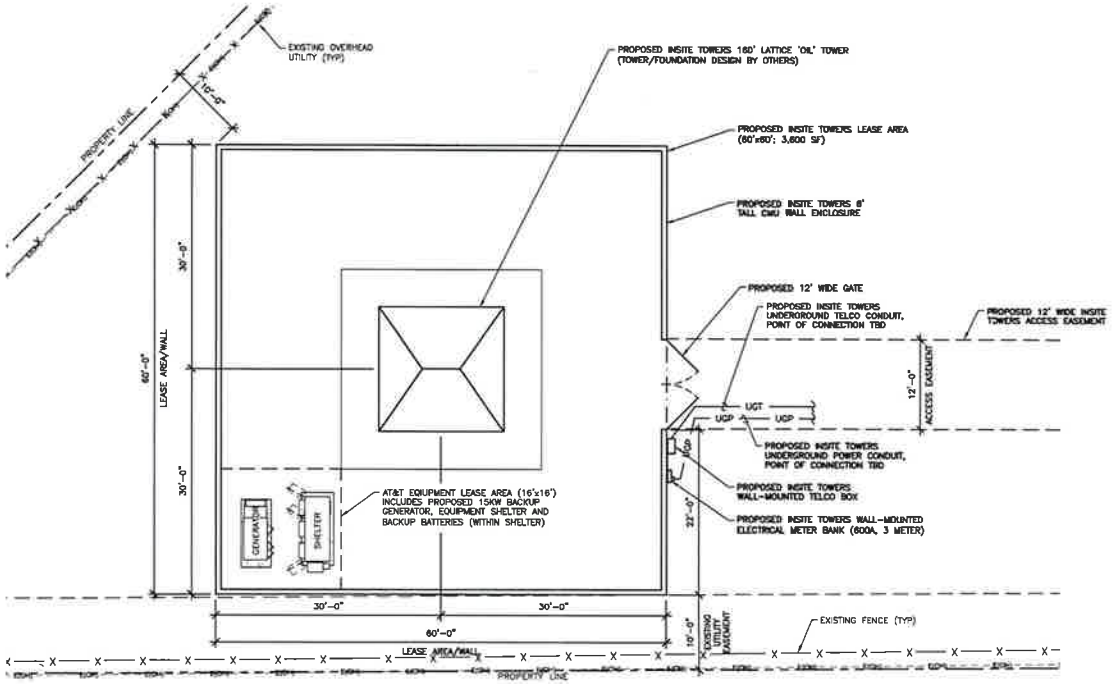
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/19/20	90% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
0	12/14/20	100% ZD FINAL	JA

A/E PROJECT NO.:	200040400
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0" 8' 6' 4' 2' 0' 8'

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ENLARGED PLAN | 1

811 Know what's below. Call before you dig.

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CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8922 ARROYO AZUL STREET - LAS VEGAS, NV 89131
PHONE: 702.339.8659

A&E TEAM
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO	DATE	DESCRIPTION	INITIAL
A	11/19/20	90% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
0	12/14/20	100% ZD FINAL	JA

A/E PROJECT NO.:	20004040
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
ENLARGED PLAN

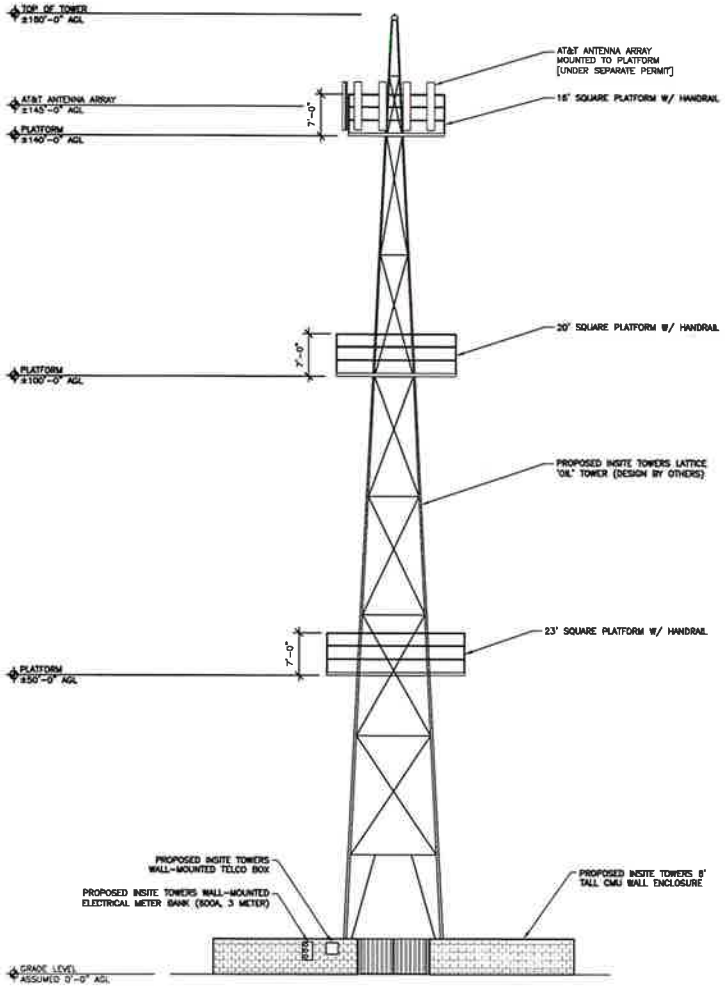
SHEET NUMBER
A-2

PC ORIGINAL PKG

EEC ORIGINAL PKG

PC ORIGINAL PKG

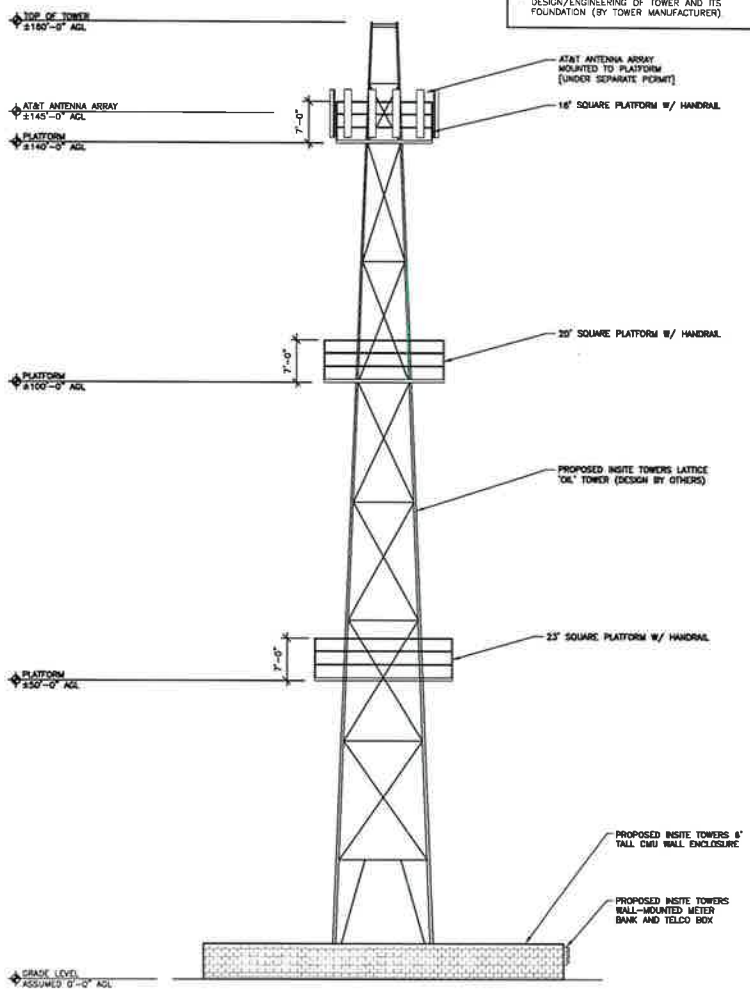
EEC ORIGINAL PKG



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

EAST ELEVATION 2

NOTES:
1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER ANTENNA MOUNT DESIGN BY MANUFACTURER.
2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER).



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

SOUTH ELEVATION 1

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CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8922 ARROYO AZUL STREET – LAS VEGAS, NV 89131
PHONE: 702.379.2699

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/19/20	95% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
C	12/14/20	100% ZD FINAL	JA

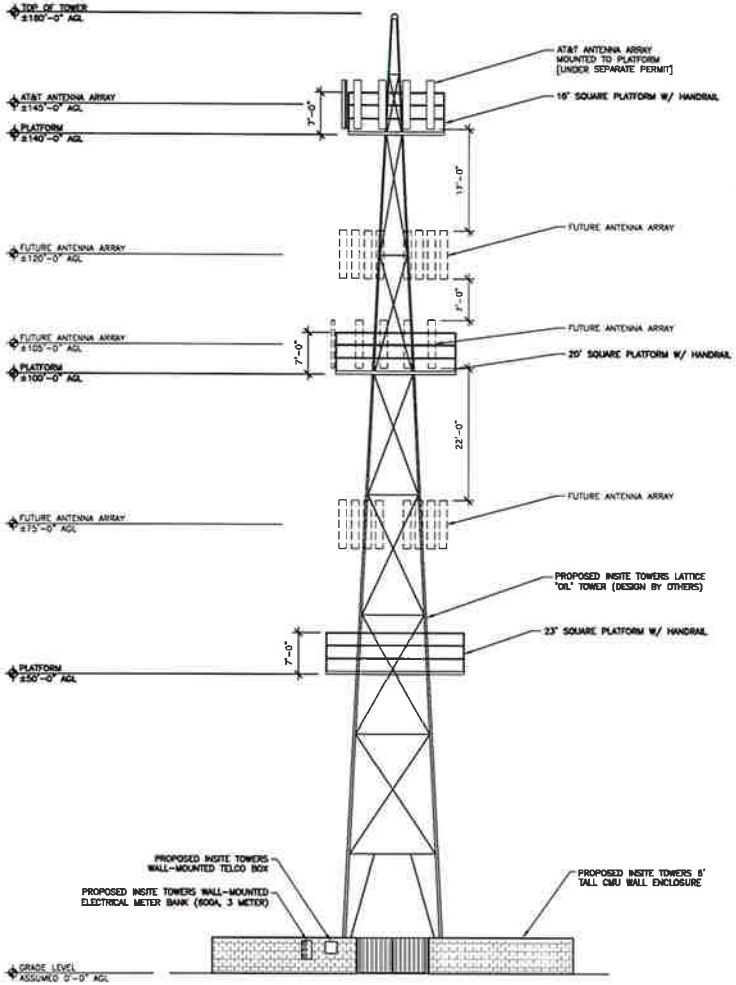
A/E PROJECT NO.:	200040400
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

PC ORIGINAL PKG

EEC ORIGINAL PKG



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10'

EAST ELEVATION 2

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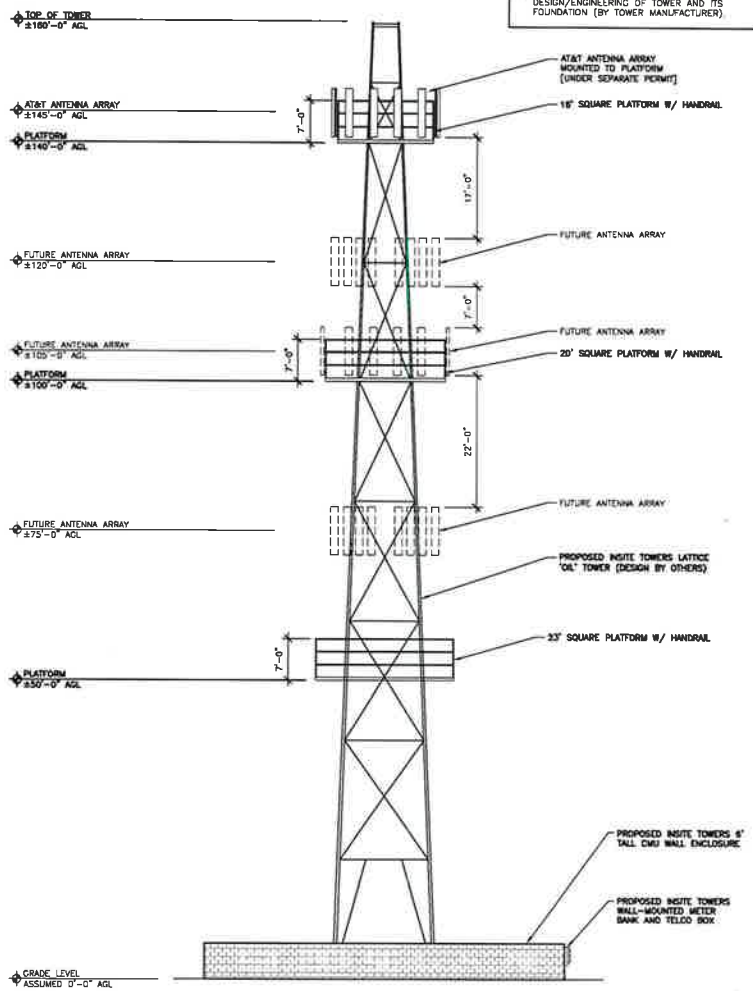
2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER).



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10' 5' 0' 10'

SOUTH ELEVATION 1

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CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
9377 ARROYO AZUL STREET | LAS VEGAS, NV 89131
PHONE: 702.378.8589

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/18/20	90% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
0	12/14/20	100% ZD FINAL	JA

A/E PROJECT NO.:	2000040405
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

Attachment A: Comments

EEC ORIGINAL PKG

PC ORIGINAL PKG

Kimberly Noriega

From: Mario Salinas
Sent: Tuesday, March 2, 2021 1:41 PM
To: Gabriela Robb
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos
Subject: RE: Request for Comments CUP21-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Ms. Robb,

Pertaining to CUP21-0002, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA
Environmental Health Compliance Specialist I
Imperial County Public Health Department
Division of Environmental Health
797 Main Street Suite B, El Centro, CA 92243
mariosalinas@co.imperial.ca.us
Phone: (442) 265-1888
Fax: (442) 265-1903
www.icphd.org

RECEIVED
MAR 02 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick

EEC ORIGINAL PKG

PC ORIGINAL PKG

Kimberly Noriega

From:	Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent:	Wednesday, March 3, 2021 6:44 AM
To:	Gabriela Robb; Jeanine Ramos
Cc:	ICPDSCommentLetters
Subject:	RE: Request for Comments CUP21-0002

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we have no comments on this project.

From: Gabriela Robb [mailto:GabrielaRobb@co.imperial.ca.us]
Sent: Monday, March 01, 2021 5:55 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ray Castillo; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Malek; Andrew Loper; Margo Sanchez; John Gay; Carlos Yee; Guillermo Mendoza; Scott Sheppard; Thomas Garcia; ceo@pioneersmuseum.net; Donald Vargas; Stefan T. Chatwin - City of Imperial Manager; ltylenda@cityofimperial.org; Jill McCormick; Quechan Indian Tribe ; Katy Sanchez; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

RECEIVED
MAR 03 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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EEC ORIGINAL PKG

PC ORIGINAL PKG

EEC ORIGINAL PKG

PC ORIGINAL PKG

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Thursday, March 11, 2021 12:34 PM
To: Jeanine Ramos
Cc: ICPDSCommentLetters
Subject: RE: Request for Comments CUP21-0002

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we have no comments on this project.

From: Jeanine Ramos [mailto:JeanineRamos@co.imperial.ca.us]
Sent: Thursday, March 11, 2021 12:47 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ray Castillo; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Malek; Andrew Loper; Margo Sanchez; John Gay; Carlos Yee; Guillermo Mendoza; Scott Sheppard; Thomas Garcia; ceo@pioneersmuseum.net; Donald Vargas; Stefan T. Chatwin - City of Imperial Manager; ltylenda@cityofimperial.org; Jill McCormick; Quechan Indian Tribe ; Katy Sanchez; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Diana Robinson
Subject: RE: Request for Comments CUP21-0002

Good morning,

This email is to serve as a reminder of the opportunity to comment for CUP #21-0002. Comments are due by March 15, 2021 at 5:00 PM.

Thank you,

Jeanine Ramos
Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
jeanineramos@co.imperial.ca.us

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick

EEC ORIGINAL PKG

PC ORIGINAL PKG

<historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St El Centro, CA 92243
(442) 265-1736

This email has been checked for viruses by Avast antivirus software.
www.avast.com

EEC ORIGINAL PKG

PC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

March 11, 2021

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit 21-0002—InSite Towers Development 2, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 21-0002 and Variance submitted by InSite towers Development 2, LLC to construction a new 160-foot wireless telecommunication tower at 373 East Aten Road, Imperial, California, also identified as Assessor's Parcel Number (APN) 044-230-014-001.

The applicant should be aware that all construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities. As to the backup generator, since the size of the generator is not disclosed please contact the Air District to discuss any potential permitting requirements. Finally, the Air District is requesting additional information regarding the installation of a temporary Cell on Wheels (COW).

For your convenience, the Air District's rules and regulations are available via the web at https://apcd.imperialcounty.org. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

EEC ORIGINAL PKG

PC ORIGINAL PKG

Kimberly Noriega

From: Margo Sanchez
Sent: Thursday, March 11, 2021 12:47 PM
To: ICPDSCommentLetters; Jeanine Ramos
Subject: FW: Request for Comments CUP21-0002
Attachments: CUP21-0002 Request for Comments.pdf

Good afternoon Ms. Ramos,

The Imperial County Agricultural Commissioner's office has No Comment on this project other than a request for comments be given to Imperial County Applicators, representative Byron Nelson at Frontier Ag Service, 760-357-1967, for possible comments on this project.

Thank you.

Best regards,
Margo

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

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Thank you,

Gabriela Robb

Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

EEC ORIGINAL PKG

PC ORIGINAL PKG

Valerie Grijalva

From: Andrew Loper
Sent: Monday, March 15, 2021 8:35 AM
To: Gabriela Robb
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos; Robert Malek; Alfredo Estrada Jr; Mark Schmidt
Subject: RE: Request for Comments CUP21-0002
Attachments: CUP21-0002 Request for Comments.pdf

Good Morning
This is email is for requesting some additional time to comment on CUP21-0002 as requested by Mark Schmidt at IVECA. Mr. Schmidt was not on the original email and was forward the information and would like to request some additional time to comment on the CUP. Please let us know if this is possible thank you.

Thank You
Andrew Loper
Imperial County Fire Department
Lieutenant/Fire Prevention Specialist
2514 La Brucherie Road, Imperial CA 92251
Office: 442-265-3021
Cell: 760-604-1828

RECEIVED
MAR 15 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

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Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

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IID

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March 15, 2021

Ms. Jeanine Ramos
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: InSite Tower Telecom Facility Project; CUP Application No. 21-0002

Dear Ms. Ramos:

On March 1, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 21-0002. The applicant, InSite Towers Development 2, LLC; is proposing the installation of a 160 ft. telecommunications tower at 373 E. Aten Road, Imperial, California (APN 044-230-014-001).

The Imperial Irrigation District has reviewed the information and has the following comments:

1. To request electrical service for the approved communication tower, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.comto initiate the customer service application process. In addition to submitting a formal application (available for download at the district website http://www.iid.com/home/showdocument?id=12923), the applicant will be required submit a complete set of approved plans by the County of Imperial, electrical plans, panel location, voltage requirement, electrical panel schedules, an AutoCAD file of the site plan, construction schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. The applicant will need to abide by the following IID electrical tower service guidelines:

    a. IID will allow only one metering point per site. If more than one meter is requested, the customer must utilize a multi-meter pack.

    b. For single-phase service from a pole-mounted transformer the total service capacity shall not exceed 600 amps (e.g. six (6) 100 amp panels or three (3) 200 amp panels). Maximum transformer size is a 100kVA with a secondary voltage of 120/240V single phase.

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c. For single-phase service from a pad-mounted transformer, the total service capacity shall not exceed 800 amps. Maximum transformer size is a 167kVA, 120/240V.

d. Services exceeding 800 amps of total capacity must be served from a three-phase pad-mounted transformer rated at 120/208V. Please note that load must be balanced across the phases.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent**.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Jamie Asbury – Assoc. General Counsel
Vance Taylor – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

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Imperial Valley Emergency Communications
Communications Authority
2514 La Brucherie Road, Imperial, CA 92251
Voice: 442-265-6029

Imperial County Planning & Development Services
801 Main Street
El Centro, California 92243
Attention: Ms. Jeanine Ramos
March 24, 2021

RE: Comments on Project ID CUP # 21-0002

Dear Ms. Ramos:

Thank you very much for the opportunity to review and comment on CUP # 21-0002.

InSite Towers Development 2, LLC proposes the installation of a new 160-foot wireless communication tower camouflaged as an oil tower. The project location is 373 East Aten Road, Imperial, CA 92251, APN 044-230-014-001, A.K.A. Pioneers' Museum campus.

The Imperial Valley Emergency Communications Authority (hereinafter, IVECA), is entrusted with the operation of the 800 MHz radio communication system which serves Imperial County Fire, Law Enforcement, and Emergency Medical Services.

Future IVECA or Imperial County communication needs could necessitate tower space on the proposed tower and other related on-site infrastructure. The project's location is quite desirable for communication system enhancements. We therefore are respectfully requesting a Local/Public Benefit Agreement with CUP # 21-0002. We are hopeful for language favorable to IVECA for future communication system additions in perpetuity in said CUP. This would include, but not limited to, multiple antenna spaces, guaranteed antenna heights, and shelter space all at no cost to Imperial County or IVECA. It is obvious that the best interest of Imperial County, first responders, and the public at large are best served with the inclusion of a Local/Public Benefit Agreement.

Thank you in advance for your consideration of IVECA's request. Please contact me with any questions.

Sincerely,

Mark Schmidt
Imperial Valley Emergency Communications Authority (IVECA)
Emergency Communications Project Coordinator
markschmidt@co.imperial.ca.us
Cell: 442-283-1688

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MAR 29 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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Attachment H: Airport Land Use Commission Package ALUC #03-21

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Imperial County Planning & Development Services
Planning / Building

Jim Minnick
DIRECTOR

TO: Commissioner Mike Goodsell
Commissioner Eddie Cedeno
Commissioner Dennis Logue
Commissioner Sylvia Chavez
Commissioner Jerry Arguelles

FROM: Jim Minnick, Secretary
Planning & Development Services Director

SUBJECT: Public Hearing for the consideration of a proposed 160-foot tall communications tower (Conditional Use Permit #21-0002, V#21-0001) located at 373 E. Aten Road, Imperial, CA (APN 044-230-014-000) to determine Consistency with the Airport Land Use Compatibility Plan (ALUCP). [Jeanine Ramos, Planner I] (**ALUC 03-21**)

DATE OF REPORT: July 21, 2021

AGENDA ITEM NO: 1

HEARING DATE: July 21, 2021

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administration Center
Board of Supervisors Chambers
940 Main Street
El Centro, CA 92243

STAFF RECOMMENDATION

It is Staff's recommendation that the Airport Land Use Commission finds the proposed 160-foot telecommunication tower, located at 373 E. Aten Road, Imperial, CA to be consistent with the 1996 Airport Land Use Compatibility Plan.

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SECRETARY'S REPORT

Project Location:

The proposed telecommunications tower will be located at 373 E. Aten Road, Imperial, CA, east of the City of Imperial. The property is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is further described as that portion of the north one-half of Tract 69, Township 15 South, Range 14 East, S. B.M., according to the plat of resurvey approved December 22, 1908, and filed in the District Land Office, Latitude 32°49' 25.6787N – Longitude 115°30' 23.3294W.

Project Description:

The applicant is InSite Towers Development 2, LLC, represented by IntelliSites, LLC, and the property is owned by the County of Imperial. They are proposing to install a 160-foot, lattice telecommunications tower with shelter, antennas and ancillary equipment. The applicant has also applied for Variance #21-0001 to go over the height limitation for a Government/Special (GS) zoned area by 60 feet. The current height limitation for a GS zone is 100 feet. The new tower will be co-locatable and will stand at 160 feet.

The proposed tower site will be located within a 60' x 60' leased area, with a 6' tall Concrete Masonry Unit (CMU) block walled equipment compound and the entire parcel is approximately 21.95 acres. The project will also include the installation of 2 Global Positioning System (GPS) antennas, a back-up generator, and an AT&T Mobility Walk Up Cabinet (WUC) that will be placed near the base of the tower. AT&T will be the anchor tenant of the proposed facility. The WUC includes a proposed 15KW backup generator, an equipment shelter, and backup batteries within the shelter.

The proposed telecommunications tower has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan, although the proposed site is not located or within the vicinity of any of the Imperial County Airports.

General Plan/ALUCP Analysis:

The proposed telecommunications tower is located in an Agriculture area and is not located near any County Public Airport or airstrip. The nearest airport is the Imperial County Airport, which is located about 4 miles west of the project site.

The project site is zoned GS (Government/Special) per the Imperial County Land Use Ordinance Title 9, Division 25, Section 92501.00.

The Airport Land Use Compatibility Plan (ALUCP), Chapter 2, Policies, Section 2.3.1, provides "Types of Actions Reviewed" by the Commission, which shall include:

> "Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities" (Section 2.1.3.3h, pg. 2-4)

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The proposed conditional use permit has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the application (telecommunications tower).

S:\AllUsers\APN\044\230\014\CUP21-0002\ALUC\CUP21-0002 ALUC Staff Report.doc

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A. VICINITY MAP

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PROJECT LOCATION MAP

IMPERIAL COUNTY CALIFORNIA

INSITE TOWERS DEVELOPMENT 2, LLC
CUP# 21-0002 / V#21-0001
APN 044-230-014-000

PROJECT LOCATION
TOWER LOCATION

N

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B. PROJECT

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CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1. PROPERTY OWNER'S NAME The County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 940 W Main Street, El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3 APPLICANT'S NAME InSite Towers Development 2, LLC	EMAIL ADDRESS Debbie DePompei debbie@intellisitesllc.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1199 N. Fairfax Street #700 - Alexandria, VA	ZIP CODE 22314	PHONE NUMBER (702) 501-0882 (Debbie DePompei, Rep.)
4 ENGINEER'S NAME Morrison Hershfield Corporation CA LICENSE NO. 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com	
5 MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St. Suite #200. Seattle, WA	ZIP CODE 98101	PHONE NUMBER 206-268-7385

6. ASSESSOR'S PARCEL NO. 044-230-014	SIZE OF PROPERTY (in acres or square foot) 21.95 acres	ZONING (existing) GS
7 PROPERTY (site) ADDRESS 373 E. Aten Road - Imperial, CA 92251		
8 GENERAL LOCATION (i e city, town, cross street) At the Pioneers Museum located at the SWC of E. Aten Rd & State Highway 111 (South of Imperial Valley College)		
9 LEGAL DESCRIPTION See attached legal description of property		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.
11 DESCRIBE CURRENT USE OF PROPERTY	Pioneers Museum
12 DESCRIBE PROPOSED SEWER SYSTEM	N/A - not proposed with this project.
13 DESCRIBE PROPOSED WATER SYSTEM	N/A - not proposed for this project.
14 DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	

15. IS PROPOSED USE A BUSINESS? ☐ Yes ☑ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Un-manned wireless communication facility

FOR INSITE
Jurg Heuberger — 11.25.20
Print Name — Date
Signature

Tony Rousseau — 12/03/20
Print Name — Date
Signature

REQUIRED SUPPORT DOCUMENTS

A SITE PLAN
B. FEE
C. OTHER
D OTHER

APPLICATION RECEIVED BY — DATE
APPLICATION DEEMED COMPLETE BY — DATE
APPLICATION REJECTED BY — DATE
TENTATIVE HEARING BY — DATE
FINAL ACTION ☐ APPROVED ☐ DENIED — DATE

REVIEW / APPROVAL BY OTHER DEPT'S REQUIRED
☐ P W
☐ E H S
☐ A P C D
☐ O E M

CUP # 21-0002

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VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1	PROPERTY OWNER'S NAME County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2	MAILING ADDRESS (Street / P O Box, City, State) 9540 W. Main St. - El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3	ENGINEERS NAME Morrison Hershfield Corporation CA. LICENSE NO 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com	
4	MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St., Suite #200 - Seattle, WA	ZIP CODE 98101	PHONE NUMBER (206) 268-7385

5	ASSESSOR'S PARCEL NO 044-230-014	ZONING (existing) GS
6	PROPERTY (site) ADDRESS 373 E. Aten Rd. - Imperial, CA 92251	SIZE OF PROPERTY (in acres or square foot) 21.95 acres
7	GENERAL LOCATION (i.e. city, town, cross street) At the Pioneer's Museum located at the SWC of E. Aten Rd. & State Hwy 111 (South of Imperial Valley College)	
8	LEGAL DESCRIPTION See attached legal description of parcel.	

8 DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.)

Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'

9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY :

InSite Towers is proposing to build a 160' wireless communication facility in order to accommodate multiple tenants; AT&T is the anchor tenant who has requested the top RAD center on the tower in order to provide improved service to the college and surrounding area, in addition to providing First Net services.

10. ~~DESCRIBE THE ADJACENT PROPERTY~~

East	~~Zoned "Hospital"~~
West	~~Zoned "Agriculture"~~
North	~~Zoned "College" – Imperial Valley College~~
South	Zoned "Agriculture"

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN
B FEE
C. OTHER
D. OTHER

For ICHS
JURG HEUBERGER
Print Name

11-25-20
Date

Signature

Tony Romeros
Print Name

12/08/20
Date

Signature

APPLICATION RECEIVED BY _____ DATE _____

APPLICATION DEEMED COMPLETE BY _____ DATE _____

APPLICATION REJECTED BY _____ DATE _____

TENTATIVE HEARING BY _____ DATE _____

FINAL ACTION ☐ APPROVED ☐ DENIED DATE _____

REVIEW / APPROVAL BY OTHER DEPTS required
☐ P W
☐ H S
☐ A P C D
☐ O E S
☐ _____

V # 21-0001

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County of Imperial, CA Planning Department

InSite Towers CA070 Imperial

RECEIVED
JAN 29 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PROJECT DESCRIPTION

Project Name: InSite Towers – CA070 Imperial Wireless Communication Tower

Location:
373 E. Aten Rd.
Imperial, CA 92251
APN# 044-230-014

Applicant:
InSite Towers Development 2, LLC
1199 N. Fairfax Street, Suite 700
Alexandria, VA 22314
Contact: (702) 501-0882 – Debbie DePompei

Owner:
The County of Imperial (Owner) and
The Imperial County Historical Society (Sublessor)
9540 W. Main Street
El Centro, CA 92243
Contact: (760) 996-0313 (County)
(760) 996-0313 Jurg Heuberger (Pioneers Museum, Sublessor)

Representative:
IntelliSites, LLC
8822 Arroyo Azul Street
Las Vegas, NV 89131
Contact: (702) 501-0882 - Debbie DePompei
debbie@intellisitesllc.com

ABOUT INSITE TOWERS, LLC

InSite Towers, a wholly-owned subsidiary of InSite Wireless Group, LLC (www.insitewireless.com) is one of the largest privately-owned tower and wireless infrastructure companies in the United States. InSite currently owns and operates more than 2,000 wireless communication tower sites in the United States, Puerto Rico, U. S. Virgin Islands, Australia and Canada as well as more than 66 major DAS ("distributed antenna systems") venues nationwide. InSite Towers primary business is building multi-tenant communications facilities for lease to wireless carriers and the enclosed notarized statement will serve as confirmation that the construction of the tower will be designed to accommodate the collocation of additional antennas for future users pursuant to Section 92409.01 (8).

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InSite has strategically partnered with IntelliSites, LLC (www.intellisitesllc.com), which specializes in the marketing, management and development of multi-user communication tower sites. IntelliSites LLC provides a full array of infrastructure network development services for InSite Towers including site acquisition, land use entitlement, construction management and on-going site management.

Project Description

InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit for the construction and operation of a permanent multi-carrier wireless telecommunications facility to be designed as a 160' lattice tower (camouflaged as an oil tower) to be located at the Pioneers Museum (operated by the Imperial County Historical Society) at 373 E. Aten Rd. – Imperial, CA 92251. InSite is also requesting a Variance for the height since the 160' proposed structure exceeds the 100' height limitation for the GA zone by 60'.

AT&T will be the anchor tenant of the proposed facility upon site completion who proposes to co-locate at the 145' RAD level, which will include installation of the following: (2) 6' panel antennas per sector total of six (6), (3) remote radio units (RRU) per sector, total of (9), (3) surge protectors and (3) fiber spool boxes by the antenna area, in addition to (3) fiber cable trunks and (9) DC power cable trunks.

Associated equipment would include the installation of (2) Global Positioning System (GPS) antennas, a back-up generator (that is California emissions compliant & low acoustic noise) and an AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower. The entire site will be secured within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound. The proposed facility is structurally designed to accommodate multiple wireless carriers' antennas and associated equipment within the 60' x 60' leased compound.

Please note that AT&T has been approved to install a Cell on Wheels (C.O.W.) facility at the location temporarily until the permanent facility being proposed with this application is constructed in order to expedite the deployment of FirstNet services to the area.

Objective

The objective of the proposed facility is to assist AT&T (and other wireless carriers) to fill a significant gap in 4G LTE and 5G coverage to the Imperial Valley College and surrounding community, which is deficient due to the lack of infrastructure to co-locate on. AT&T's specific coverage objectives at the site include the following:

- Improve coverage at Imperial Valley Pioneers Expy Hwy 111 from South to North between S80 & Ralph Rd.
- Improve coverage at Aten Rd from East to West McConnell Rd to Cooley Rd.
- Improve coverage and capacity at Imperial Valley College

Furthermore, the site will enable the anchor tenant, AT&T, to carry out its FirstNet commitment to the state of California to provide reliable communications that are critical to the safety and success of first responders and the public. And, with AT&T's selection by the federal First Responder Network Authority, FirstNet, as the wireless services provider to build and manage

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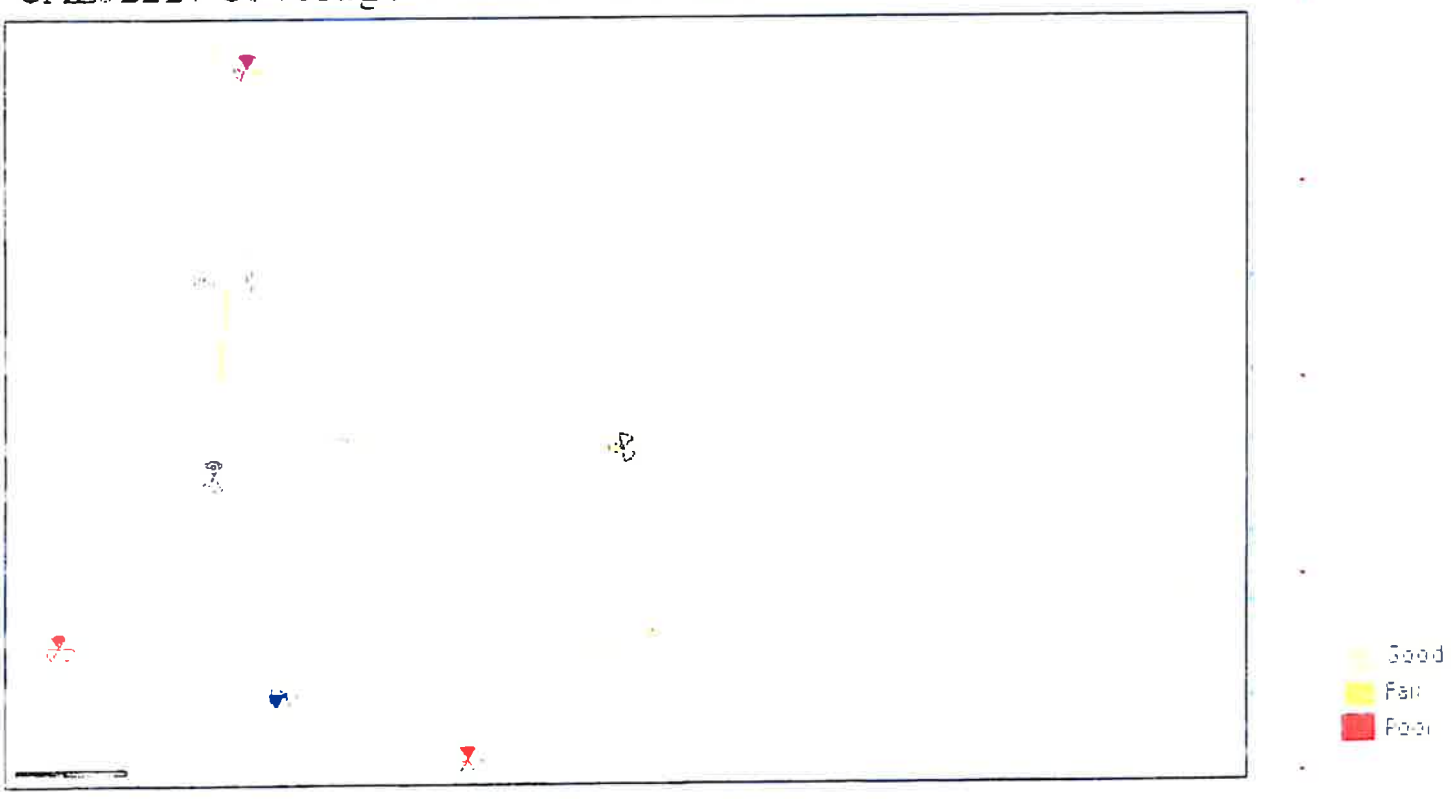
the first-ever nationwide public safety wireless network, each new site will help to improve first responder communications. First conceived by the 9/11 Commission Report as a necessary strategy to coordinate first responder communications, Congress created FirstNet as the nationwide first-responder wireless network. AT&T's goal is to support the public safety community by putting advanced wireless technologies into the hands of first responders.[1]

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the Southern California area. The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. Only after careful analysis of many candidates and successful lease negotiations has been completed is a land use application such as this one submitted.

The following page details the current coverage (without the new site) and the coverage (with the new site):

CAL02227 Coverage Without New Site



[1] For more information about FirstNet, see https://www.firstnet.gov/ and https://www.youtube.com/embed/p-zyDCSaDug.

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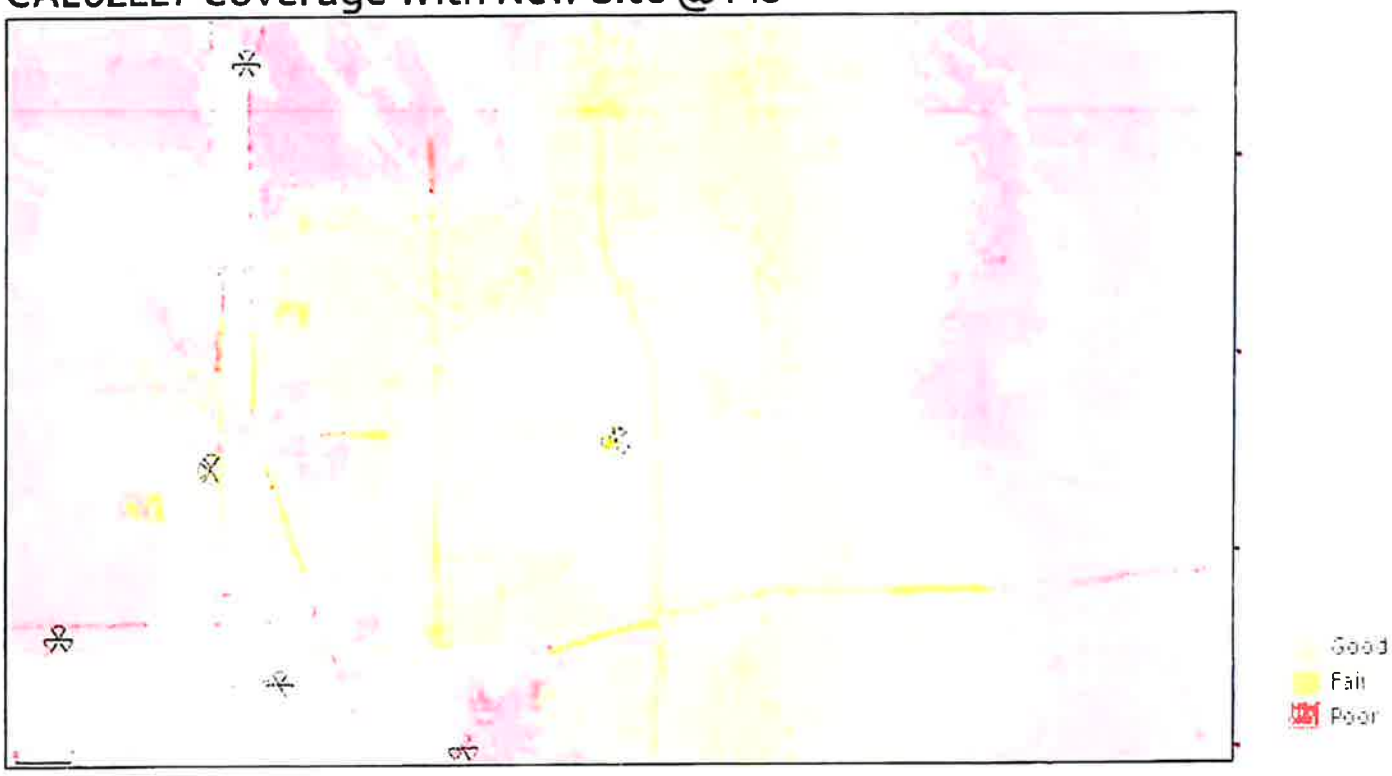
CAL02227 Coverage With New Site @145'



Alternate Site Analysis

InSite Towers seeks to minimize the visual impact to the immediate area when searching for suitable candidates for its' telecommunication towers. This project was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area. The following outlines the research that was conducted on the availability of existing infrastructure in the area:

AT&T was close to securing a site that was located at 2095 Highway 111, El Centro, CA; AT&T obtained zoning approval and submitted for building permit (BP# 59320), then the property owner would not sign the lease. AT&T then reviewed an existing Verizon tower located at 1990 US Highway 111 – El Centro, CA, but the tower did not have the available RAD center (height on the tower) necessary to meet their coverage objectives, which was when AT&T's RF Engineer had to move the search ring closer to the college. The Imperial Valley College was also contacted, however, they were not interested in leasing their property for a communication tower site, which was when we commenced discussions with the Pioneer Museum, the subject site of this application.

92401.04. General Requirements.

Pursuant to Section 92401.04 (General Requirements) of the Imperial County Zoning Ordinance, please note the following findings in support of granting the Conditional Use Permit & Variance, as follows:

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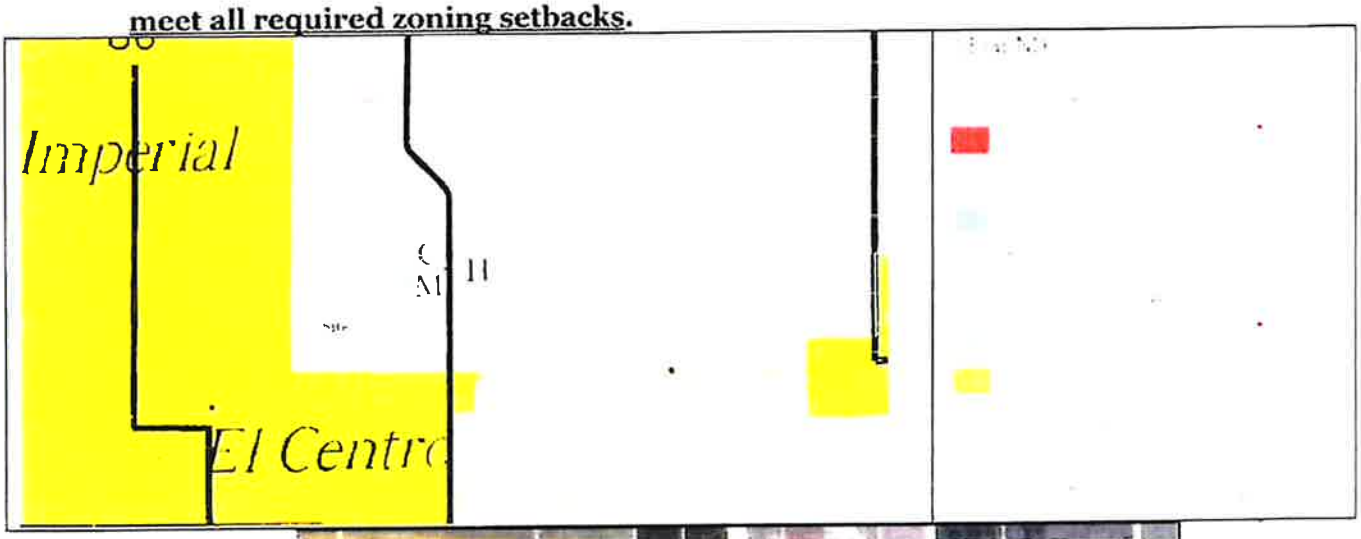
1. **Zones.** Wireless communication facilities may be located in all base zones which allow such facilities, upon approval of a conditional use permit as described below. **The project site will be located at the Pioneers Museum, which is currently zoned GS Government / Special Public within a preferred non-residential zone and will meet all required zoning setbacks.**



The entire area can be characterized as agricultural/rural with the exception of the Imperial Valley College to the north; the following details the existing land uses / parcels surrounding the project site:

Direction	APN#	Existing Land Use	Planned Land Use
North	044-510-007	Imperial Valley College	GS / Government Special Public
South	044-230-015	Agricultural (Fields)	A-2 / Agricultural
West	200-051-07-00	Agricultural (Fields)	A-2 / Agricultural
East	Old Highway 11		

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2. **Use Permit Required.** All wireless communication facilities and all wired or fiber regeneration facilities other than those designated as exempt under _ _ _ require a conditional use permit (CUP). To obtain a conditional use permit, a hearing is required before either the planning director or the planning commission, as provided for in this title. **InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit application for this proposed facility.**

3. **Building Permit Required**. All communication facilities shall require a building permit issued by the county of Imperial. **Upon approval of the Conditional Use Permit, InSite Towers will submit and file for the necessary building permit prior to construction.**

4. **Design Consistency with the Surrounding Environment.** To the maximum extent feasible, all wireless communication facilities and all regeneration facilities shall blend in with the predominant features of the existing natural and/or built environments in which they are located. To this end, co-location, stealth mounts, structure mounts and ground mounts are particularly encouraged. **InSite is proposing to design the 160' lattice tower as an oil tower to blend in with the historic theme of the Pioneer's Museum and rural agricultural landscape of the surrounding environment. The site will be located in the far southwest corner of the parcel, which will be further screened by existing buildings on the property. Enclosed please find photo simulations for reference.**

5. **Height**. All communication facilities shall conform to the following height requirements:

a. All communication facilities shall be of the minimum functional height, with additional provisions for co-location, as allowed in the respective base zone unless a variance is approved concurrent with a CUP. (For example, if the number of co-locators that a particular facility is designed for is four and the required height is eighty (80) feet, then the allowed height of the facility would be one hundred ten (110) feet and if it is five co-locators, then it would be one hundred twenty (120) feet). **The base zone (GS) allows a 100' height. The facility will be structurally designed to accommodate five or more co-locators and so according to the code, the allowed height of the facility would be one hundred and forty (140) feet. The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

b. All communication facilities constructed within three-quarters of a mile of a designated scenic corridor (as designated by the Imperial County general plan) shall conform with the height limit in the zone in which they are located. New facilities that are co-located with an existing facility may exceed their zone's height limit, provided that the installation of the new facility does not require a height increase of the existing facility. **After reviewing the General Plan, the maps did not indicate that the proposed facility is within ¾ of a mile of a designated scenic corridor.**

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c. Outside of the three-quarter-mile range of a designated scenic corridor, communication facility, except an exempt facility, may exceed one hundred twenty (120) feet. A bonus of twenty (20) additional feet per facility, up to a maximum height of three hundred (300) feet, is permissible for operators co-locating on a single facility. **The proposed height of the facility is 160'.**

d. No roof-mounted wireless communication facility, except an exempt facility, may be more than twelve (12) feet taller than the roof of the building on which it is mounted, unless facility is fully screened and height does not exceed height permitted by applicable zoning code. **Not applicable.**

e. If an operator wishes to apply for an exception to these height limitations, then the facility shall be subject to the provisions at this title relating to conditional use permits and variances hearing processes. **The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

6. **Screening**. All communication facilities shall be screened to the maximum extent possible, pursuant to the following requirements.

a. Ground- and tower-mounted antennas and all sound structures shall be located within areas where substantial screening by vegetation, landform and/or buildings can be achieved. Additional vegetation and/or other screening may be required as a condition of approval. Each structural screening shall be based on a recommendation from the planning department having addressed the visual impacts, which in some instance may, in fact, warrant no screening. **All equipment and materials needed to operate the site are located within a screened 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will be located in the far southwest corner of the parcel that provides further screening of the site by existing buildings on the property.**

b. The projection of structure-mounted antennas from the face of the structure to which they are attached shall be minimized. **The projection of structure-mounted antennas from the face of the tower shall be minimized as much as possible.**

c. Roof-mounted antennas shall be set back from the edge of the roof a distance greater than or equal to the height of the antenna, except when the antennas are fully screened. For roof-mounted antennas, a screening structure that is architecturally compatible with the building on which it is mounted may also be required as a condition of approval. Antenna panels mounted flush on the outside of the parapet wall of an existing building and painted to match the exterior of the building may be allowed. **Not applicable.**

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7. **Radio-Frequency Exposure**. No communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, no communication facility or combination of facilities shall produce at any time power densities that exceed the current FCC adopted standards for human exposure to RF fields. Certification that a facility meets this standard is required. A copy of the certification from the FCC shall be submitted to the county. **Please find enclosed copies of AT&T's FCC Authorizations for all licensed frequencies that will be utilized at the project site, in addition to a RF Environmental Evaluation Report.**

8. **Cabling**. For structure-mounted antennas, all visible cabling between equipment and antennas shall be routed within the building wherever feasible, or on the roof below the parapet wall. Cabling on the exterior of a building or monopole shall be located within cable trays painted to match. All cabling shall be performed in accordance with the NEC (National Electrical Code). **All cabling on the exterior of the lattice tower will be located within cable trays, and in accordance with the NEC.**

9. **Painting and Lighting**. All facilities shall be painted or constructed of materials to minimize visual impact. All towers shall be painted in a non-reflective and preferably earth tone colors. All towers shall be lit with approved lighting as required by the FAA and the Airport Land Use Commissions standards. **The proposed tower will be of a galvanized steel finish (not painted) which is being retained to mimic the oil tower design. The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Enclosed is a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which based on this evaluation, marking and lighting are not necessary for aviation safety.**

10. **Noise**. All communication facilities shall be designed to minimize noise. If a facility is located in or within one hundred (100) feet of a residential zone, noise attenuation measures shall be included to reduce noise levels to a maximum exterior noise level of fifty (50) Ldn at the facility site's property lines. **The proposed tower is not located within 100 feet of a residential zone and is surrounded by agricultural and government special public zones. The nearest residential development is located 1.65 miles to the southwest of the proposed facility.**

11. **Accessory Structures**. Enclosures and cabinets housing equipment related to a wireless communication facility shall meet setback and height restrictions for such structures in their zones. Such structures shall appear architecturally compatible (as determined by the planning director evaluating the facility on the basis of color and materials) with their surroundings and be designed to minimize their visual impact. To meet this requirement, underground vaults may be required. **The accessory structures included with this application include a back-up generator (that is California emissions compliant & low acoustic noise) and an**

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AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will meet all setbacks.

12. **Roads and Parking**. Communication facilities shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible. **The site will be accessed off of Aten Rd. through the main entrance of the Pioneers Museum via a 12' access easement to the site.**

13. **Provisions for Future Co-location**. All commercial communication facilities shall be encouraged to promote future facility and site sharing. Technical evidence will be provided as to the infeasibility either technical and/or economic, of co-location or grouping prior to the issuance of a new use permit for a facility that would not be considered to be co-located or grouped under this division. **The construction of the tower will be designed to accommodate the co-location of additional antennas for future users pursuant to Section 92409.01(8).**

14. **Removal Upon Discontinuation of Use**. The operator's agreeing to such removal and allowing the county access across private property to effect such removal shall be a condition of approval of each permit issued. At its discretion, the county may require a financial guarantee acceptable to the county to ensure removal. **All equipment associated with the communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original pre-construction condition**.

15. **Principal or Accessory Use**. Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. **The proposed tower will be an accessory use of the existing property, which is owned by the County and is operated as the Pioneers Museum by the Imperial County Historical Society.**

16. **Lot Size**. For purposes of determining whether the installation of a facility complies with county development regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on lease parcels within such lot. This shall also take into consideration the height of the tower in the event of a failure whereby it could fall thereby crossing property lines. **The parcel size is 21.98 acres of which the project site will occupy 3,600 square feet in the southwest corner of said parcel.**

17. **Inventory of Existing Sites**. Each applicant for a facility shall provide to the planning director an inventory of its existing towers, antennas, or sites approved for facilities, that are either within the jurisdiction of Imperial County or within one mile of the border thereof,

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including specific information about the location, height and design of each facility. The planning director may share such information with other applicants applying for administrative approvals or special use permits under this division or other organizations seeking to locate facilities within the jurisdiction of Imperial County, provided, however that the planning director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. **Please find enclosed a list detailing the inventory of AT&T's existing towers, antennas, or sites approved for facilities as requested with this application.**

18. **Aesthetics**. Towers and antennas shall meet the following requirements:

a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obstructiveness. **The proposed tower will be maintained as a galvanized steel finish (conducive to the oil tower design being proposed) unless directed otherwise by conditions of approval.**

b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings. **All materials being proposed will blend into the natural setting of the Pioneer Museum and surrounding buildings.**

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobstructive as possible. **Not applicable.**

19. **Lighting**. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views and community. **The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Please find enclosed a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which states that based on the evaluation the structure does not exceed obstruction standards and would not be a hazard to air navigation so marking and lighting are not necessary for aviation safety.**

20. **State or Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this division shall bring such towers and antennas into compliance with such revised standards and regulations as mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with

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such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The applicant will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.**

21. **Building Codes—Safety Standards.** To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the county concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The tower will be structurally built and maintained in compliance with REV H standards for towers that are published by the Electronic Industries Association.**

22. **Measurement.** For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the unincorporated areas of the county of Imperial according to the provisions of this title for the respective base zone. **The GS base zone requires 0' setbacks from property lines, however, the tower will be setback from property lines as follows: 722' to the north (Imperial College parcel), 10' to the west and south and 1,580' from the compound to the east.**

23. **Not Essential Services.** Towers and antennas shall be regulated and permitted pursuant to this division and shall not be regulated or permitted as essential services, public utilities or private utilities. **The applicant recognizes that the tower, if approved, will not be permitted as essential services, public utilities or private utilities.**

24. **Franchises.** Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a communication system in Imperial County have been obtained and shall file a copy of all required franchises with the planning director. **This application for the proposed tower does not require a franchise for the operation of the facility.**

25. **Public Notice.** For purposes of this division, any conditional use permit request, variance request, or appeal of an administratively approved CUP or special use permit shall require public notice to all abutting property owners and all property owners of properties that are located within the corresponding separation distance listed for a CUP or variance in the respective base

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zone, under this title, in addition to any notice otherwise required by the planning director. **Applicant acknowledges the public notification process for this Conditional Use Permit and Variance application.**

26. Signs. No signs shall be allowed on an antenna or tower except as may be required by law or another permitting or licensing agency. **No signs will be installed on the tower except as may be required by law or another permitting or licensing agency such as the FCC and FAA.**

27. Buildings and Support Equipment. Buildings and support equipment associated with antennas or towers shall comply with requirements of this title. **All building and support equipment associated with antennas or towers will comply with requirements of this title.**

28. Multiple Antenna/Tower Plan. Imperial County encourages the users of towers and antennas to submit a single application for approval of multiple towers and/or antenna sites. Applications for approval of multiple sites shall be given priority in the review process. **This application proposes the installation of one (1) single tower that will be made available for multiple user co-locations.**

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92409.01. Information Required.

Pursuant to Section 92409.01 (Information Required) of the Imperial County Zoning Ordinance, please note the following and attached enclosures being submitted with this application for a Conditional Use Permit & Variance:

1.) Site Plans: Enclosed are two (2) full size (24" x 36') scaled site plans indicating the location, type and height of the proposed tower, on-site land uses and base zoning, adjacent land uses and zoning.

2.) Legal Description: Enclosed is a legal description of the parent tract and leased parcel. The legal description of the 60' x 60' lease area is shown on page C-1 of the site plans.

3.) Setbacks: Below please find a Google Earth map showing the setback distance between the proposed tower and nearest residential use, platted residentially zoned properties, and un-platted residentially zoned properties, which is 1.65 miles to the southwest of the proposed site.

4.) Separation Distance from Other Towers: Below please find a Google Earth map showing the inventory of existing sites within a 5-mile radius (red circle) of the proposed tower site.

1. SBA Towers – Monopalm Tower
2. FM Broadcast Lattice Tower
3. Verizon Monopole Tower
4. AT&T Site # 2732 – 56' Roof-Top
5. AT&T Site #2764 – 122' Lattice Tower

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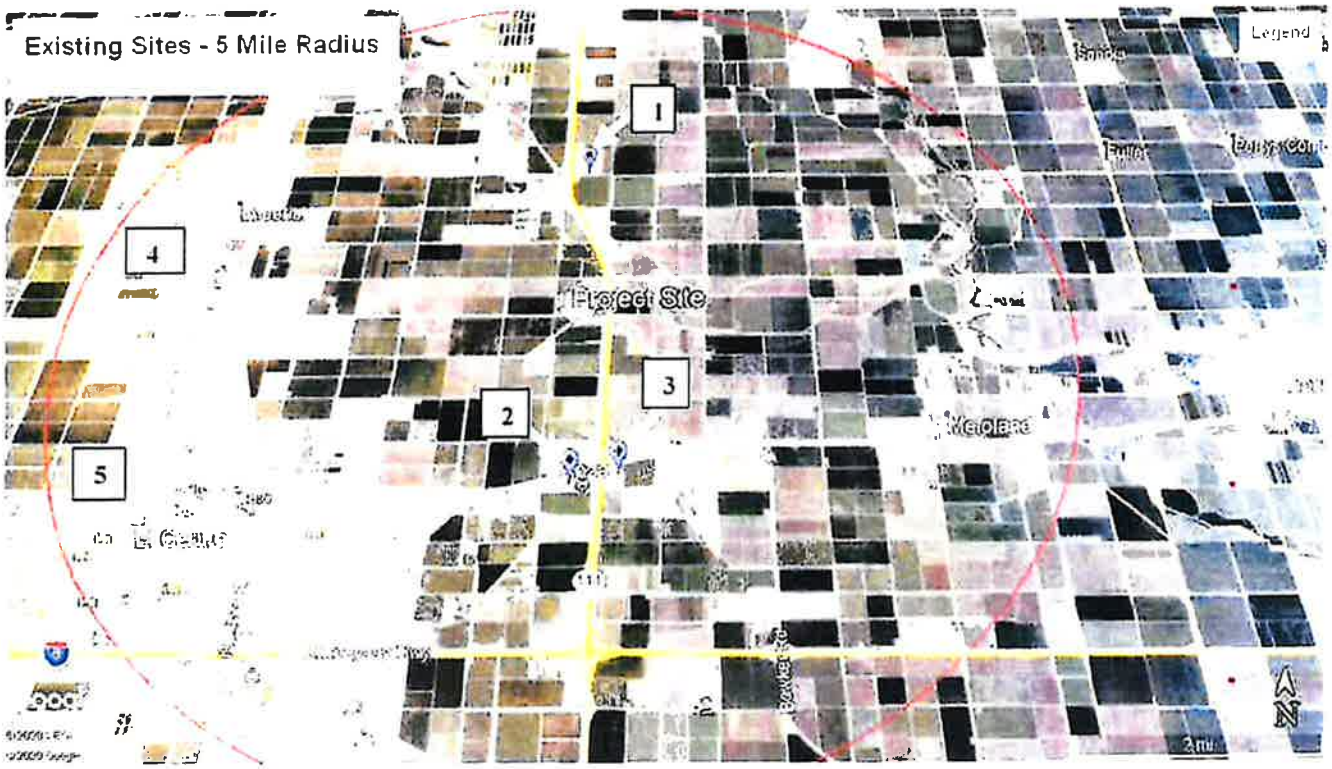

5.) Landscape Plan: No landscaping is being proposed with this application due to the fact that there is no vegetation (only dirt) surrounding the area of the leased area, in addition to no water utilities to maintain.

6.) Method of Fencing Finished Color: The entire lease area for the project site will be enclosed by a six-foot (6') concrete masonry unit (CMU) block wall, which is typically gray in color – the finished color to remain unless otherwise directed by conditions of approval of this application.

7.) Description of Compliance with Sections 92401.04: Addressed in the previous section herein.

8.) Notarized Statement: Enclosed please find a notarized statement by the applicant stating the construction of the tower will accommodate the co-location of additional antennas for future users.

9.) Fiber Backhaul: AT&T Wireline will be providing the fiber backhaul to the site.

10.) Description of the suitability of the use of existing towers: The Alternative Site Analysis addressed in the previous section addresses the fact that this project site was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area.

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Thank you, in advance, for your consideration of InSite Towers request for a Conditional Use Permit and Variance for the installation of a new 160' communication tower. Please feel free to call me at (702) 501-0882 if you have any questions or require further information.

Sincerely,

Debbie DePompei
IntelliSites, LLC – representing InSite Towers

Enclosures:
(2) Site Plans
Conditional Use Permit Application
Variance Application
Check #067864 $6,500.00 (Application Fees)
AT&T's FCC Authorizations for Licensed Frequencies
FAA Aeronautical Study No 2020-AWP-14523-OE
AT&T Inventory of Existing Sites
Legal Description of Leased Parcel
Photo Simulations (Visual Analysis)
RF Environmental Study
Notarized Statement

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RF Environmental Evaluation Report -

The operation of the proposed facility in addition to other ambient RF emission levels will not exceed current FCC-adopted standards with regard to human exposure in controlled and uncontrolled areas as defined by the FCC.

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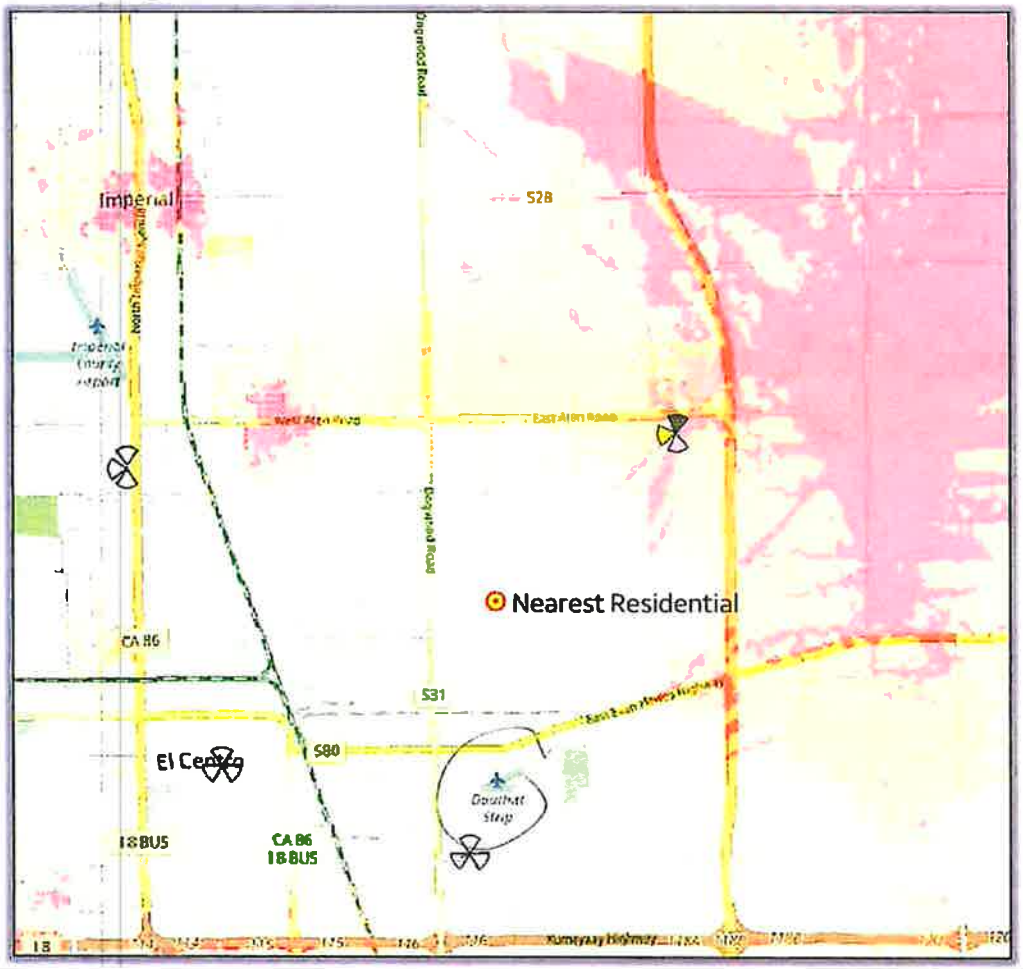
AT&T

CAL02227 Coverage Without New Site



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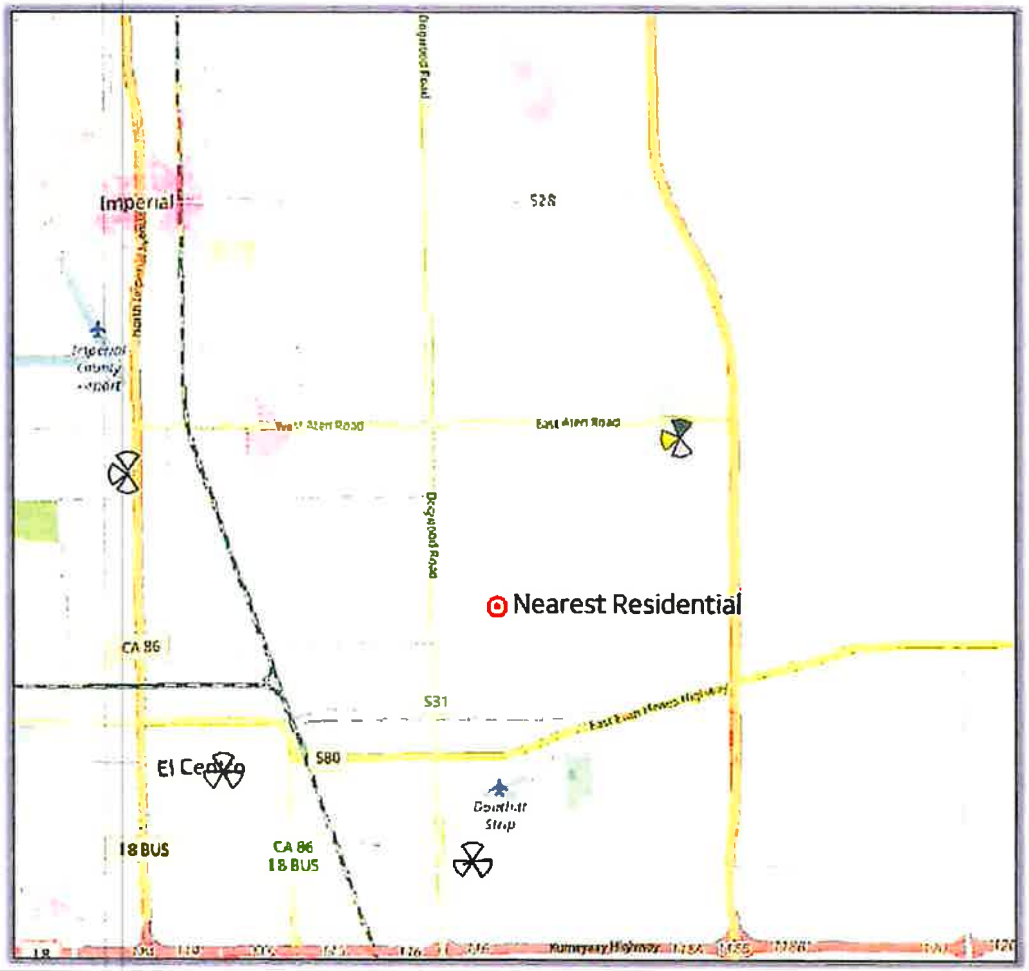
Douthitt Airport

CAL02227 Coverage With New Site



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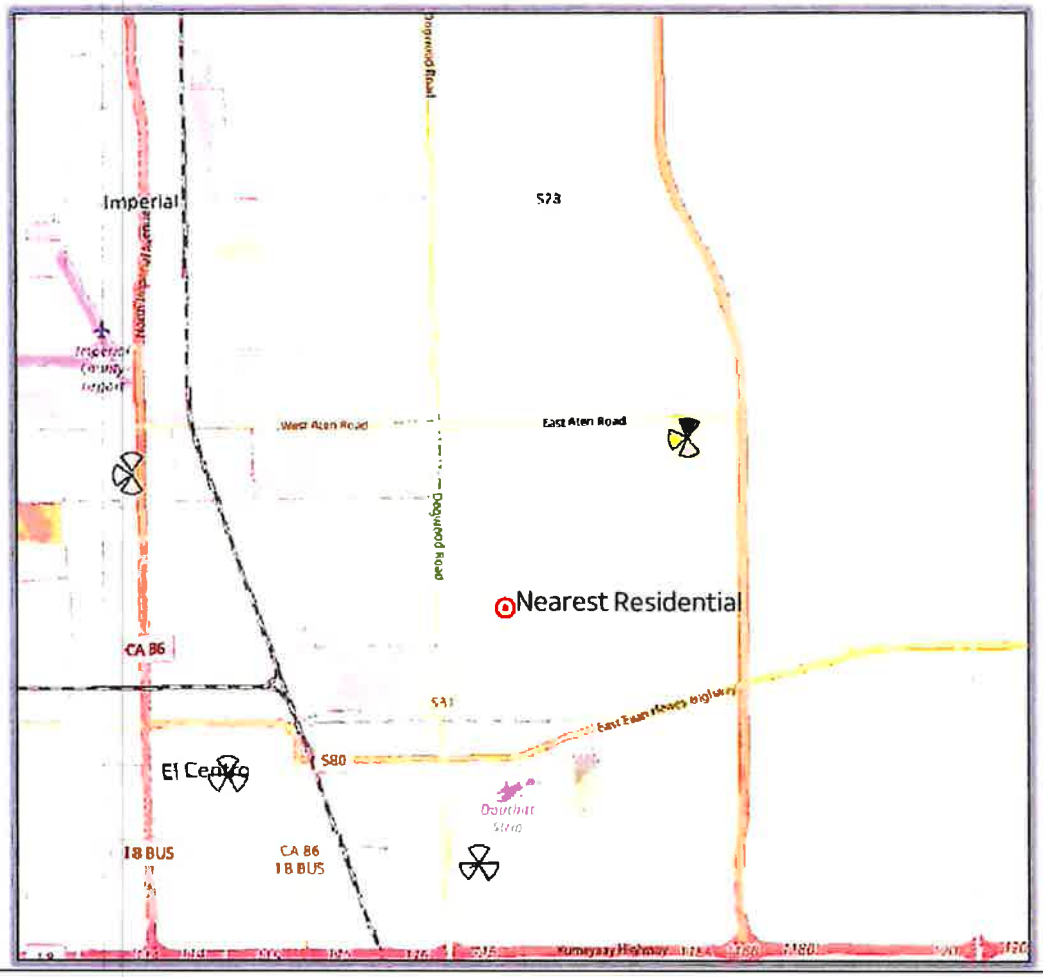
2019 AT&T Intellectual Property

CAL02227 Coverage With New Site @145'



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InSite

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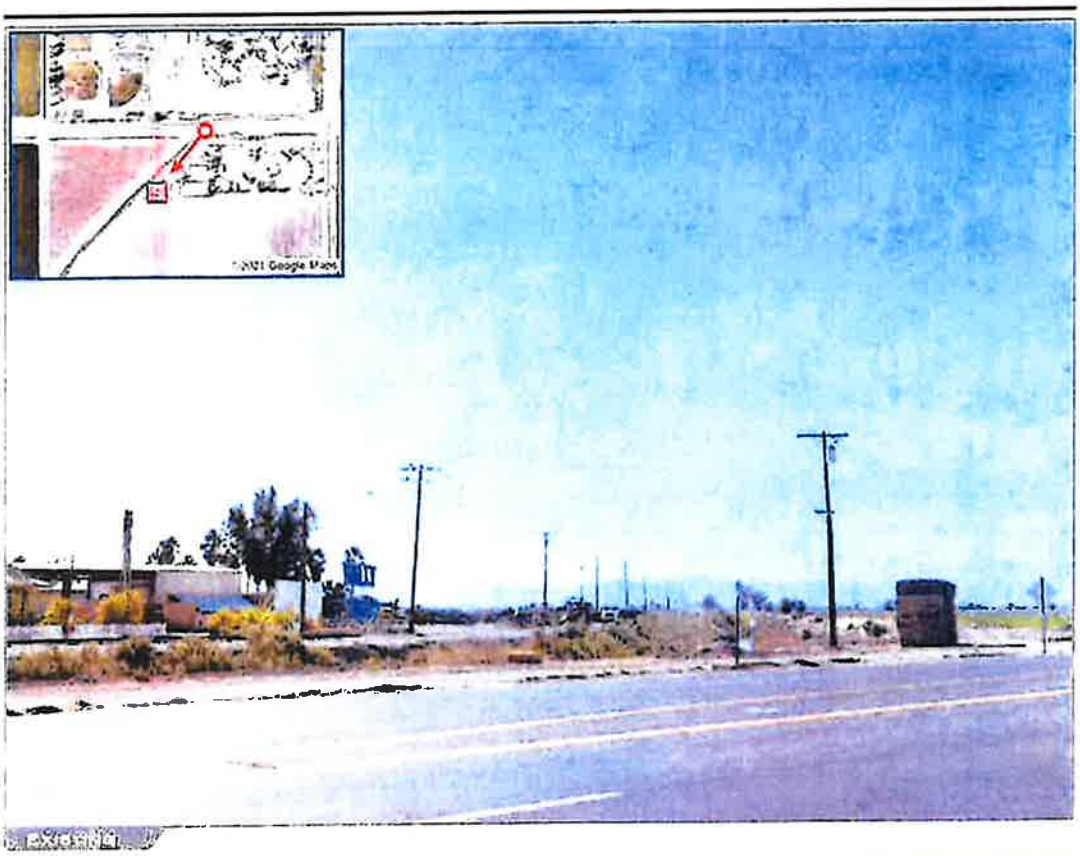
IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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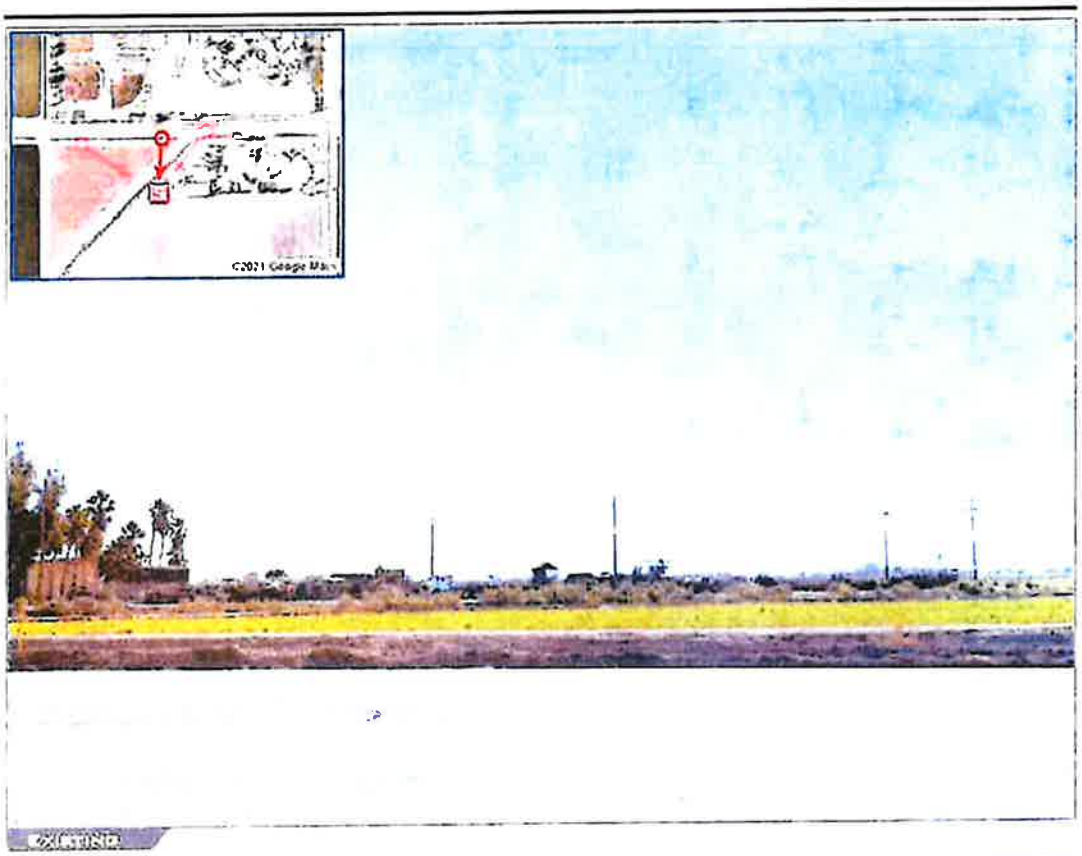
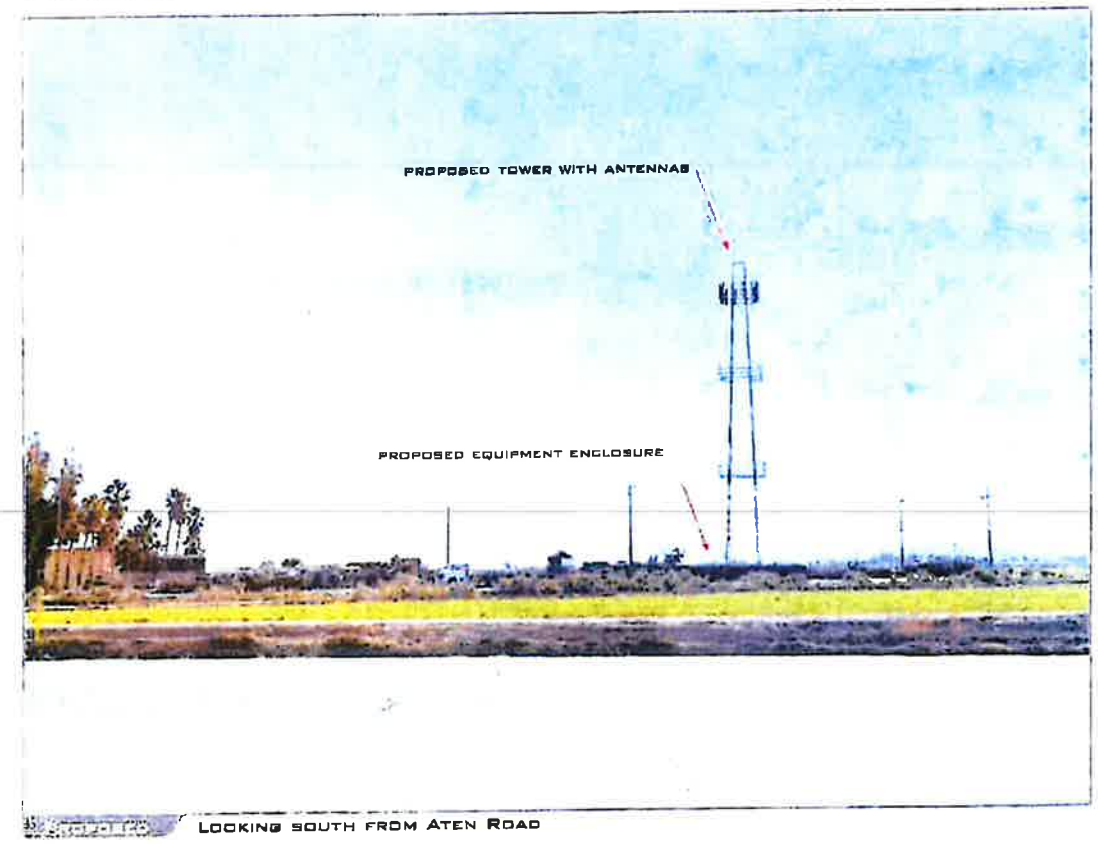
inSite

CA070
IMPERIAL VALLEY
373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC
AEsims.com
877.OAE.sims



EXISTING



SIMULATED

LOOKING SOUTH FROM ATEN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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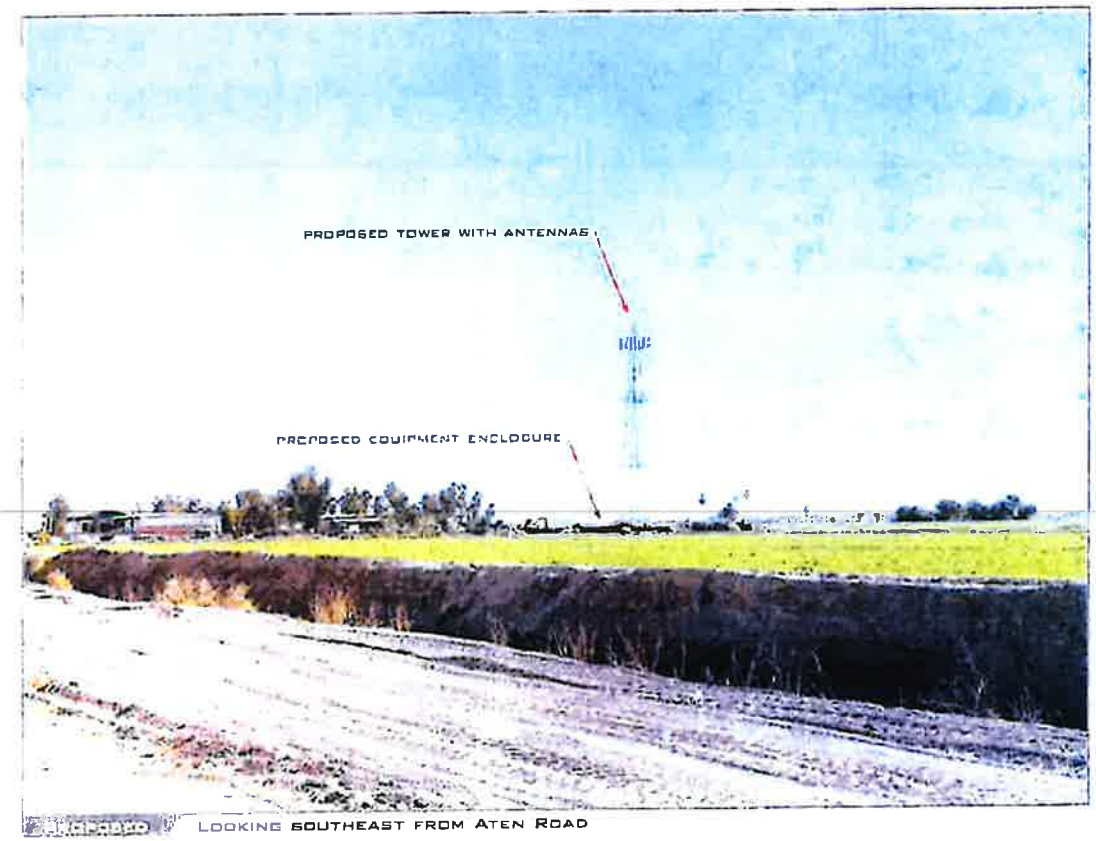
IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251



LOOKING SOUTHEAST FROM ATEN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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InSite

CA070

IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC

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877 9AE sims

LOOKING NORTHWEST FROM HIGHWAY 111

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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InSite Towers, LLC

IMPERIAL VALLEY
CA070

373 E ATEN RD
IMPERIAL, CA 92251

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PROJECT INFORMATION

PROJECT DESCRIPTION:

INSITE TOWERS, LLC PROPOSES TO CONSTRUCT A MULTI-CARRIER, UNSTAFFED RADIO TELECOMMUNICATION FACILITY CONSISTING OF A 160' LATTICE GSM TOWER WITHIN A FENCED LEASED COMPOUND.

APPLICANT:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
CONTACT: TODD FUSON
PH: (703) 430-8369

PROPERTY OWNER:
IMPERIAL COUNTY, CALIFORNIA

SITE INFORMATION:

JURISDICTION: IMPERIAL COUNTY

ZONING CLASSIFICATION: GOVERNMENT/SPECIAL (G/S)

CONSTRUCTION TYPE: V-N

OCCUPANCY: U (UTILITY)

CURRENT USE: MUSEUM

PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL SIZE: 21.95± ACRES

LEASE AREA: 3,600 SF

TOWER OWNER:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
PH: (703) 837-3866

BUILDING CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ELECTRICAL CODE (CCC)

PARCEL NUMBER(S):
064-230-014

SITE LOCATION:

LATITUDE: 33° 48' 25.6182" N

LONGITUDE: 115° 30' 23.3294" W

ELEVATION: -50.00± AMSL

GENERAL INFORMATION:

1. PARKING REQUIREMENTS ARE UNCHANGED
2. TRAFFIC IS UNAFFECTED

PROJECT TEAM

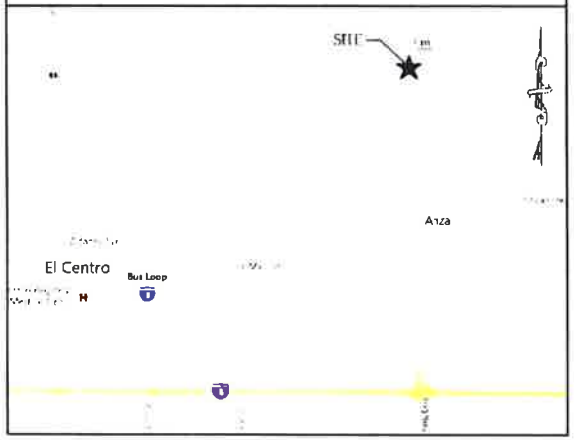
SITE ACQUISITION
INTELLISITES, LLC
8872 ARROYO AZUL ST
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOUPEE
PH: (702) 501-0882

A&E CONTACT
MORRISON HERSHFIELD CORPORATION
600 STEWART ST, SUITE 700
SEATTLE, WA 98101
CONTACT: ROY LORETZ
PH: (206) 269-7370
rloretz@morrisonhershfield.com

PERMITTING
INTELLISITES, LLC
8872 ARROYO AZUL STREET
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOUPEE
PH: (702) 501-0882

PROFESSIONAL OF RECORD:
MORRISON HERSHFIELD CORPORATION
CONTACT: ROBERT J LARA
PH: (949) 577-4588
rlara@morrisonhershfield.com

VICINITY MAP



DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT, SAN DIEGO, CA
FOLLOW SIGNS FOR I-5 SOUTH. AT EXIT 15B, TAKE RAMP RIGHT FOR CA-94 TOWARD VIEJAS/JR FWY. TAKE RAMP LEFT AND FOLLOW SIGNS FOR CA-125 NORTH. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-8 EAST. AT EXIT 13B, TAKE RAMP RIGHT FOR CA-111 NORTH TOWARD BRAWLEY. TURN LEFT ONTO E ATEN RD. MAKE A U-TURN TO STAY ON E ATEN RD. ARRIVE AT E ATEN RD.

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER			LANDLORD		
RF MANAGER			SITE ACQUISITION		
OPS MANAGER			ZONING AGENT		
CONSTR MANAGER			PROJECT MANAGER		
NSB MANAGER			CONSTR MANAGER		
TRANSPORT					
EQUIP ENGINEER					
COMPLIANCE					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REVISION NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
C1	SITE SURVEY
C2	SITE SURVEY
C3	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED PLAN
A-3	ELEVATIONS

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 721.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 989.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 59; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING

TAX ID: 064-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1580, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.

ABBREVIATIONS

A/C	AIR CONDITIONING	HORIZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE GROUND LEVEL	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
		HVAC	HEATING VENTILATION AIR CONDITIONING	PT	PRESSURE TREATED
BLDG	BUILDING			RFD	REQUIRED
BLK	BLOCKING			RM	ROOM
				SHT	SHEET
CLG	CEILING	ID	INSIDE DIAMETER	SIM	SIMILAR
CLR	CLEAR	IN	INCH	SPEC	SPECIFICATION
CONC	CONCRETE	INFO	INFORMATION	SF	SQUARE FOOT
CONST	CONSTRUCTION	INSUL	INSULATION	SS	STAINLESS STEEL
CONT	CONTINUOUS	INT	INTERIOR	STL	STEEL
		IBC	INTERNATIONAL BUILDING CODE	STRUCT	STRUCTURAL
DBL	DOUBLE			STD	STUD
DIA	DIAMETER			SUSP	SUSPENDED
DIAG	DIAGONAL	LBS	POUNDS		
DN	DOWN	MAX	MAXIMUM	THRU	THROUGH
DET	DETAIL	MECH	MECHANICAL	TANG	TRIANGLE
DWG	DRAWING	MTL	METAL	TYP	TYPICAL
		MFR	MANUFACTURER		
EA	EACH	MGR	MANAGER	UNO	UNLESS NOTED OTHERWISE
ELEV	ELEVATION	MIN	MINIMUM		
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	VERT	VERTICAL
EQ	EQUAL	MO	MOUNCH OPENING	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT				
EXT	EXTERIOR	NA	NOT APPLICABLE	W/	WITH
		NIC	NOT IN CONTRACT	W/O	WITHOUT
FIN	FINISH	NTS	NOT TO SCALE	WP	WATER PROOF
FLUOR	FLUORESCENT				
FLR	FLOOR	OC	ON CENTER		
FT	FOOT	OD	OUTSIDE DIAMETER		
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GND	GROUND				
GYP BD	GYPSUM WALL BOARD				

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY CODE AUTHORITY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, RULES AND REGULATIONS. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR CONSTRUCTION PURPOSES. ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY PRECAUTIONS AND DEVICES FOR THE PROTECTION OF ALL PERSONS AND PROPERTY IN, ON AND ADJACENT TO THE JOB SITE. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. ALL DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPRIETARY PROPERTY OF MORRISON HERSHFIELD CORPORATION WHETHER WORK IS COMPLETED OR NOT AND SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN APPROVAL OF MORRISON HERSHFIELD CORPORATION. ALL PREVIOUS SETS OF PLANS AND SPECIFICATIONS SHALL BE RETURNED OR ACCOUNTED FOR TO MORRISON HERSHFIELD CORPORATION, NO LATER THAN 30 DAYS AFTER THE DATE OF THE NOTICE TO PROCEED. ANY UNAUTHORIZED USE, SHARING OR REPRODUCTION OF THESE DRAWINGS, SPECIFICATIONS AND DESIGNS IS PROHIBITED AND WILL BE CONSIDERED AN INFRINGEMENT OF COPYRIGHT. ALL RIGHTS RESERVED. © MORRISON HERSHFIELD CORPORATION, 2021

CLIENT: InSite Towers, LLC

SITE ACQUISITION FIRM: IntelliSites, LLC

A&E FIRM: MORRISON HERSHFIELD

PROFESSIONAL CERTIFICATION

PROJECT: IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO	DATE	DESCRIPTION	BY
A	12/15/2020	90 REVIEW	JR
B	01/29/2021	90 REVIEW	JR
C	02/19/2021	100% REVIEW	JR

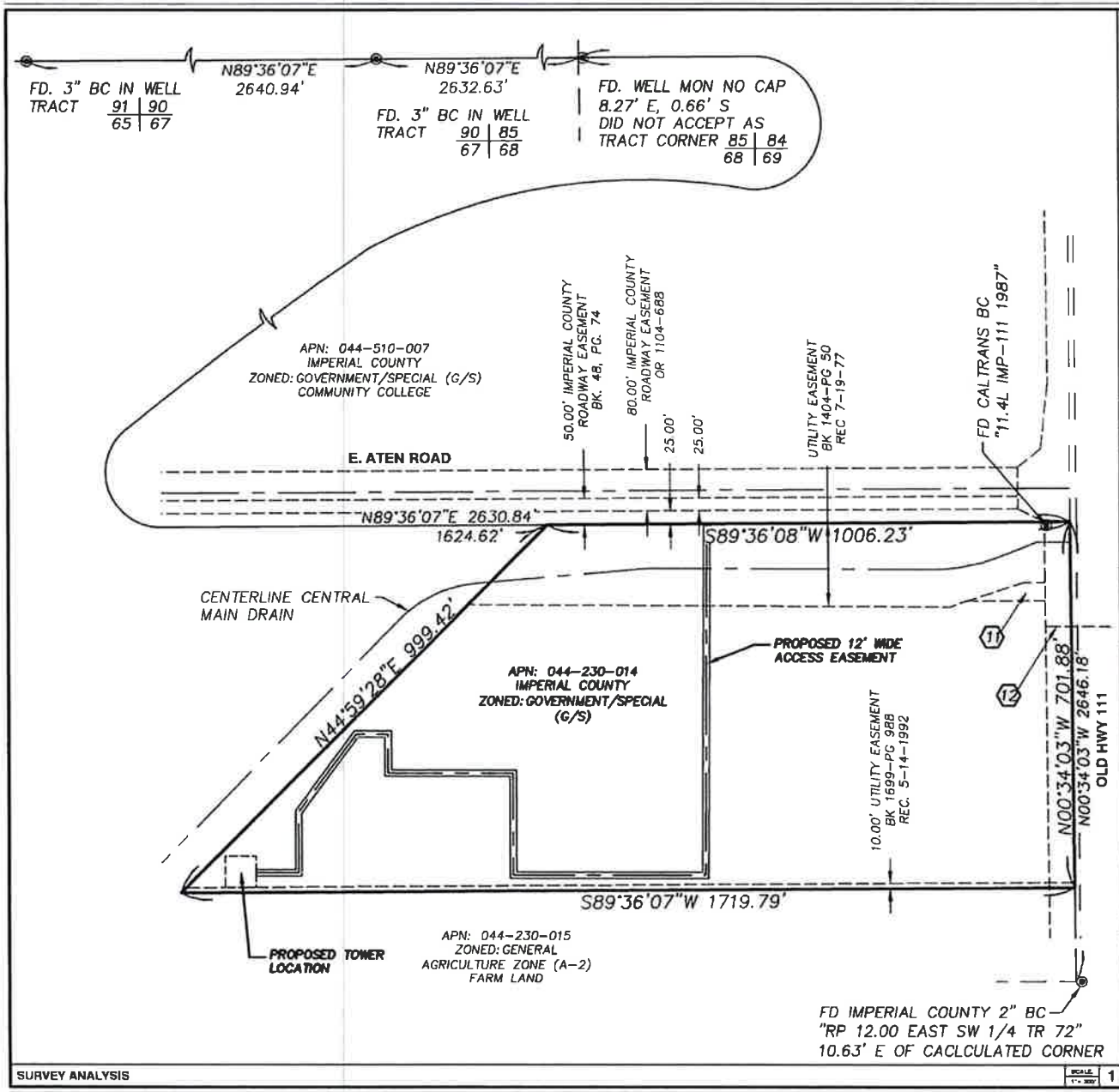
A/E PROJECT NO:	20004855
DRAWN BY:	JR
REVIEWED BY:	RL

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PC ORIGINAL PKG



SURVEY ANALYSIS

SCALE 1" = 300' 1

SITE NAME/ NUMBER:	CA070 IMPERIAL VALLEY COLLEGE
SITE ADDRESS:	373 E. ATEN ROAD IMPERIAL, CA 92251
OWNER'S NAME/ ADDRESS:	IMPERIAL COUNTY, CALIFORNIA
PRESENT USE:	MUSEUM
ASSESSOR PARCEL NO.(S):	044-230-014
NET AREA OF PARCEL(S):	21.98± ACRES
NOTE:	A FIELD SURVEY WAS PERFORMED ON 10/13/20.
BASIS OF BEARINGS:	CALIFORNIA STATE PLANE COORDINATES, ZONE IV (NAD83 – GRID – U.S. SURVEY FEET)
BENCHMARK:	NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION: K 1223 PID DB0619 BEING A BENCHMARK DISK SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE WALL OF A CHECK STRUCTURE ARACIA LATERAL NO. 9. ELEVATION: -51.84 (US SURVEY FEET) -15.722 (METERS) BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
FLOOD NOTE:	AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 06025C1725C, DATED SEPTEMBER 26, 2008, LOCATED IN UNSHADED ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGAL DESCRIPTION:
SEE SHEET 3

PARCEL INFORMATION

- CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- ADJOINER LINE
- TIELINE
- ⊗ FOUND MONUMENT AS NOTED
- OR: OFFICIAL RECORD NUMBER

LEGEND

VICINITY MAP

I CERTIFY
TO: INSITE TOWERS, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 10, 11A, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/13/20.

SURVEYOR'S CERTIFICATE

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Dewberry Land Surveying
8140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89139
(o) 702.851.0818 (f) 702.851.8080
ARIZONA—CALIFORNIA—NEVADA—UTAH—WASHINGTON

DRAWN BY:	CHK	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

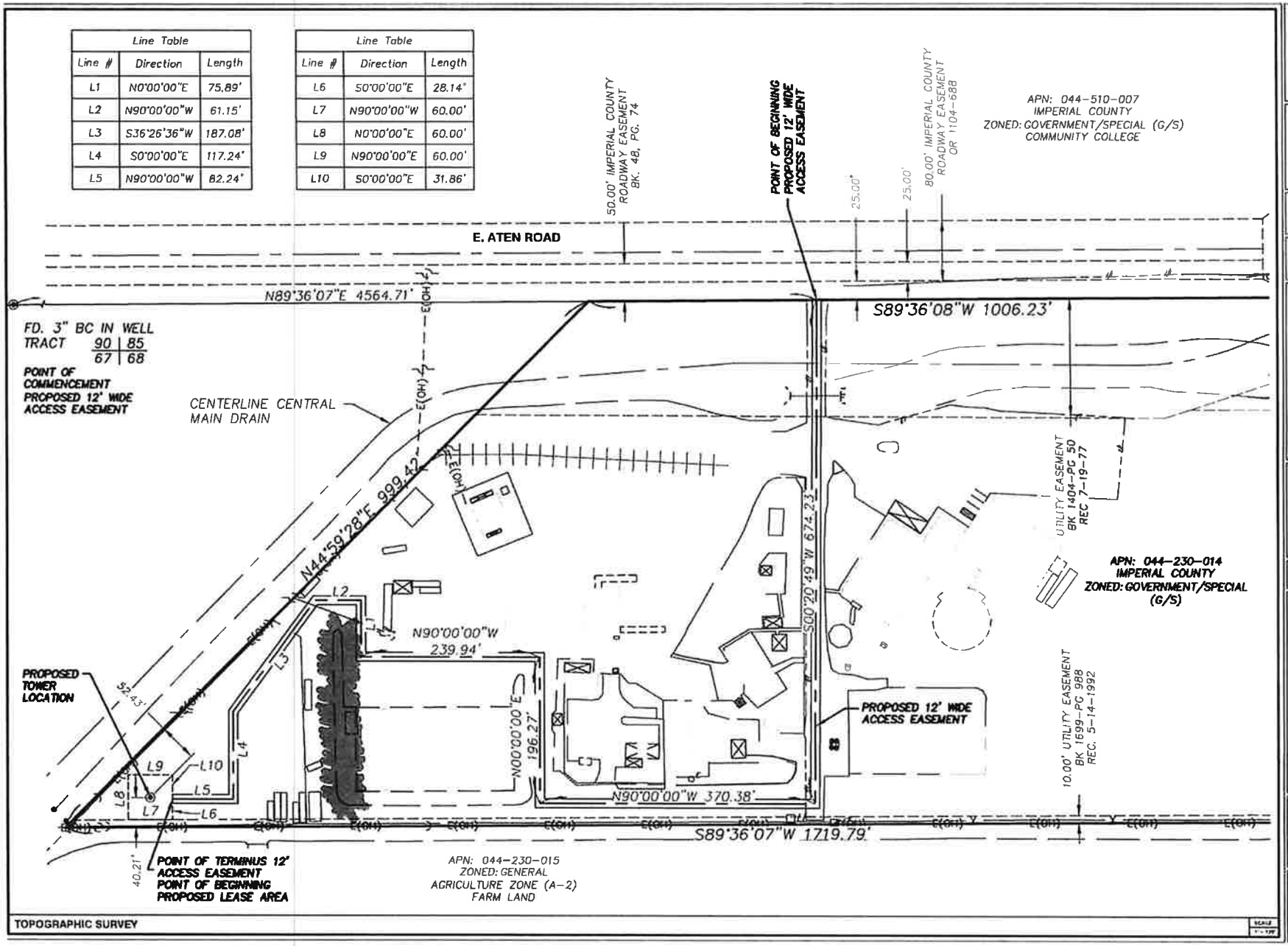
SHEET TITLE:
SURVEY ANALYSIS & PARCEL INFORMATION

SHEET NUMBER: C1
REVISION: 1
CA070

PC ORIGINAL PKG

Line Table		
Line #	Direction	Length
L1	N0°00'00"E	75.89'
L2	N90°00'00"W	61.15'
L3	S36°26'36"W	187.08'
L4	S0°00'00"E	117.24'
L5	N90°00'00"W	82.24'

Line Table		
Line #	Direction	Length
L6	S0°00'00"E	28.14'
L7	N90°00'00"W	60.00'
L8	N0°00'00"E	60.00'
L9	N90°00'00"E	60.00'
L10	S0°00'00"E	31.86'



TOPOGRAPHIC SURVEY

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV	DATE	DESCRIPTION	BY

PLANS PREPARED BY:
Diamond Peak Land Surveying

DRAWN BY:	CHK	APV:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp 3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
TOPOGRAPHIC SURVEY
LEASE AREA

SHEET NUMBER: C2
REVISION: 1
CA070

TITLE REPORT LEGAL EXCEPTIONS

9. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED, RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

10. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 06/26/1992, IN BOOK 1702, PAGE 1715, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

11. EASEMENT DEED IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 05/08/2000, IN BOOK 2014, PAGE 441, OF THE IMPERIAL COUNTY RECORDS.
NOTE: DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DIRECTOR OF TRANSPORTATION, TO IMPERIAL IRRIGATION DISTRICT, RECORDED 03/03/2011, AS DOCUMENT NO. 2011-005842, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

12. JOINT USE AGREEMENT BY AND BETWEEN THE IMPERIAL IRRIGATION DISTRICT, AND THE STATE OF CALIFORNIA, RECORDED 05/11/2009, AS DOCUMENT NO. 2009-014030, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

13. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 04/15/1983, IN BOOK 1729, PAGE 1564, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

TITLE REPORT LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 58, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1718.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 998.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 58; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-330-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS

PROPOSED 12' WIDE ACCESS EASEMENT LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 58, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE NORTHWEST CORNER OF TRACT 58 ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 58 AND SAID TRACT 58, NORTH 89°38'07" EAST, 4584.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°20'49" WEST, 874.23 FEET; THENCE
NORTH 90°00'00" WEST, 370.39 FEET; THENCE
NORTH 00°00'00" EAST, 186.27 FEET; THENCE
NORTH 90°00'00" WEST, 238.94 FEET; THENCE
NORTH 00°00'00" EAST, 75.88 FEET; THENCE
NORTH 90°00'00" WEST, 61.15 FEET; THENCE
SOUTH 38°28'38" WEST, 187.08 FEET; THENCE
SOUTH 00°00'00" EAST, 117.24 FEET; THENCE
NORTH 90°00'00" WEST, 82.24 FEET TO THE POINT OF TERMINUS.

CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

PROPOSED LEASE AREA LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 58, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEGINNING AT THE ABOVE MENTIONED POINT OF TERMINUS, THENCE
SOUTH 00°00'00" EAST, 28.14 FEET; THENCE
NORTH 90°00'00" WEST, 60.00 FEET; THENCE
NORTH 00°00'00" EAST, 60.00 FEET; THENCE
NORTH 90°00'00" EAST, 60.00 FEET; THENCE SOUTH 00°00'00" EAST, 31.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,800 SQUARE FEET, MORE OR LESS.

PC ORIGINAL PKG

TOPOGRAPHIC SURVEY

SCALE

InSite TOWERS, LLC
1189 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Diamond Back Land Surveying

DRAWN BY	CHK	APV
ROC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
LEGAL DESCRIPTIONS & TITLE REPORT INFORMATION

SHEET NUMBER: C3
REVISION: 1
CA070

PC ORIGINAL PKG

NOTES:
1 THIS IS NOT A SURVEY SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY VERIFY ALL DIMENSIONS
2 VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA

PROPERTY INFO

APN 044-230-014

OWNER IMPERIAL COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

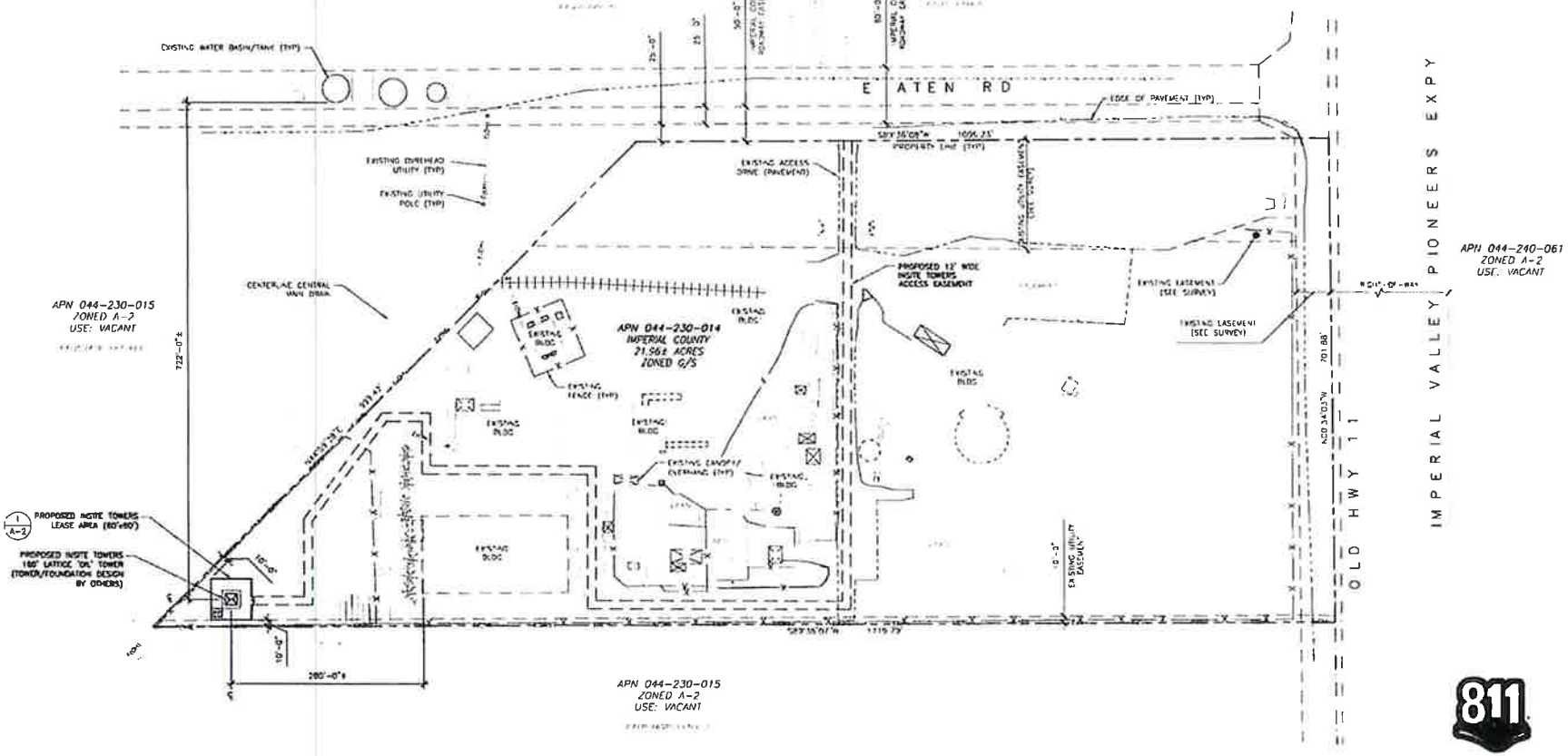
SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 27, 1909, AND FILED IN THE DISTRICT LAND OFFICE DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1319.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING

TAX ID 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1580, PAGE 495, OF THE IMPERIAL COUNTY RECORDS



811 Know what's below. Call before you dig

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"

SITE PLAN 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

CLIENT
InSite Towers, LLC

SITE ACQUISITION FIRM
IntelliSites, LLC

A&E TEAM
MORRISON HERSHFIELD

PROFESSIONAL CERTIFICATION

PROJECT
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

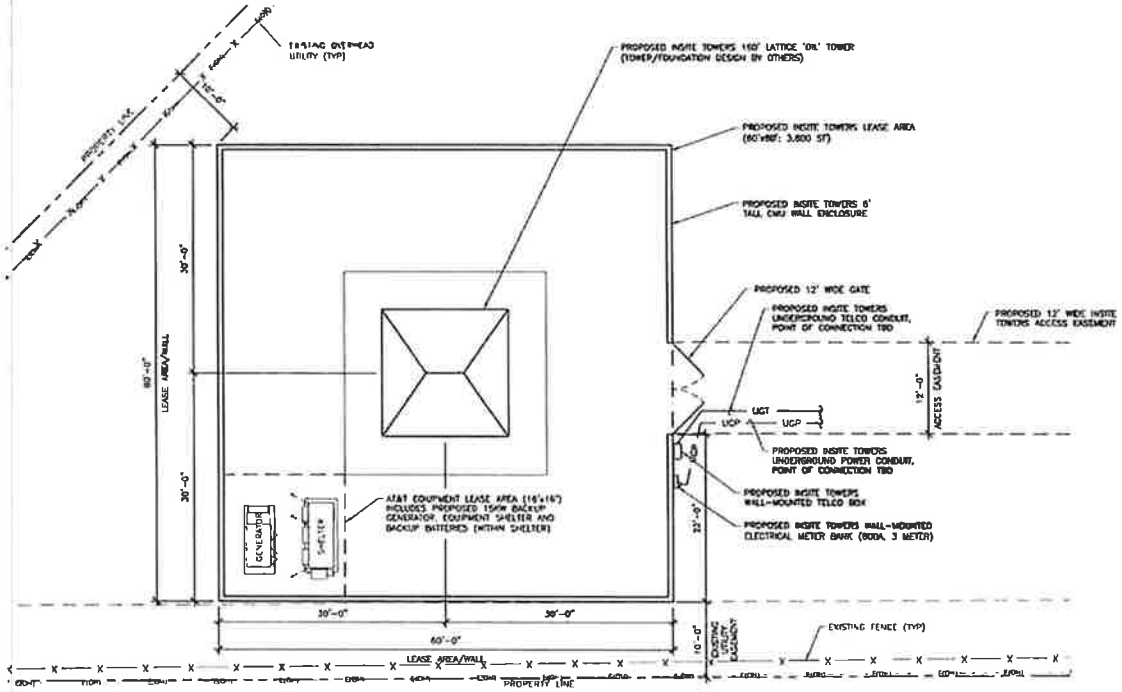
NO	DATE	DESCRIPTION	INITIAL
4	11/19/25	PER IID REVIEW	JA
3	11/24/25	PER IID REVIEW	JA
2	11/19/25	PER IID REVIEW	JA

A/E PROJECT NO: 2025043439
DRAWN BY: JA
REVIEWED BY: KL

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

PC ORIGINAL PKG



811 Know what's below. Call before you dig

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
0 8 4 2 0 8'

ENLARGED PLAN 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED

CLIENT
InSite Towers, LLC

IMPLEMENTATION TEAM
IntelliSites, LLC

A&E T&M
MORRISON HERSHFIELD

PROFESSIONAL CERTIFICATION

PROJECT
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

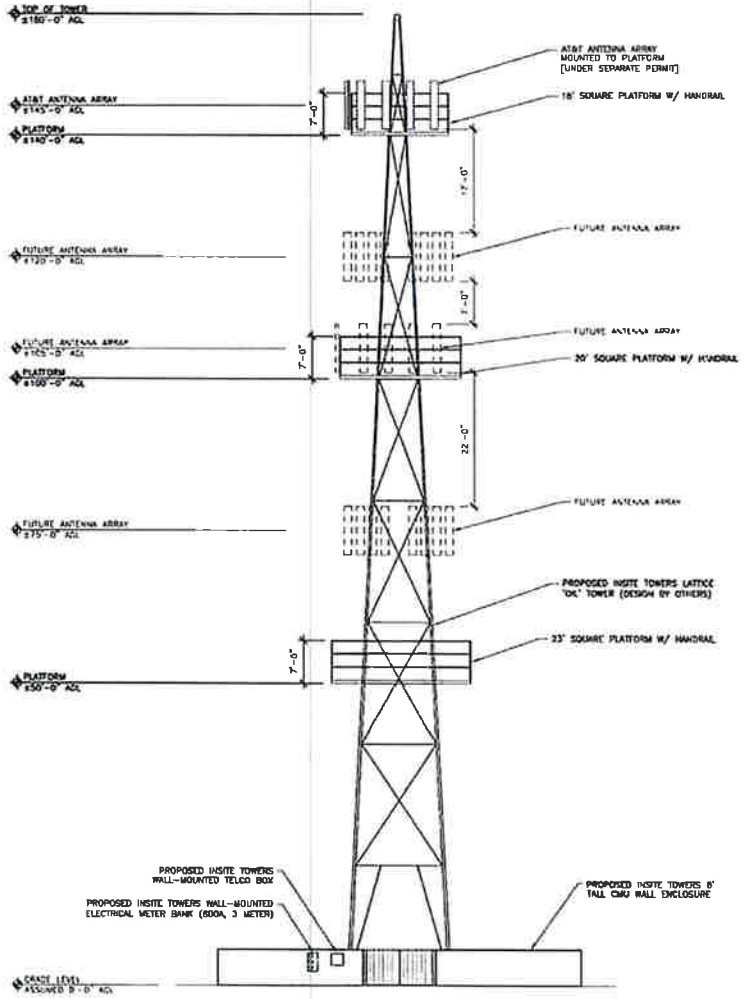
NO	DATE	DESCRIPTION	INITIAL
A	11/15/22	90% ZD REVIEW	JS
B	11/23/22	90% ZD REVIEW	JS
D	12/14/22	100% ZD PLAN	JS

A&E PROJECT NO	20004439
DRAWN BY	JS
REVIEWED BY	RC

SHEET TITLE
ENLARGED PLAN

SHEET NUMBER
A-2

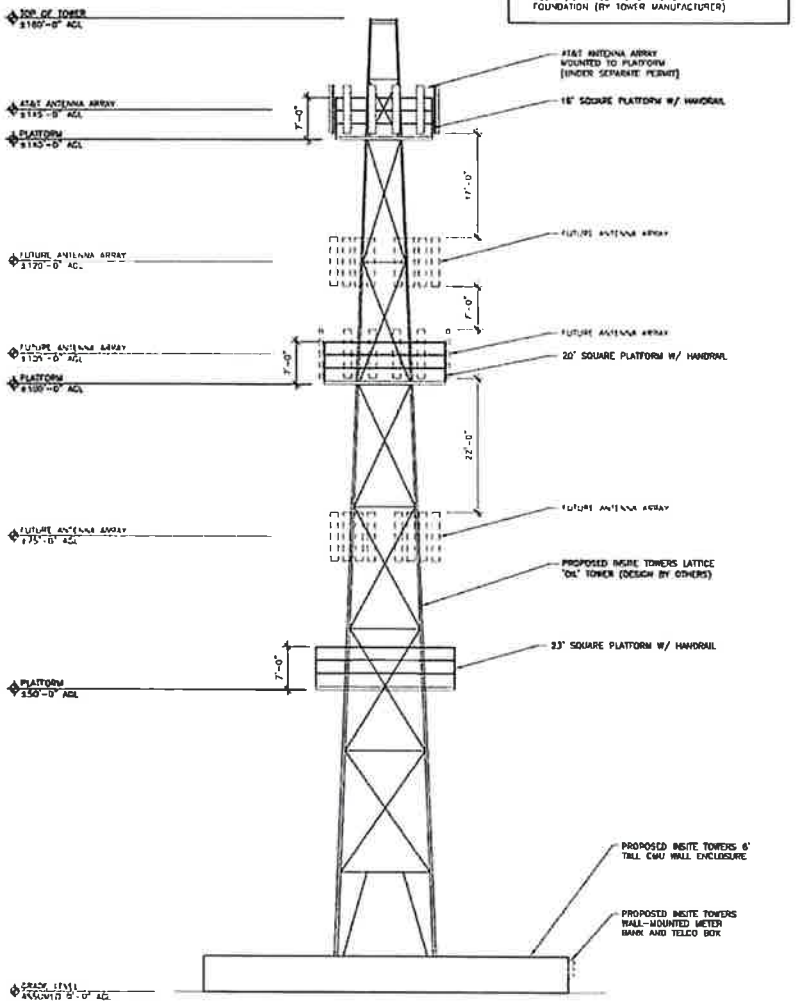
PC ORIGINAL PKG



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

EAST ELEVATION 2

NOTES:
1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER ANTENNA MOUNT DESIGN BY MANUFACTURER
2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER)



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

SOUTH ELEVATION 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

CLIENT
InSite Towers, LLC

IMPLEMENTATION TEAM
IntelliSites, LLC

A&E TEAM
MORRISON HERSHFIELD
603 Stewart St Suite 700
Seattle, WA 98101
Tel: (206) 268-7370

PROFESSIONAL CERTIFICATION

PROJECT
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO	DATE	DESCRIPTION	INITIAL
A	11/23/22	ISSUED TO REVIEW	JA
B	11/29/22	ISSUED TO REVIEW	JA
0	12/14/22	ISSUED FOR USE	JA

A/E PROJECT NO.	20004703
DRAWN BY	JA
REVIEWED BY	RL

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-AWP-14523-OE

Issued Date: 01/11/2021

Edward Schafer
InSite Towers Development, LLC
1199 North Fairfax Street, #700
Alexandria, VA 22314

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower CA070 Imperial Valley College
Location:	Imperial, CA
Latitude:	32-49-25.62N NAD 83
Longitude:	115-30-23.33W
Heights:	-60 feet site elevation (SE)
	165 feet above ground level (AGL)
	105 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

See attachment for additional condition(s) or information.
To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact John Hepsen (480) 775-1026 .

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 07/11/2022 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.

(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licencee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-14523-OE.

Signature Control No: 461585401-463434547 (DNE)
Nicholas Sanders
Technician

Attachment(s)
Additional Information
Frequency Data

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Map(s)

cc: FCC

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Additional information for ASN 2020-AWP-14523-OE

At a distance of 8.1 nautical miles from the site emissions from the 2496-2690 MHz transmitters must be less than -155 dBm in the 2700-3100 MHz Surveillance Radar frequency band.

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Frequency Data for ASN 2020-AWP-14523-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

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TOPO Map for ASN 2020-AWP-14523-OE

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C. ALUC SECTION

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2

Policies

1.SCOPE OF REVIEW

1. Geographic Area of Concern

The Imperial County Airport Land Use Commission's planning area encompasses:

1. *Airport Vicinity* - All lands on which the uses could be negatively affected by present or future aircraft operations at the following airports in the County and lands on which the uses could negatively affect said airports. The specific limits of the planning area for each airport are depicted on the respective *Compatibility Map* for that airport as presented in Chapter 3.

(a) Brawley Municipal Airport.

(b) Calexico International Airport.

(c) Calipatria Municipal Airport.

(d) Holtville Airport.

(e) Imperial County Airport.

(f) Salton Sea Airport.

(g) Naval Air Facility El Centro.

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2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.

3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

2. Types of Airport Impacts

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft over-flights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

3. Types of Actions Reviewed

1. *General Plan Consistency Review* - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).

2. *Statutory Requirements* -As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:

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(a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).

(b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).

(c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).

(d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

a) Any proposed expansion of a city's sphere of influence within an airport's planning area.

b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.

c) Any request for variance from a local agency's height limitation ordinance.

d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.

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e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.

f) Proposed land acquisition by a government entity (especially, acquisition of a school site).

g) Building permit applications for projects having a valuation greater than $500,000.

h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

4. Review Process

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.

2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.

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Table 2A

Compatibility Criteria

Imperial County Airport Land Use Compatibility Plan

Zone	Location	Impact Elements	Maximum Densities		Required Open Land[3]
			Residential (du/ac)[1]	Other Uses (people/ac)[2]	
A	Runway Protection Zone or within Building Restriction Line	· High risk · High noise levels	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	· Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway · Substantial noise	0.1	100	30%
B2	Extended Approach/Departure Zone	· Significant risk – aircraft commonly below 800 ft. AGL · Significant noise	1	100	30%
C	Common Traffic Pattern	· Limited risk – aircraft at or below 1,000 ft. AGL · Frequent noise intrusion	6	200	15%
D	Other Airport Environs	· Negligible risk · Potential for annoyance from overflights	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses[4]	Uses Not Normally Acceptable[4]
A	· All structures except ones with location set by aeronautical function · Assemblages of people · Objects exceeding FAR Part 77 height limits · Hazards to flight[5]	· Dedication of avigation easement	· Aircraft tiedown apron · Pastures, field crops, vineyards · Automobile parking	· Heavy poles, signs, large trees, etc.
B1 and B2	· Schools, day care centers, libraries · Hospitals, nursing homes · Highly noise-sensitive uses · Above ground storage · Storage of highly flammable materials · Hazards to flight[5]	· Locate structures maximum distance from extended runway centerline · Minimum NLR[7] of 25 dBA in residential and office buildings · Dedication of avigation easement	· Uses in Zone A · Any agricultural use except ones attracting bird flocks · Warehousing, truck terminals · Single-story offices	· Residential subdivisions · Intensive retail uses · Intensive manufacturing or food processing uses · Multiple story offices · Hotels and motels
C	· Schools · Hospitals, nursing homes · Hazards to flight[5]	· Dedication of overflight easement for residential uses	· Uses in Zone B · Parks, playgrounds · Low-intensity retail, offices, etc. · Low-intensity manufacturing, food processing · Two-story motels	· Large shopping malls · Theaters, auditoriums · Large sports stadiums · Hi-rise office buildings
D	· Hazards to flight[5]	· Deed notice required for residential development	· All except ones hazardous to flight	

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Table 2A Continued
Compatibility Criteria

Imperial County Airport Land Use Compatibility Plan

NOTES

1 Residential development should not contain more than the indicated number of dwelling units per gross acre. Clustering of units is encouraged as a means of meeting the Required Open Land requirements.

2 The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses.

3 See Policy 2.5.

4 These uses typically can be designed to meet the density requirements and other development conditions listed.

5 These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.

6 See Policy 3.4

7 NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure.

BASIS FOR COMPATIBILITY ZONE BOUNDARIES

The following general guidelines are used in establishing the Compatibility Zone boundaries for each civilian airport depicted in Chapter 3. Modifications to the boundaries may be made to reflect specific local conditions such as existing roads, property lines, and land uses. Boundaries for NAF El Centro are modified in recognition of the differences between civilian and military aircraft characteristics and flight tracks.

A The boundary of this zone for each airport is defined by the runway protection zones (formerly called runway clear zones) and the airfield building restriction lines.

Runway protection zone dimensions and locations are set in accordance with Federal Aviation Administration standards for the proposed future runway location, length, width, and approach type as indicated on an approved Airport Layout Plan. If no such plan exists, the existing runway location, length, width, and approach type are used.

The building restriction line location indicated on an approved Airport Layout Plan is used where such plans exist. For airports not having an approved Airport Layout Plan, the zone boundary is set at the following distance laterally from the runway centerline:

Visual runway for small airplanes	370 feet
Visual runway for large airplanes	500 feet
Nonprecision instrument runway for large airplanes	500 feet
Precision instrument runway	750 feet

These distances allow structures up to approximately 35 feet height to remain below the airspace surfaces defined by Federal Aviation Regulations Part 77.

B1 The outer boundary of the Approach/Departure Zone is defined as the area where aircraft are commonly below 400 feet above ground level (AGL). For visual runways, this location encompasses the base leg of the traffic pattern as commonly flown. For instrument runways, the altitudes established by approach procedures are used. Zone B1 also includes areas within 1,000 feet laterally from the runway centerline.

B2 The Extended Approach/Departure Zone includes areas where aircraft are commonly below 800 feet AGL on straight-in approach or straight-out departure. It applies to runways with more than 500 operations per year by large aircraft (over 12,500 pounds maximum gross takeoff weight) and/or runway ends with more than 10,000 total annual takeoffs.

C The outer boundary of the Common Traffic Pattern Zone is defined as the area where aircraft are commonly below 1,000 feet AGL (i.e., the traffic pattern and pattern entry points). This area is considered to extend 5,000 feet laterally from the runway centerline and from 5,000 to 10,000 feet longitudinally from the end of the runway primary surface. The length depends upon the runway classification (visual versus instrument) and the type and volume of aircraft accommodated. For runways having an established traffic solely on one side, the shape of the zone is modified accordingly.

D The outer boundary of the Other Airport Environs Zone conforms with the adopted Planning Area for each airport.

sm/Imperit.

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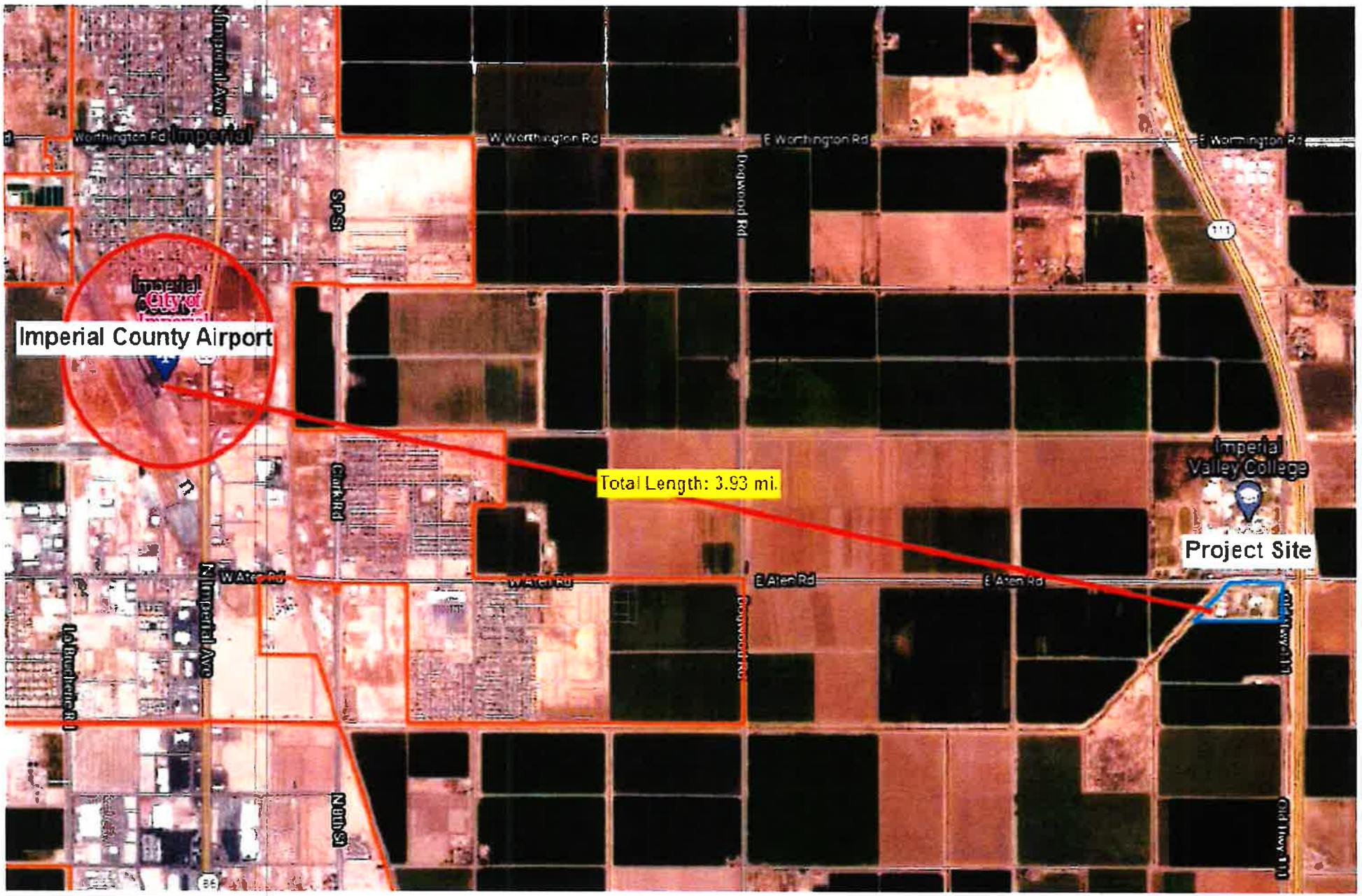
CONDITIONAL USE PERMIT #21-0002



1" = 3009 ft	APN 044-230-014	03/29/2021		

This map may represents a visual display of related geographic information. Data provided here on is not guarantee of acutual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

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Attachment I: Application Package

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CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1. PROPERTY OWNER'S NAME The County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 940 W Main Street, El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3 APPLICANT'S NAME InSite Towers Development 2, LLC	EMAIL ADDRESS Debbie DePompei debbie@intellisitesllc.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1199 N. Fairfax Street #700 - Alexandria, VA	ZIP CODE 22314	PHONE NUMBER (702) 501-0882 (Debbie DePompei, Rep.)
4 ENGINEER'S NAME Morrison Hershfield Corporation CA LICENSE NO. 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com	
5 MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St. Suite #200. Seattle, WA	ZIP CODE 98101	PHONE NUMBER 206-268-7385

6. ASSESSOR'S PARCEL NO. 044-230-014	SIZE OF PROPERTY (in acres or square foot) 21.95 acres	ZONING (existing) GS
7 PROPERTY (site) ADDRESS 373 E. Aten Road - Imperial, CA 92251		
8 GENERAL LOCATION (i e city, town, cross street) At the Pioneers Museum located at the SWC of E. Aten Rd & State Highway 111 (South of Imperial Valley College)		
9 LEGAL DESCRIPTION See attached legal description of property		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.
11 DESCRIBE CURRENT USE OF PROPERTY	Pioneers Museum
12 DESCRIBE PROPOSED SEWER SYSTEM	N/A - not proposed with this project.
13 DESCRIBE PROPOSED WATER SYSTEM	N/A - not proposed for this project.
14 DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	

15. IS PROPOSED USE A BUSINESS? ☐ Yes ☑ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Un-manned wireless communication facility

FOR INSITE
Jurg Heuberger — 11-25-20
Print Name / Date
Signature
Tony Rousseau — 12/03/20
Print Name / Date
Signature

REQUIRED SUPPORT DOCUMENTS

A SITE PLAN
B. FEE
C. OTHER
D OTHER

APPLICATION RECEIVED BY — DATE
APPLICATION DEEMED COMPLETE BY — DATE
APPLICATION REJECTED BY — DATE
TENTATIVE HEARING BY — DATE
FINAL ACTION ☐ APPROVED ☐ DENIED — DATE

REVIEW / APPROVAL BY OTHER DEPT Required
☐ P W
☐ E H S
☐ A P C D
☐ O E S

CUP # 21-0002

PC ORIGINAL PKG

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.86 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

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VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1	PROPERTY OWNER'S NAME County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2	MAILING ADDRESS (Street / P O Box, City, State) 9540 W. Main St. - El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3	ENGINEERS NAME Morrison Hershfield Corporation CA. LICENSE NO 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com	
4	MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St., Suite #200 - Seattle, WA	ZIP CODE 98101	PHONE NUMBER (206) 268-7385

5	ASSESSOR'S PARCEL NO. 044-230-014	ZONING (existing) GS
6	PROPERTY (site) ADDRESS 373 E. Aten Rd. - Imperial, CA 92251	SIZE OF PROPERTY (in acres or square foot) 21.95 acres
7	GENERAL LOCATION (i.e. city, town, cross street) At the Pioneer's Museum located at the SWC of E. Aten Rd. & State Hwy 111 (South of Imperial Valley College)	
8	LEGAL DESCRIPTION See attached legal description of parcel.	

8 DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.)

Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.

9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY :

InSite Towers is proposing to build a 160' wireless communication facility in order to accommodate multiple tenants; AT&T is the anchor tenant who has requested the top RAD center on the tower in order to provide improved service to the college and surrounding area, in addition to providing First Net services.

10. ~~DESCRIBE THE ADJACENT PROPERTY~~

East ~~Zoned "Hospital"~~
West ~~Zoned "Agriculture"~~
North ~~Zoned "College" - Imperial Valley College~~
South Zoned "Agriculture"

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN
B FEE
C. OTHER
D. OTHER

From ICHS
JURG HEUBERGER — Print Name — 11-25-20 — Date
Signature
TONY ROMANOS — Print Name — 12/08/20 — Date
Signature

APPLICATION RECEIVED BY _____ DATE _____
APPLICATION DEEMED COMPLETE BY _____ DATE _____
APPLICATION REJECTED BY _____ DATE _____
TENTATIVE HEARING BY _____ DATE _____
FINAL ACTION ☐ APPROVED ☐ DENIED DATE _____

REVIEW / APPROVAL BY OTHER DEPTS required
☐ P W
☐ E H S
☐ A P C D
☐ O E S
☐ _____
☐ _____

V # 21-0001

PC ORIGINAL PKG

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

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TAX ID: 044-230-014

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County of Imperial, CA Planning Department

InSite Towers CA070 Imperial

RECEIVED
JAN 29 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PROJECT DESCRIPTION

Project Name: InSite Towers – CA070 Imperial Wireless Communication Tower

Location:
373 E. Aten Rd.
Imperial, CA 92251
APN# 044-230-014

Applicant:
InSite Towers Development 2, LLC
1199 N. Fairfax Street, Suite 700
Alexandria, VA 22314
Contact: (702) 501-0882 – Debbie DePompei

Owner:
The County of Imperial (Owner) and
The Imperial County Historical Society (Sublessor)
9540 W. Main Street
El Centro, CA 92243
Contact: (760) 996-0313 (County)
(760) 996-0313 Jurg Heuberger (Pioneers Museum, Sublessor)

Representative:
IntelliSites, LLC
8822 Arroyo Azul Street
Las Vegas, NV 89131
Contact: (702) 501-0882 - Debbie DePompei
debbie@intellisitesllc.com

ABOUT INSITE TOWERS, LLC

InSite Towers, a wholly-owned subsidiary of InSite Wireless Group, . LLC (www.insitewireless.com) is one of the largest privately-owned tower and wireless infrastructure companies in the United States. InSite currently owns and operates more than 2,000 wireless communication tower sites in the United States, Puerto Rico, U. S. Virgin Islands, Australia and Canada as well as more than 66 major DAS ("distributed antenna systems") venues nationwide. InSite Towers primary business is building multi-tenant communications facilities for lease to wireless carriers and the enclosed notarized statement will serve as confirmation that the construction of the tower will be designed to accommodate the collocation of additional antennas for future users pursuant to Section 92409.01 (8).

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InSite has strategically partnered with IntelliSites, LLC (www.intellisitesllc.com), which specializes in the marketing, management and development of multi-user communication tower sites. IntelliSites LLC provides a full array of infrastructure network development services for InSite Towers including site acquisition, land use entitlement, construction management and on-going site management.

Project Description

InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit for the construction and operation of a permanent multi-carrier wireless telecommunications facility to be designed as a 160' lattice tower (camouflaged as an oil tower) to be located at the Pioneers Museum (operated by the Imperial County Historical Society) at 373 E. Aten Rd. – Imperial, CA 92251. InSite is also requesting a Variance for the height since the 160' proposed structure exceeds the 100' height limitation for the GA zone by 60'.

AT&T will be the anchor tenant of the proposed facility upon site completion who proposes to co-locate at the 145' RAD level, which will include installation of the following: (2) 6' panel antennas per sector total of six (6), (3) remote radio units (RRU) per sector, total of (9), (3) surge protectors and (3) fiber spool boxes by the antenna area, in addition to (3) fiber cable trunks and (9) DC power cable trunks.

Associated equipment would include the installation of (2) Global Positioning System (GPS) antennas, a back-up generator (that is California emissions compliant & low acoustic noise) and an AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower. The entire site will be secured within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound. The proposed facility is structurally designed to accommodate multiple wireless carriers' antennas and associated equipment within the 60' x 60' leased compound.

Please note that AT&T has been approved to install a Cell on Wheels (C.O.W.) facility at the location temporarily until the permanent facility being proposed with this application is constructed in order to expedite the deployment of FirstNet services to the area.

Objective

The objective of the proposed facility is to assist AT&T (and other wireless carriers) to fill a significant gap in 4G LTE and 5G coverage to the Imperial Valley College and surrounding community, which is deficient due to the lack of infrastructure to co-locate on. AT&T's specific coverage objectives at the site include the following:

- Improve coverage at Imperial Valley Pioneers Expy Hwy 111 from South to North between S80 & Ralph Rd.
- Improve coverage at Aten Rd from East to West McConnell Rd to Cooley Rd .
- Improve coverage and capacity at Imperial Valley College

Furthermore, the site will enable the anchor tenant, AT&T, to carry out its FirstNet commitment to the state of California to provide reliable communications that are critical to the safety and success of first responders and the public. And, with AT&T's selection by the federal First Responder Network Authority, FirstNet, as the wireless services provider to build and manage

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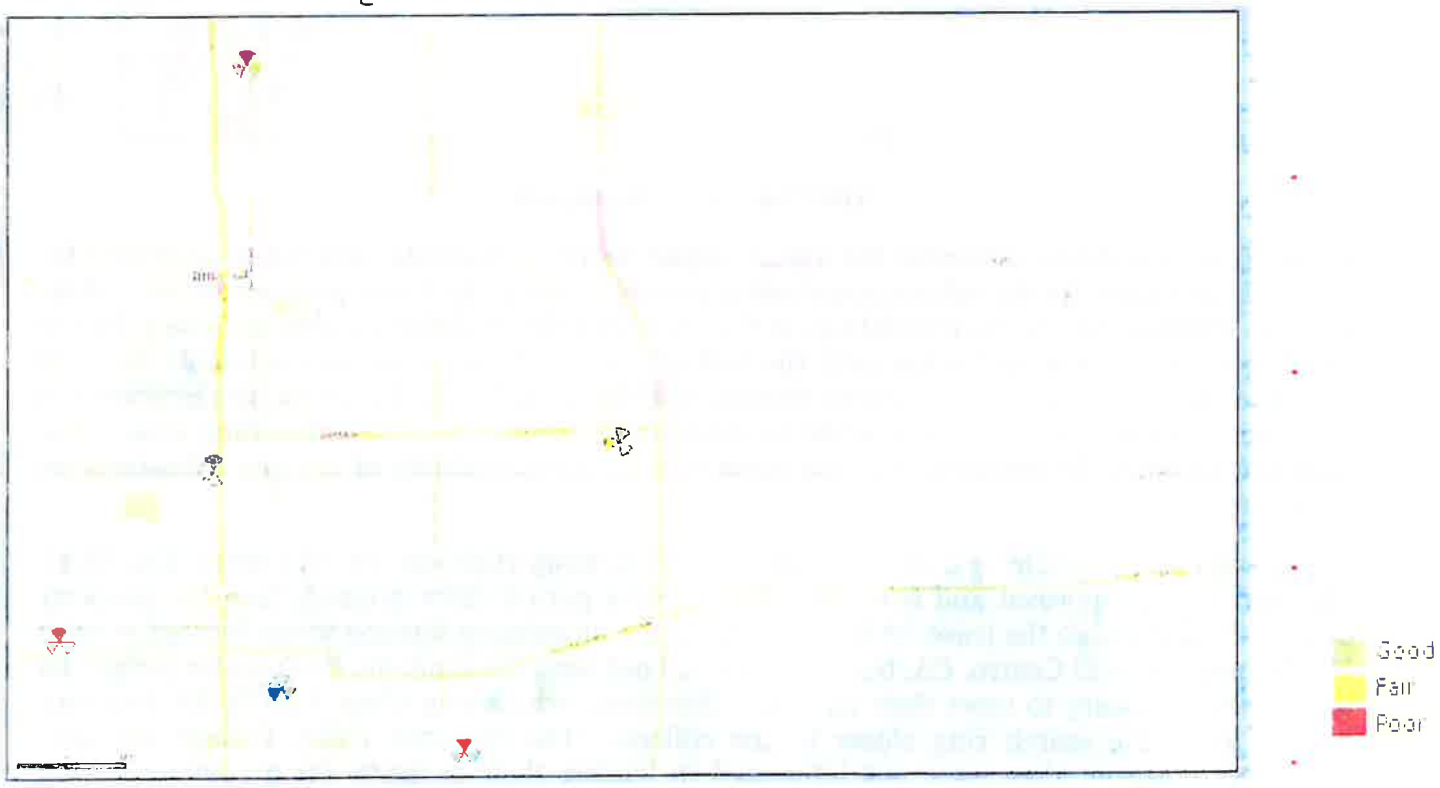
the first-ever nationwide public safety wireless network, each new site will help to improve first responder communications. First conceived by the 9/11 Commission Report as a necessary strategy to coordinate first responder communications, Congress created FirstNet as the nationwide first-responder wireless network. AT&T's goal is to support the public safety community by putting advanced wireless technologies into the hands of first responders.[1]

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the Southern California area. The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. Only after careful analysis of many candidates and successful lease negotiations has been completed is a land use application such as this one submitted.

The following page details the current coverage (without the new site) and the coverage (with the new site):

CAL02227 Coverage Without New Site



[1] For more information about FirstNet, see https://www.firstnet.gov/ and https://www.youtube.com/embed/p-zyDCSaDug.

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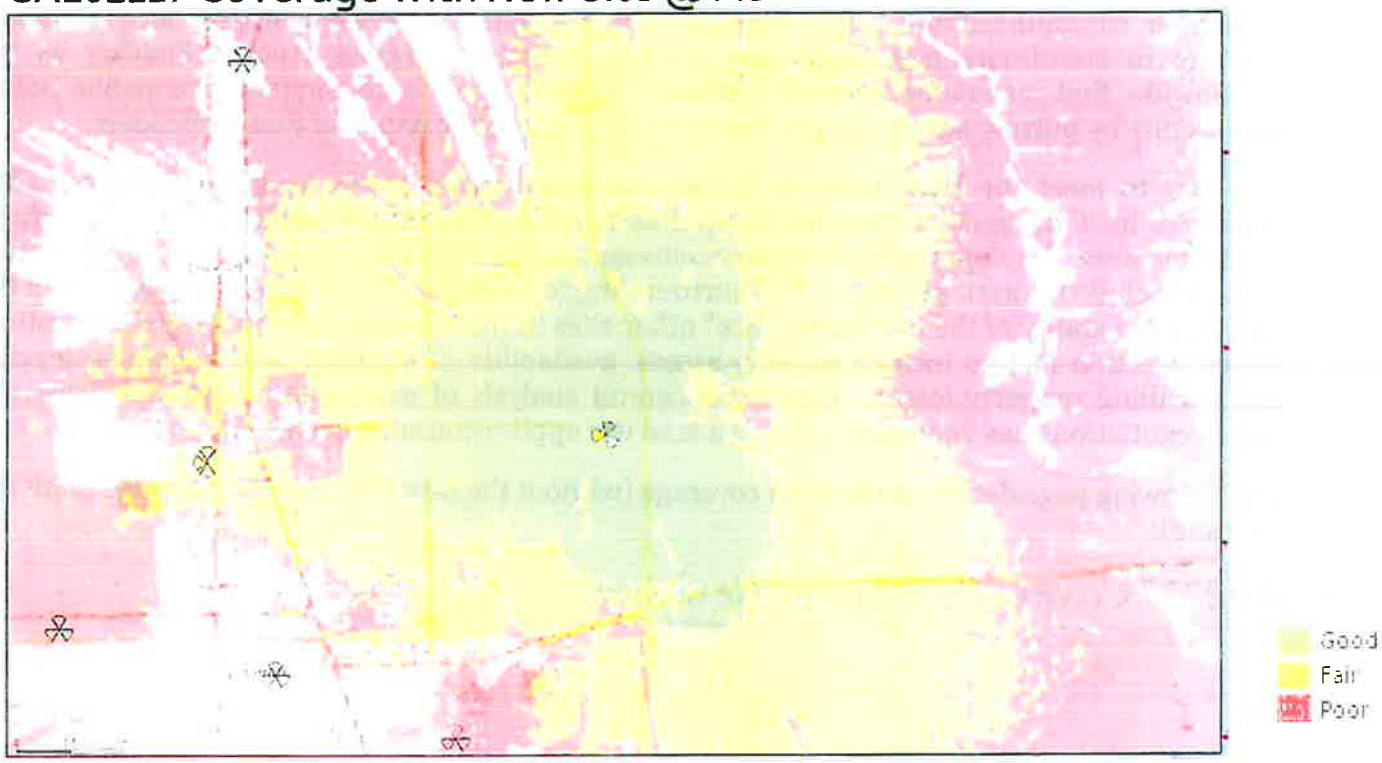
CAL02227 Coverage With New Site @145'



Alternate Site Analysis

InSite Towers seeks to minimize the visual impact to the immediate area when searching for suitable candidates for its' telecommunication towers. This project was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area. The following outlines the research that was conducted on the availability of existing infrastructure in the area:

AT&T was close to securing a site that was located at 2095 Highway 111, El Centro, CA; AT&T obtained zoning approval and submitted for building permit (BP# 59320), then the property owner would not sign the lease. AT&T then reviewed an existing Verizon tower located at 1990 US Highway 111 – El Centro, CA, but the tower did not have the available RAD center (height on the tower) necessary to meet their coverage objectives, which was when AT&T's RF Engineer had to move the search ring closer to the college. The Imperial Valley College was also contacted, however, they were not interested in leasing their property for a communication tower site, which was when we commenced discussions with the Pioneer Museum, the subject site of this application.

92401.04. General Requirements.

Pursuant to Section 92401.04 (General Requirements) of the Imperial County Zoning Ordinance, please note the following findings in support of granting the Conditional Use Permit & Variance, as follows:

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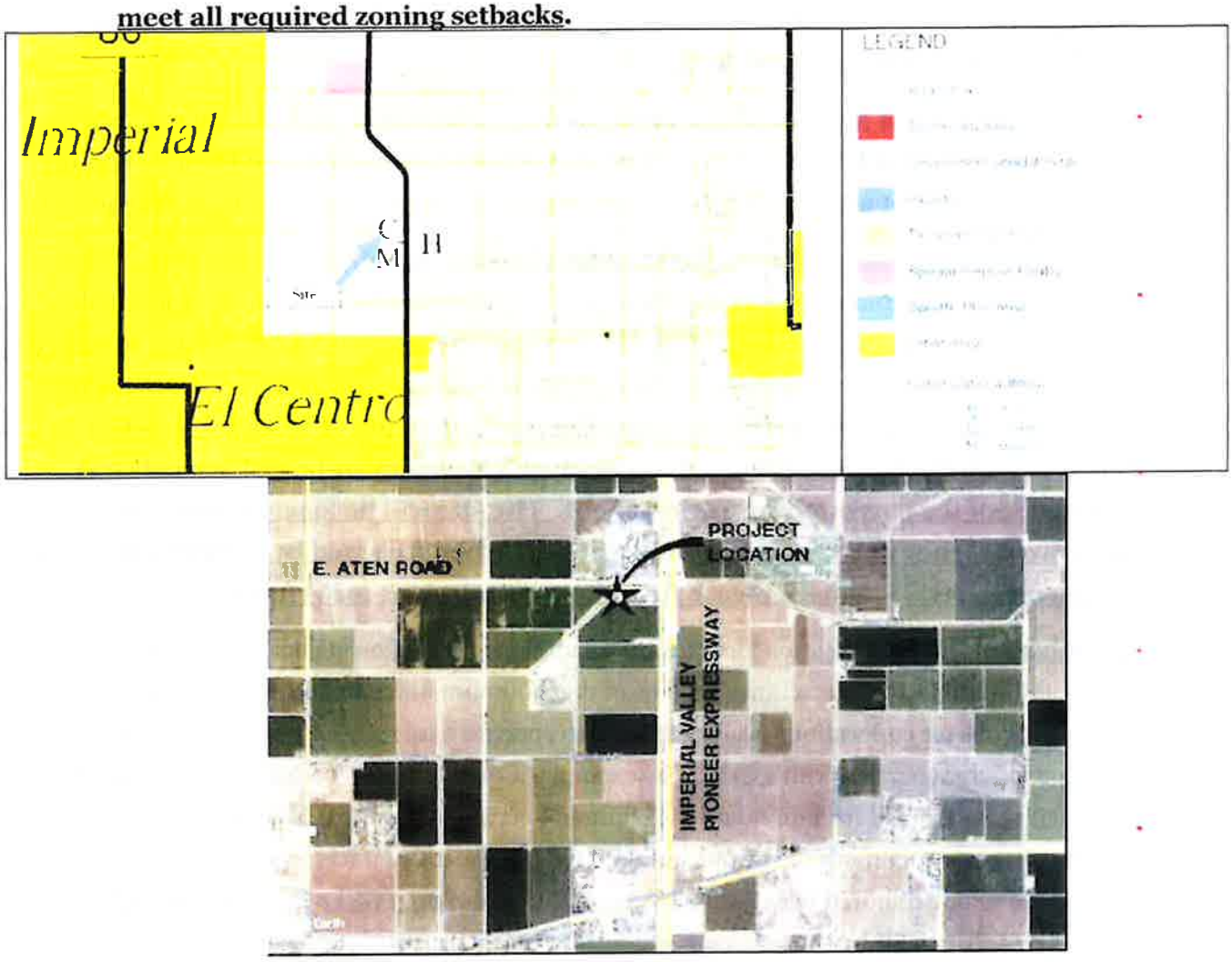
1. **Zones.** Wireless communication facilities may be located in all base zones which allow such facilities, upon approval of a conditional use permit as described below. **The project site will be located at the Pioneers Museum, which is currently zoned GS Government / Special Public within a preferred non-residential zone and will meet all required zoning setbacks.**



The entire area can be characterized as agricultural/rural with the exception of the Imperial Valley College to the north; the following details the existing land uses / parcels surrounding the project site:

Direction	APN#	Existing Land Use	Planned Land Use
North	044-510-007	Imperial Valley College	GS / Government Special Public
South	044-230-015	Agricultural (Fields)	A-2 / Agricultural
West	200-051-07-00	Agricultural (Fields)	A-2 / Agricultural
East	Old Highway 11		

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2. **Use Permit Required.** All wireless communication facilities and all wired or fiber regeneration facilities other than those designated as exempt under require a conditional use permit (CUP). To obtain a conditional use permit, a hearing is required before either the planning director or the planning commission, as provided for in this title. **InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit application for this proposed facility.**

3. **Building Permit Required**. All communication facilities shall require a building permit issued by the county of Imperial. **Upon approval of the Conditional Use Permit, InSite Towers will submit and file for the necessary building permit prior to construction.**

4. **Design Consistency with the Surrounding Environment.** To the maximum extent feasible, all wireless communication facilities and all regeneration facilities shall blend in with the predominant features of the existing natural and/or built environments in which they are located. To this end, co-location, stealth mounts, structure mounts and ground mounts are particularly encouraged. **InSite is proposing to design the 160' lattice tower as an oil tower to blend in with the historic theme of the Pioneer's Museum and rural agricultural landscape of the surrounding environment. The site will be located in the far southwest corner of the parcel, which will be further screened by existing buildings on the property. Enclosed please find photo simulations for reference.**

5. **Height**. All communication facilities shall conform to the following height requirements:

a. All communication facilities shall be of the minimum functional height, with additional provisions for co-location, as allowed in the respective base zone unless a variance is approved concurrent with a CUP. (For example, if the number of co-locators that a particular facility is designed for is four and the required height is eighty (80) feet, then the allowed height of the facility would be one hundred ten (110) feet and if it is five co-locators, then it would be one hundred twenty (120) feet). **The base zone (GS) allows a 100' height. The facility will be structurally designed to accommodate five or more co-locators and so according to the code, the allowed height of the facility would be one hundred and forty (140) feet. The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

b. All communication facilities constructed within three-quarters of a mile of a designated scenic corridor (as designated by the Imperial County general plan) shall conform with the height limit in the zone in which they are located. New facilities that are co-located with an existing facility may exceed their zone's height limit, provided that the installation of the new facility does not require a height increase of the existing facility. **After reviewing the General Plan, the maps did not indicate that the proposed facility is within ¾ of a mile of a designated scenic corridor.**

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c. Outside of the three-quarter-mile range of a designated scenic corridor, communication facility, except an exempt facility, may exceed one hundred twenty (120) feet. A bonus of twenty (20) additional feet per facility, up to a maximum height of three hundred (300) feet, is permissible for operators co-locating on a single facility. **The proposed height of the facility is 160'.**

d. No roof-mounted wireless communication facility, except an exempt facility, may be more than twelve (12) feet taller than the roof of the building on which it is mounted, unless facility is fully screened and height does not exceed height permitted by applicable zoning code. **Not applicable.**

e. If an operator wishes to apply for an exception to these height limitations, then the facility shall be subject to the provisions at this title relating to conditional use permits and variances hearing processes. **The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

6. Screening. All communication facilities shall be screened to the maximum extent possible, pursuant to the following requirements.

a. Ground- and tower-mounted antennas and all sound structures shall be located within areas where substantial screening by vegetation, landform and/or buildings can be achieved. Additional vegetation and/or other screening may be required as a condition of approval. Each structural screening shall be based on a recommendation from the planning department having addressed the visual impacts, which in some instance may, in fact, warrant no screening. **All equipment and materials needed to operate the site are located within a screened 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will be located in the far southwest corner of the parcel that provides further screening of the site by existing buildings on the property.**

b. The projection of structure-mounted antennas from the face of the structure to which they are attached shall be minimized. **The projection of structure-mounted antennas from the face of the tower shall be minimized as much as possible.**

c. Roof-mounted antennas shall be set back from the edge of the roof a distance greater than or equal to the height of the antenna, except when the antennas are fully screened. For roof-mounted antennas, a screening structure that is architecturally compatible with the building on which it is mounted may also be required as a condition of approval. Antenna panels mounted flush on the outside of the parapet wall of an existing building and painted to match the exterior of the building may be allowed. **Not applicable.**

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7. **Radio-Frequency Exposure**. No communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, no communication facility or combination of facilities shall produce at any time power densities that exceed the current FCC adopted standards for human exposure to RF fields. Certification that a facility meets this standard is required. A copy of the certification from the FCC shall be submitted to the county. **Please find enclosed copies of AT&T's FCC Authorizations for all licensed frequencies that will be utilized at the project site, in addition to a RF Environmental Evaluation Report.**

8. **Cabling**. For structure-mounted antennas, all visible cabling between equipment and antennas shall be routed within the building wherever feasible, or on the roof below the parapet wall. Cabling on the exterior of a building or monopole shall be located within cable trays painted to match. All cabling shall be performed in accordance with the NEC (National Electrical Code). **All cabling on the exterior of the lattice tower will be located within cable trays, and in accordance with the NEC.**

9. **Painting and Lighting**. All facilities shall be painted or constructed of materials to minimize visual impact. All towers shall be painted in a non-reflective and preferably earth tone colors. All towers shall be lit with approved lighting as required by the FAA and the Airport Land Use Commissions standards. **The proposed tower will be of a galvanized steel finish (not painted) which is being retained to mimic the oil tower design. The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Enclosed is a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which based on this evaluation, marking and lighting are not necessary for aviation safety.**

10. **Noise**. All communication facilities shall be designed to minimize noise. If a facility is located in or within one hundred (100) feet of a residential zone, noise attenuation measures shall be included to reduce noise levels to a maximum exterior noise level of fifty (50) Ldn at the facility site's property lines. **The proposed tower is not located within 100 feet of a residential zone and is surrounded by agricultural and government special public zones. The nearest residential development is located 1.65 miles to the southwest of the proposed facility.**

11. **Accessory Structures**. Enclosures and cabinets housing equipment related to a wireless communication facility shall meet setback and height restrictions for such structures in their zones. Such structures shall appear architecturally compatible (as determined by the planning director evaluating the facility on the basis of color and materials) with their surroundings and be designed to minimize their visual impact. To meet this requirement, underground vaults may be required. **The accessory structures included with this application include a back-up generator (that is California emissions compliant & low acoustic noise) and an**

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AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will meet all setbacks.

12. **Roads and Parking**. Communication facilities shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible. **The site will be accessed off of Aten Rd. through the main entrance of the Pioneers Museum via a 12' access easement to the site.**

13. **Provisions for Future Co-location**. All commercial communication facilities shall be encouraged to promote future facility and site sharing. Technical evidence will be provided as to the infeasibility either technical and/or economic, of co-location or grouping prior to the issuance of a new use permit for a facility that would not be considered to be co-located or grouped under this division. **The construction of the tower will be designed to accommodate the co-location of additional antennas for future users pursuant to Section 92409.01(8).**

14. **Removal Upon Discontinuation of Use**. The operator's agreeing to such removal and allowing the county access across private property to effect such removal shall be a condition of approval of each permit issued. At its discretion, the county may require a financial guarantee acceptable to the county to ensure removal. **All equipment associated with the communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original pre-construction condition**.

15. **Principal or Accessory Use**. Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. **The proposed tower will be an accessory use of the existing property, which is owned by the County and is operated as the Pioneers Museum by the Imperial County Historical Society.**

16. **Lot Size**. For purposes of determining whether the installation of a facility complies with county development regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on lease parcels within such lot. This shall also take into consideration the height of the tower in the event of a failure whereby it could fall thereby crossing property lines. **The parcel size is 21.98 acres of which the project site will occupy 3,600 square feet in the southwest corner of said parcel.**

17. **Inventory of Existing Sites**. Each applicant for a facility shall provide to the planning director an inventory of its existing towers, antennas, or sites approved for facilities, that are either within the jurisdiction of Imperial County or within one mile of the border thereof,

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including specific information about the location, height and design of each facility. The planning director may share such information with other applicants applying for administrative approvals or special use permits under this division or other organizations seeking to locate facilities within the jurisdiction of Imperial County, provided, however that the planning director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. **Please find enclosed a list detailing the inventory of AT&T's existing towers, antennas, or sites approved for facilities as requested with this application.**

18. **Aesthetics**. Towers and antennas shall meet the following requirements:

a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obstructiveness. **The proposed tower will be maintained as a galvanized steel finish (conducive to the oil tower design being proposed) unless directed otherwise by conditions of approval.**

b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings. **All materials being proposed will blend into the natural setting of the Pioneer Museum and surrounding buildings.**

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobstructive as possible. **Not applicable.**

19. **Lighting**. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views and community. **The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Please find enclosed a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which states that based on the evaluation the structure does not exceed obstruction standards and would not be a hazard to air navigation so marking and lighting are not necessary for aviation safety.**

20. **State or Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this division shall bring such towers and antennas into compliance with such revised standards and regulations as mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with

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such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The applicant will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.**

21. Building Codes—Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the county concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The tower will be structurally built and maintained in compliance with REV H standards for towers that are published by the Electronic Industries Association.**

22. Measurement. For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the unincorporated areas of the county of Imperial according to the provisions of this title for the respective base zone. **The GS base zone requires 0' setbacks from property lines, however, the tower will be setback from property lines as follows: 722' to the north (Imperial College parcel), 10' to the west and south and 1,580' from the compound to the east.**

23. Not Essential Services. Towers and antennas shall be regulated and permitted pursuant to this division and shall not be regulated or permitted as essential services, public utilities or private utilities. **The applicant recognizes that the tower, if approved, will not be permitted as essential services, public utilities or private utilities.**

24. Franchises. Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a communication system in Imperial County have been obtained and shall file a copy of all required franchises with the planning director. **This application for the proposed tower does not require a franchise for the operation of the facility.**

25. Public Notice. For purposes of this division, any conditional use permit request, variance request, or appeal of an administratively approved CUP or special use permit shall require public notice to all abutting property owners and all property owners of properties that are located within the corresponding separation distance listed for a CUP or variance in the respective base

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zone, under this title, in addition to any notice otherwise required by the planning director. **Applicant acknowledges the public notification process for this Conditional Use Permit and Variance application.**

26. Signs. No signs shall be allowed on an antenna or tower except as may be required by law or another permitting or licensing agency. **No signs will be installed on the tower except as may be required by law or another permitting or licensing agency such as the FCC and FAA.**

27. Buildings and Support Equipment. Buildings and support equipment associated with antennas or towers shall comply with requirements of this title. **All building and support equipment associated with antennas or towers will comply with requirements of this title.**

28. Multiple Antenna/Tower Plan. Imperial County encourages the users of towers and antennas to submit a single application for approval of multiple towers and/or antenna sites. Applications for approval of multiple sites shall be given priority in the review process. **This application proposes the installation of one (1) single tower that will be made available for multiple user co-locations.**

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92409.01. Information Required.

Pursuant to Section 92409.01 (Information Required) of the Imperial County Zoning Ordinance, please note the following and attached enclosures being submitted with this application for a Conditional Use Permit & Variance:

1.) Site Plans: Enclosed are two (2) full size (24" x 36') scaled site plans indicating the location, type and height of the proposed tower, on-site land uses and base zoning, adjacent land uses and zoning.

2.) Legal Description: Enclosed is a legal description of the parent tract and leased parcel. The legal description of the 60' x 60' lease area is shown on page C-1 of the site plans.

3.) Setbacks: Below please find a Google Earth map showing the setback distance between the proposed tower and nearest residential use, platted residentially zoned properties, and un-platted residentially zoned properties, which is 1.65 miles to the southwest of the proposed site.

4.) Separation Distance from Other Towers: Below please find a Google Earth map showing the inventory of existing sites within a 5-mile radius (red circle) of the proposed tower site.

1. SBA Towers – Monopalm Tower
2. FM Broadcast Lattice Tower
3. Verizon Monopole Tower
4. AT&T Site # 2732 – 56' Roof-Top
5. AT&T Site #2764 – 122' Lattice Tower

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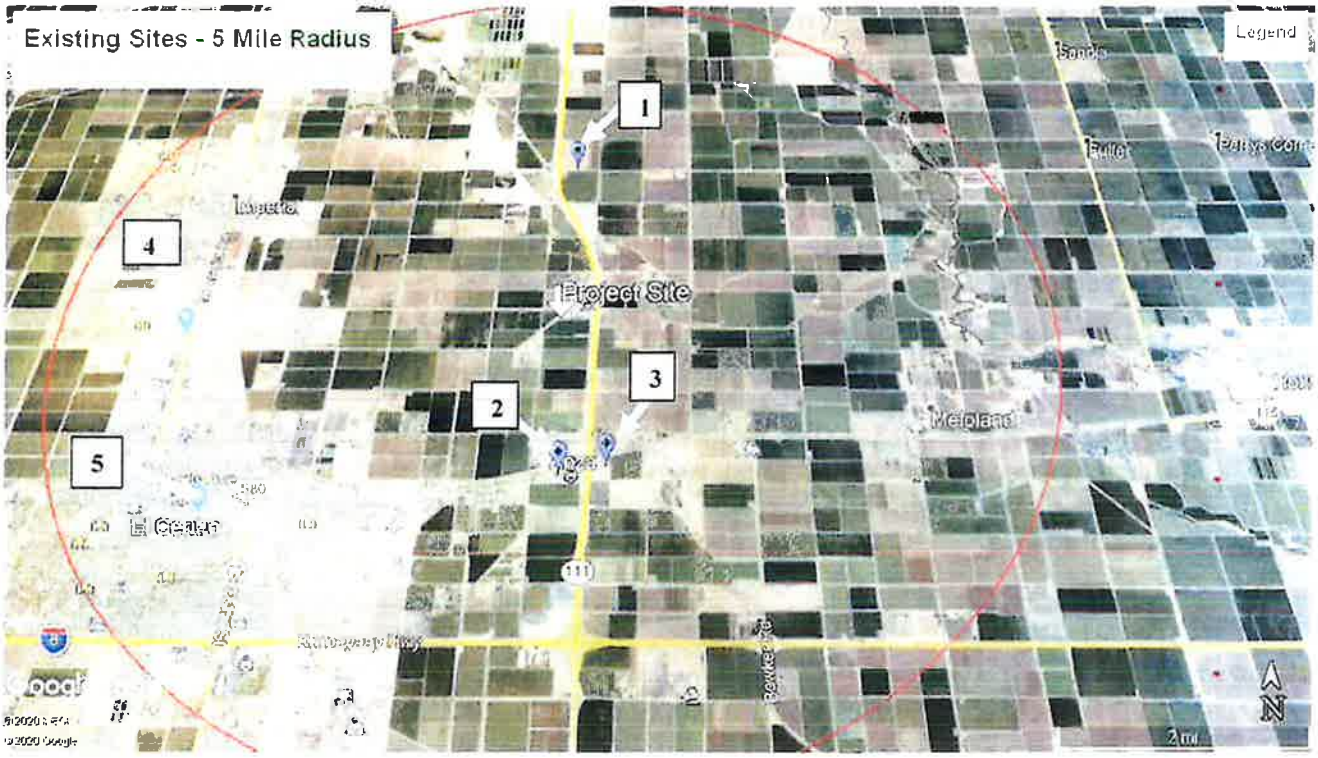

5.) Landscape Plan: No landscaping is being proposed with this application due to the fact that there is no vegetation (only dirt) surrounding the area of the leased area, in addition to no water utilities to maintain.

6.) Method of Fencing Finished Color: The entire lease area for the project site will be enclosed by a six-foot (6') concrete masonry unit (CMU) block wall, which is typically gray in color – the finished color to remain unless otherwise directed by conditions of approval of this application.

7.) Description of Compliance with Sections 92401.04: Addressed in the previous section herein.

8.) Notarized Statement: Enclosed please find a notarized statement by the applicant stating the construction of the tower will accommodate the co-location of additional antennas for future users.

9.) Fiber Backhaul: AT&T Wireline will be providing the fiber backhaul to the site.

10.) Description of the suitability of the use of existing towers: The Alternative Site Analysis addressed in the previous section addresses the fact that this project site was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area.

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Thank you, in advance, for your consideration of InSite Towers request for a Conditional Use Permit and Variance for the installation of a new 160' communication tower. Please feel free to call me at (702) 501-0882 if you have any questions or require further information.

Sincerely,

Debbie DePompei

Debbie DePompei
IntelliSites, LLC – representing InSite Towers

Enclosures:
(2) Site Plans
Conditional Use Permit Application
Variance Application
Check #067864 $6,500.00 (Application Fees)
AT&T's FCC Authorizations for Licensed Frequencies
FAA Aeronautical Study No 2020-AWP-14523-OE
AT&T Inventory of Existing Sites
Legal Description of Leased Parcel
Photo Simulations (Visual Analysis)
RF Environmental Study
Notarized Statement

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InSite WIRELESS GROUP

CA070

IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC AEsims.com 877.9AE.sims

EXISTING

PROPOSED LOOKING SOUTHWEST FROM ATEN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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IMPERIAL VALLEY

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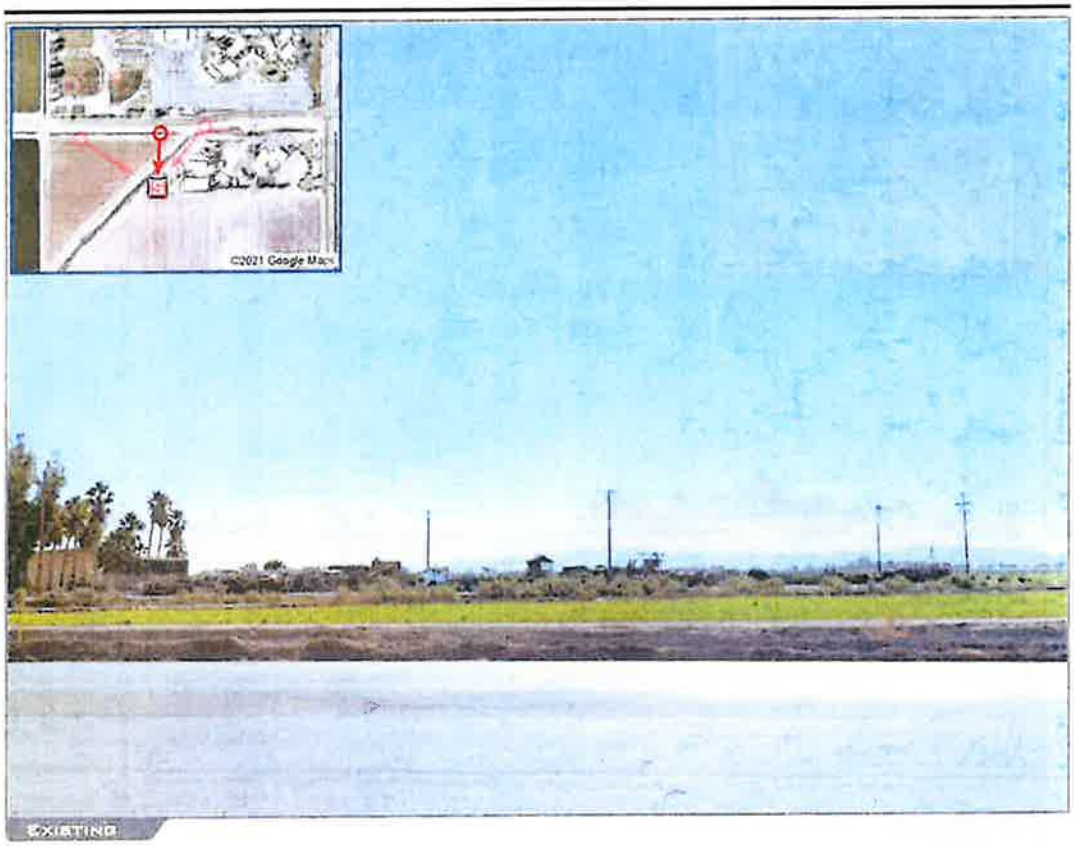

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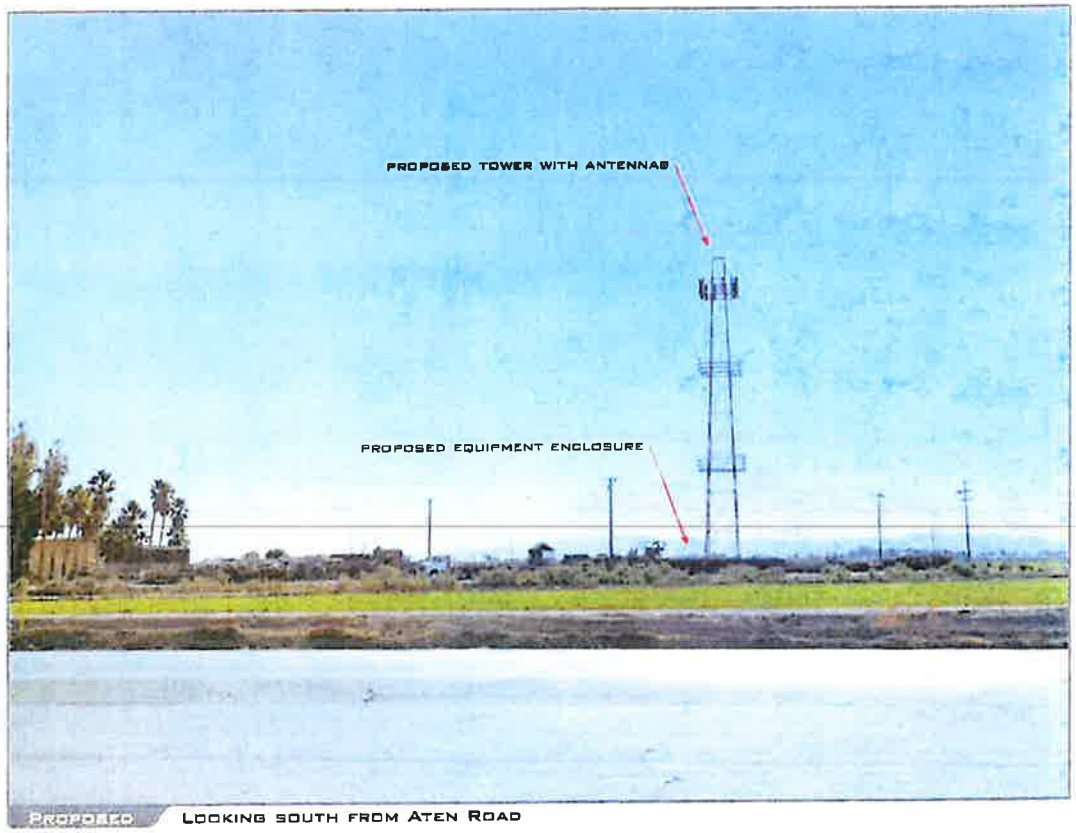

PROPOSED LOOKING SOUTH FROM ATEN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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InSite

CA070

IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC

EXISTING

PROPOSED LOOKING SOUTHEAST FROM ATEN ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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InSite WIRELESS GROUP

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373 E ATEN ROAD IMPERIAL CA 92251

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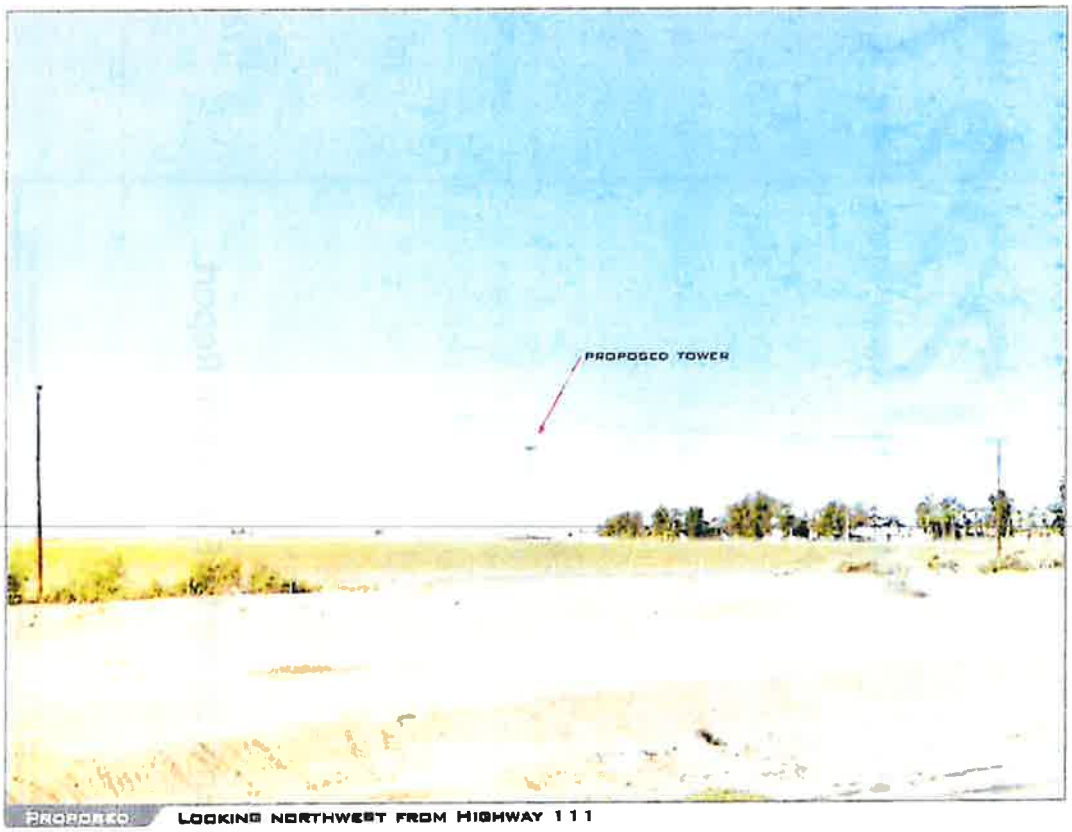

PROPOSED LOOKING NORTHWEST FROM HIGHWAY 111

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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CAL02227

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RF Environmental Evaluation Report

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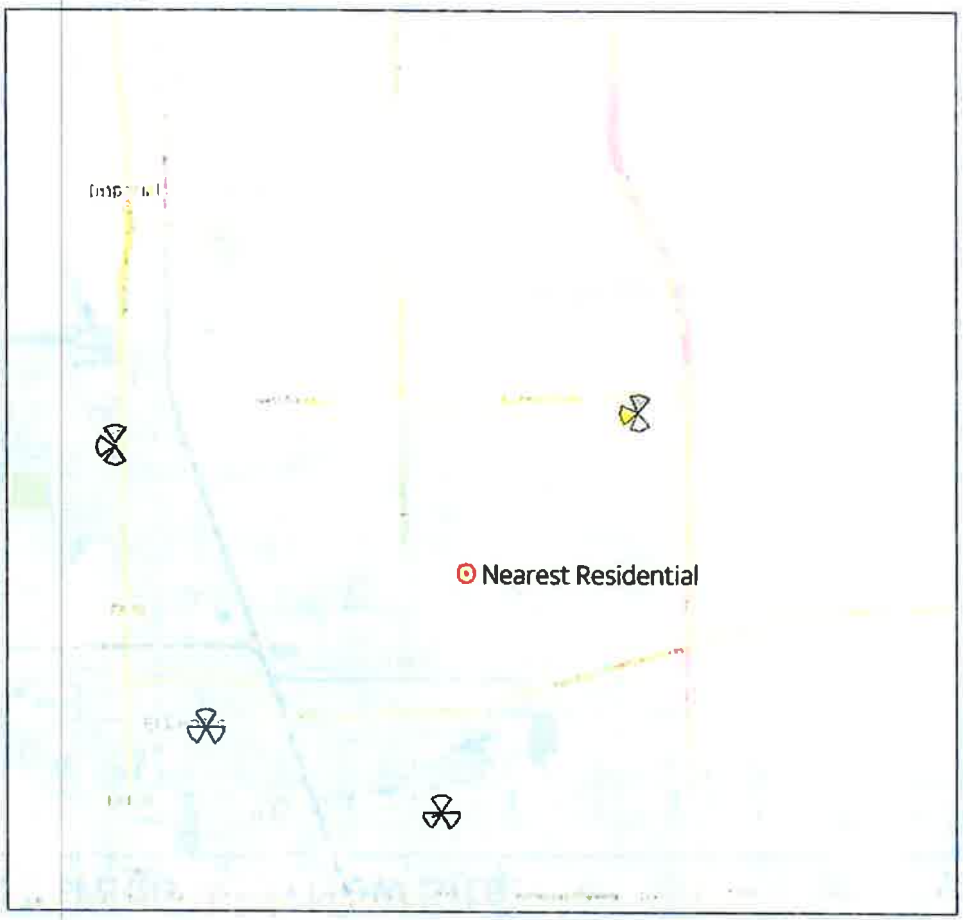
AT&T

CAL02227 Coverage Without New Site



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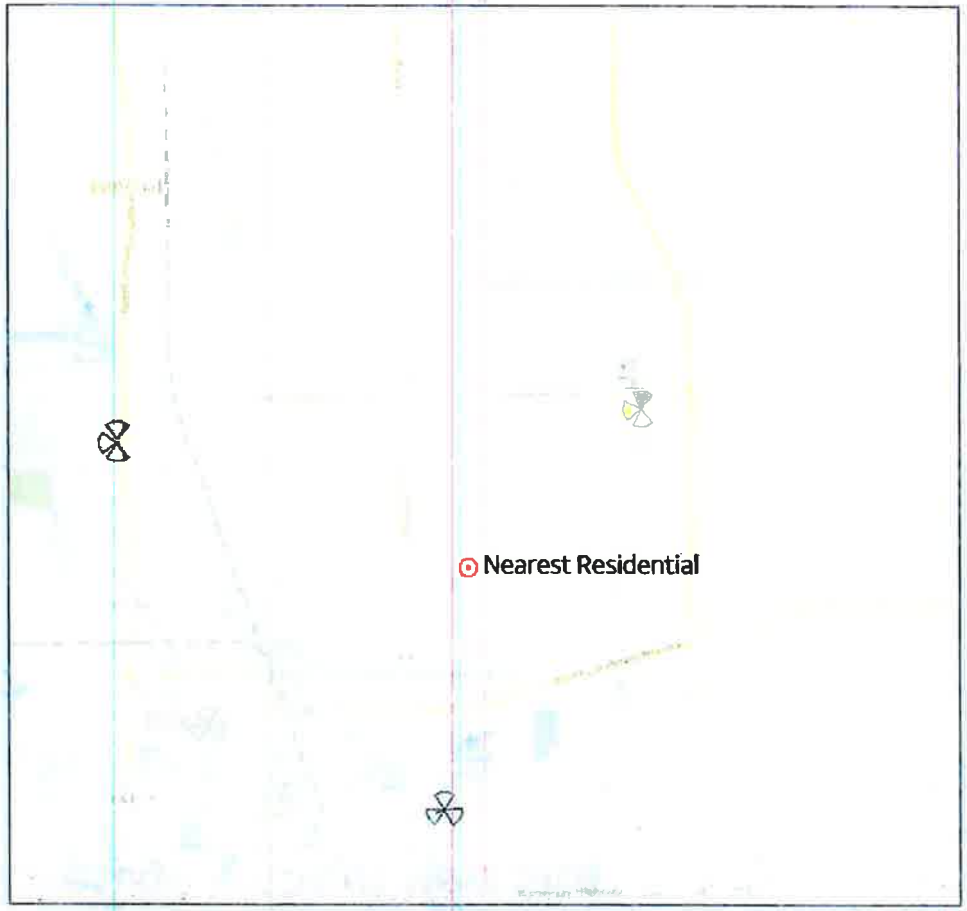
CAL02227 Coverage With New Site



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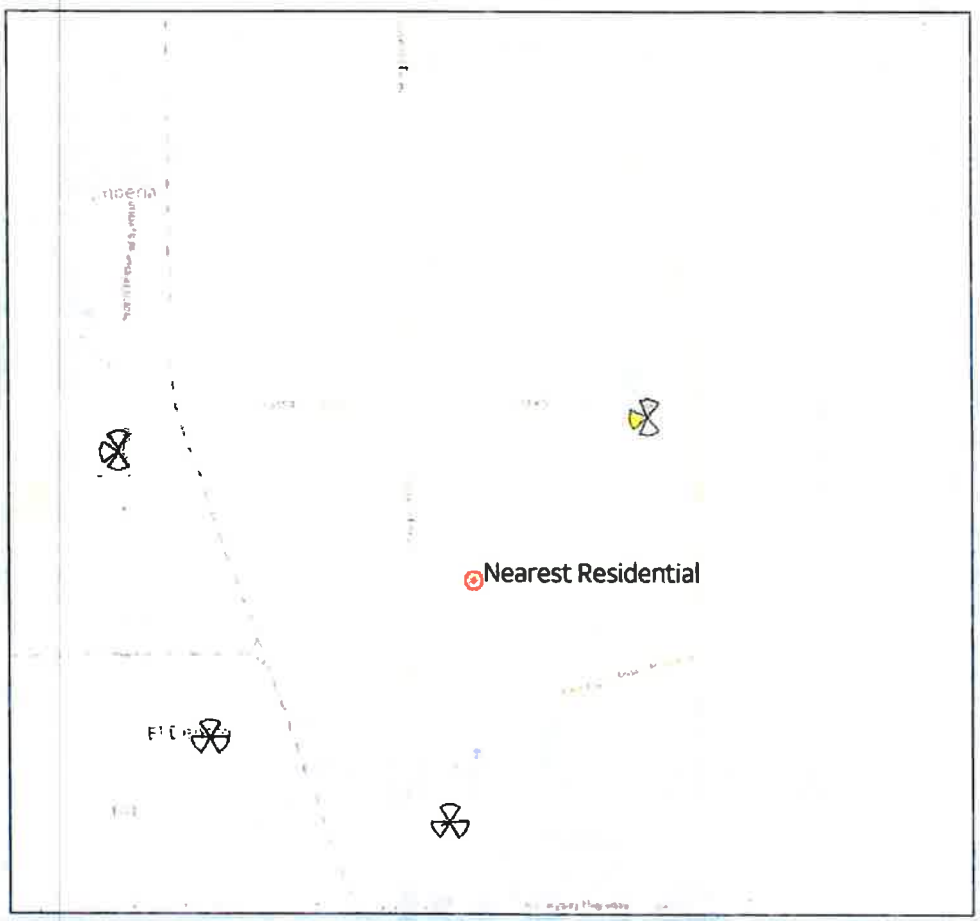
PC ORIGINAL PKG

CAL02227 Coverage With New Site @145'



-95 Good
-105 Fair
-113 Poor

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AT&T

PC ORIGINAL PKG

PC ORIGINAL PKG

InSite Towers, LLC

IMPERIAL VALLEY
CA070

373 E ATEN RD
IMPERIAL, CA 92251

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED

PROJECT INFORMATION

PROJECT DESCRIPTION:

INSITE TOWERS, LLC PROPOSES TO CONSTRUCT A MULTI-CARRIER, UNSTAFFED RADIO TELECOMMUNICATION FACILITY CONSISTING OF A 160' LATTICE 'OIL' TOWER WITHIN A 60'x60' FENCED COMPOUND.

APPLICANT:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
CONTACT: TODD FUSON
PH: (702) 430-8369

PROPERTY OWNER:
IMPERIAL COUNTY, CALIFORNIA

SITE INFORMATION:

JURISDICTION: IMPERIAL COUNTY

ZONING CLASSIFICATION: GOVERNMENT/SPECIAL (G/S)

CONSTRUCTION TYPE: V-N

OCCUPANCY: U (UTILITY)

CURRENT USE: MUSEUM

PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL SIZE: 21.95± ACRES

LEASE AREA: 3,600 SF

TOWER OWNER:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
PH: (703) 837-3666

BUILDING CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)

PARCEL NUMBER(S):
044-230-014

GENERAL INFORMATION:

1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.

SITE LOCATION:

LATITUDE: 32° 49' 25.6187" N

LONGITUDE: 115° 30' 23.3294" W

ELEVATION: -60.00' AMSL

PROJECT TEAM

SITE ACQUISITION
INTELLISITES, LLC
8822 ARROYO AZUL ST
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOMPEI
PH: (702) 501-0882

A&E CONTACT
MORRISON HERSHFIELD CORPORATION
600 STEWART ST, SUITE 200
SEATTLE, WA 98101
CONTACT: ROY LORETE
PH: (206) 268-7370
rloretе@morrisonhershfield.com

PERMITTING
INTELLISITES, LLC
8822 ARROYO AZUL STREET
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOMPEI
PH (702) 501-0882

PROFESSIONAL OF RECORD:
MORRISON HERSHFIELD CORPORATION
CONTACT: ROBERT J LARA
PH: (945) 577-4688
rlara@morrisonhershfield.com

VICINITY MAP

DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT, SAN DIEGO, CA:
FOLLOW SIGNS FOR I-5 SOUTH. AT EXIT 15B, TAKE RAMP RIGHT FOR CA-94 TOWARD ML KING JR FWY. TAKE RAMP LEFT AND FOLLOW SIGNS FOR CA-125 NORTH. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-8 EAST. AT EXIT 118B, TAKE RAMP RIGHT FOR CA-111 NORTH TOWARD BRAWLEY. TURN LEFT ONTO E ATEN RD. MAKE A U-TURN TO STAY ON E ATEN RD. ARRIVE AT E ATEN RD.

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR MANAGER:			PROJECT MANAGER:		
NSB MANAGER:			CONSTR MANAGER:		
TRANSPORT:					
EQUIP ENGINEER:					
COMPLIANCE:					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
C1	SITE SURVEY
C2	SITE SURVEY
C3	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED PLAN
A-3	ELEVATIONS

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69, THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1580, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

ABBREVIATIONS

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE GROUND LEVEL	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
		HVAC	HEATING	PT	PRESSURE TREATED
BLDG	BUILDING		VENTILATION	REQ	REQUIRED
BLK	BLOCKING		AIR CONDITIONING	RM	ROOM
				SHT	SHEET
CLG	CEILING	ID	INSIDE DIAMETER	SIM	SIMILAR
CLR	CLEAR	IN	INCH	SPEC	SPECIFICATION
CONC	CONCRETE	INFO	INFORMATION	SF	SQUARE FOOT
CONST	CONSTRUCTION	INSUL	INSULATION	SS	STAINLESS STEEL
CONT	CONTINUOUS	INT	INTERIOR	STL	STEEL
		IBC	INTERNATIONAL BUILDING CODE	STRUCT	STRUCTURAL
DBL	DOUBLE			STD	STUD
DIA	DIAMETER			SUSP	SUSPENDED
DIAG	DIAGONAL	LBS	POUNDS		
DN	DOWN	MAX	MAXIMUM	THRU	THROUGH
DET	DETAIL	MECH	MECHANICAL	TINNED	TINNED
DWG	DRAWING	MTL	METAL	TYP	TYPICAL
		MFR	MANUFACTURE		
EA	EACH	MGR	MANAGER	UNO	UNLESS NOTED OTHERWISE
ELEV	ELEVATION	MIN	MINIMUM		
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	VERT	VERTICAL
EQ	EQUAL	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT				
EXT	EXTERIOR	NA	NOT APPLICABLE	W/	WITH
		NIC	NOT IN CONTRACT	W/O	WITHOUT
FIN	FINISH	NTS	NOT TO SCALE	WP	WATER PROOF
FLUOR	FLUORESCENT				
FLR	FLOOR	OC	ON CENTER		
FT	FOOT	OD	OUTSIDE DIAMETER		
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
GYP BD	GYPSUM WALL BOARD				

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND NOTIFY CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8822 ARROYO AZUL STREET - LAS VEGAS, NV 89131
PHONE: 702.329.8589

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

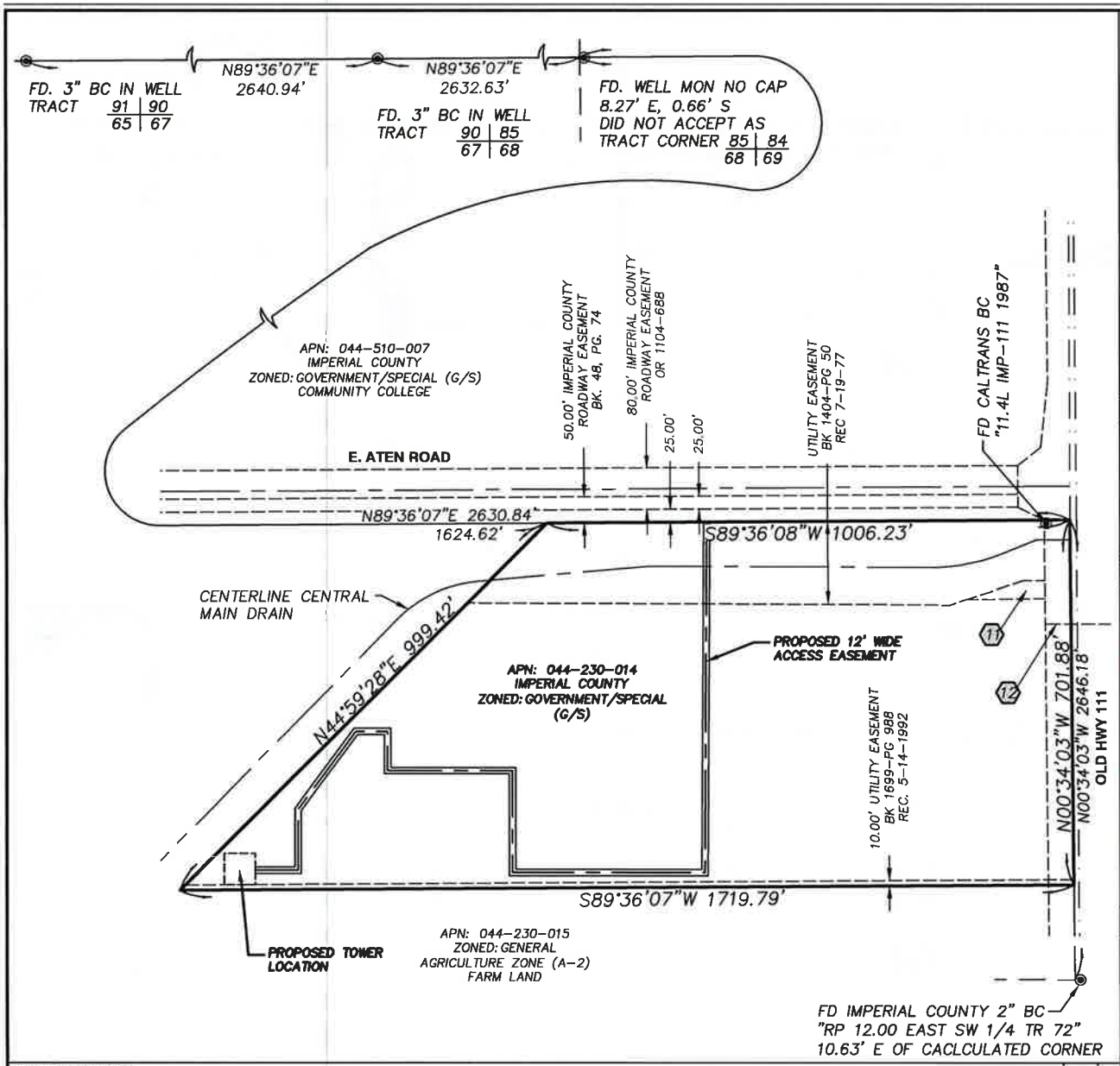
NO	DATE	DESCRIPTION	INITIAL
A	11/15/20	90% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
0	12/14/20	100% ZD FINAL	JA

A/E PROJECT NO.:	20004090
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



SURVEY ANALYSIS

SCALE: 1" = 200' 1

SITE NAME/ NUMBER:	CA070 IMPERIAL VALLEY COLLEGE
SITE ADDRESS:	373 E. ATEN ROAD IMPERIAL, CA 92251
OWNER'S NAME/ ADDRESS:	IMPERIAL COUNTY, CALIFORNIA
PRESENT USE:	MUSEUM
ASSESSOR PARCEL NO.(S):	044-230-014
NET AREA OF PARCEL(S):	21.98± ACRES
NOTE:	A FIELD SURVEY WAS PERFORMED ON 10/13/20.
BASIS OF BEARINGS:	CALIFORNIA STATE PLANE COORDINATES, ZONE IV (NAD88 – GRID – U.S. SURVEY FEET)
BENCHMARK:	NATIONAL GEODEDIC SURVEY BENCHMARK DESIGNATION: K 1223 PID DB0619 BEING A BENCHMARK DISK SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE WALL OF A CHECK STRUCTURE ARACIA LATERAL NO. 9. ELEVATION: -51.64 (US SURVEY FEET) -15.722 (METERS) BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
FLOOD NOTE:	AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 06025C1725G, DATED SEPTEMBER 26, 2008, LOCATED IN UNSHADED ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
LEGAL DESCRIPTION:	SEE SHEET 3

PARCEL INFORMATION

- CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- ADJOINER LINE
- TIELINE
- FOUND MONUMENT AS NOTED
- OR: OFFICIAL RECORD NUMBER

LEGEND

VICINITY MAP

I CERTIFY
TO: INSITE TOWERS, LLC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 10, 11A, AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/13/20.

SURVEYOR'S CERTIFICATE

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Diamondback Land Surveying
8140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89149
(o) 702.823.0818 (f) 702.933.8020
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
SURVEY ANALYSIS & PARCEL INFORMATION

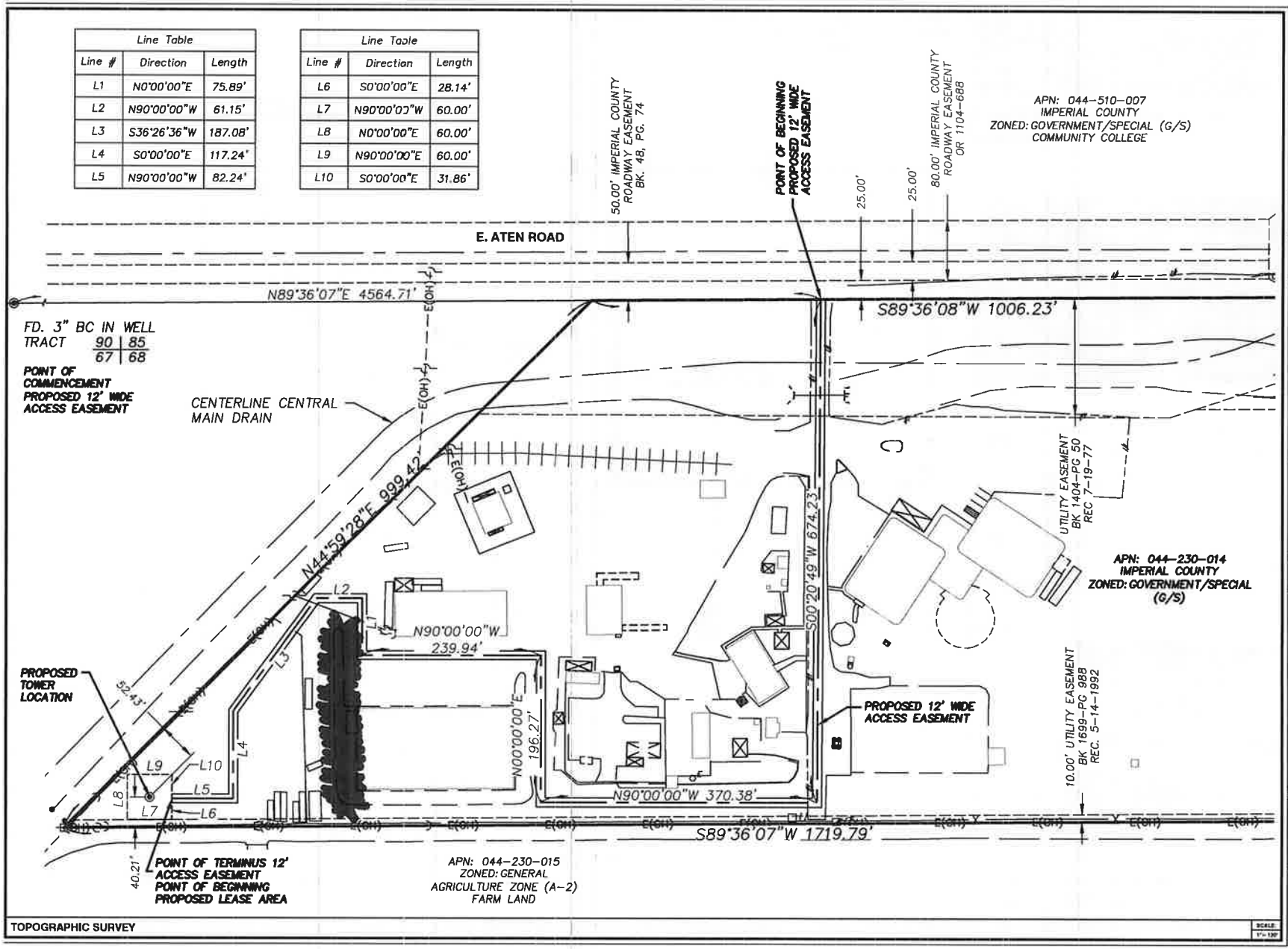
SHEET NUMBER: C1 REVISION: 1
CA070

PC ORIGINAL PKG

PC ORIGINAL PKG

Line Table		
Line #	Direction	Length
L1	N0°00'00"E	75.89'
L2	N90°00'00"W	61.15'
L3	S36°26'36"W	187.08'
L4	S0°00'00"E	117.24'
L5	N90°00'00"W	82.24'

Line Table		
Line #	Direction	Length
L6	S0°00'00"E	28.14'
L7	N90°00'00"W	60.00'
L8	N0°00'00"E	60.00'
L9	N90°00'00"E	60.00'
L10	S0°00'00"E	31.86'



TOPOGRAPHIC SURVEY

SCALE: 1" = 120'

InSite TOWERS, LLC
1189 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:

CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE: 12/8/2020

ISSUED FOR: SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:

Dimmitt Land Surveying
8740 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89149
(o) 702.823.0818 (f) 702.833.9030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
MDC	-	-

LICENSURE:

LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE: TOPOGRAPHIC SURVEY LEASE AREA

SHEET NUMBER: C2 REVISION: 1

CA070

TITLE REPORT LEGAL EXCEPTIONS

9. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED, RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – BLANKET IN NATURE – NOT PLOTTED)

10. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 06/29/1992, IN BOOK 1702, PAGE 1715, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

11. EASEMENT DEED IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 05/08/2000, IN BOOK 2014, PAGE 441, OF THE IMPERIAL COUNTY RECORDS. NOTE: DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DIRECTOR OF TRANSPORTATION, TO IMPERIAL IRRIGATION DISTRICT, RECORDED 03/03/2011, AS DOCUMENT NO. 2011-005642, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

12. JOINT USE AGREEMENT BY AND BETWEEN THE IMPERIAL IRRIGATION DISTRICT, AND THE STATE OF CALIFORNIA, RECORDED 05/11/2009, AS DOCUMENT NO. 2009-014030, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

13. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 04/15/1993, IN BOOK 1729, PAGE 1564, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

TITLE REPORT LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 998.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 59; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.

PROPOSED 12' WIDE ACCESS EASEMENT LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE NORTHWEST CORNER OF TRACT 58 ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 58 AND SAID TRACT 59, NORTH 89°36'07" EAST, 4564.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°20'49" WEST, 874.23 FEET; THENCE
NORTH 90°00'00" WEST, 370.38 FEET; THENCE
NORTH 00°00'00" EAST, 198.27 FEET; THENCE
NORTH 90°00'00" WEST, 239.94 FEET; THENCE
NORTH 00°00'00" EAST, 75.89 FEET; THENCE
NORTH 90°00'00" WEST, 81.15 FEET; THENCE
SOUTH 38°28'38" WEST, 187.08 FEET; THENCE
SOUTH 00°00'00" EAST, 117.24 FEET; THENCE
NORTH 90°00'00" WEST, 82.24 FEET TO THE POINT OF TERMINUS.

CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

PROPOSED LEASE AREA LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEGINNING AT THE ABOVE MENTIONED POINT OF TERMINUS, THENCE
SOUTH 00°00'00" EAST, 28.14 FEET; THENCE
NORTH 90°00'00" WEST, 60.00 FEET; THENCE
NORTH 00°00'00" EAST, 60.00 FEET; THENCE
NORTH 90°00'00" EAST, 60.00 FEET; THENCE SOUTH 00°00'00" EAST, 31.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET, MORE OR LESS.

TOPOGRAPHIC SURVEY

SCALE: 1" = 0

InSite TOWERS, LLC
1189 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Diamondback Land Surveying
8160 SPENCER THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89139
(o) 702.823.0813 (f) 702.933.9030
ARIZONA - CALIFORNIA - NEVADA - UTAH - WASHINGTON

DRAWN BY:	CHK.:	APV.:
ROC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
LEGAL DESCRIPTIONS & TITLE REPORT INFORMATION

SHEET NUMBER: C3
REVISION: 1
CA070

PC ORIGINAL PKG

PC ORIGINAL PKG

NOTES:
1. THIS IS NOT A SURVEY. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY. VERIFY ALL DIMENSIONS.
2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

PROPERTY INFO

APN: 044-230-014

OWNER: IMPERIAL COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

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TAX ID: 044-230-014

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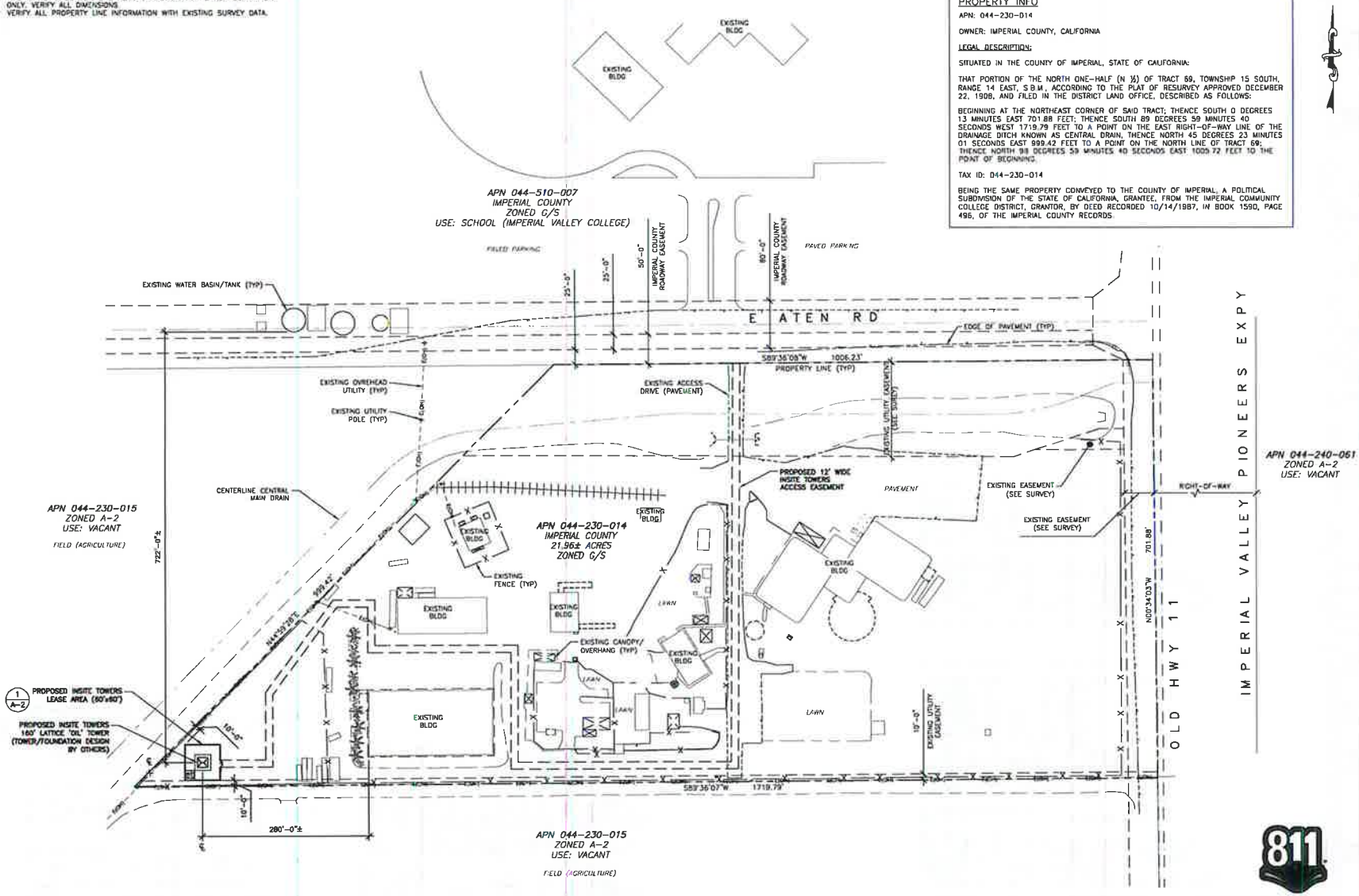


811 Know what's below. Call before you dig.

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"
100' 50' 0' 100'

SITE PLAN | 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK KNOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. WHETHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT
InSite Towers, LLC

IMPLEMENTATION TEAM
IntelliSites, LLC

A&E TEAM
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

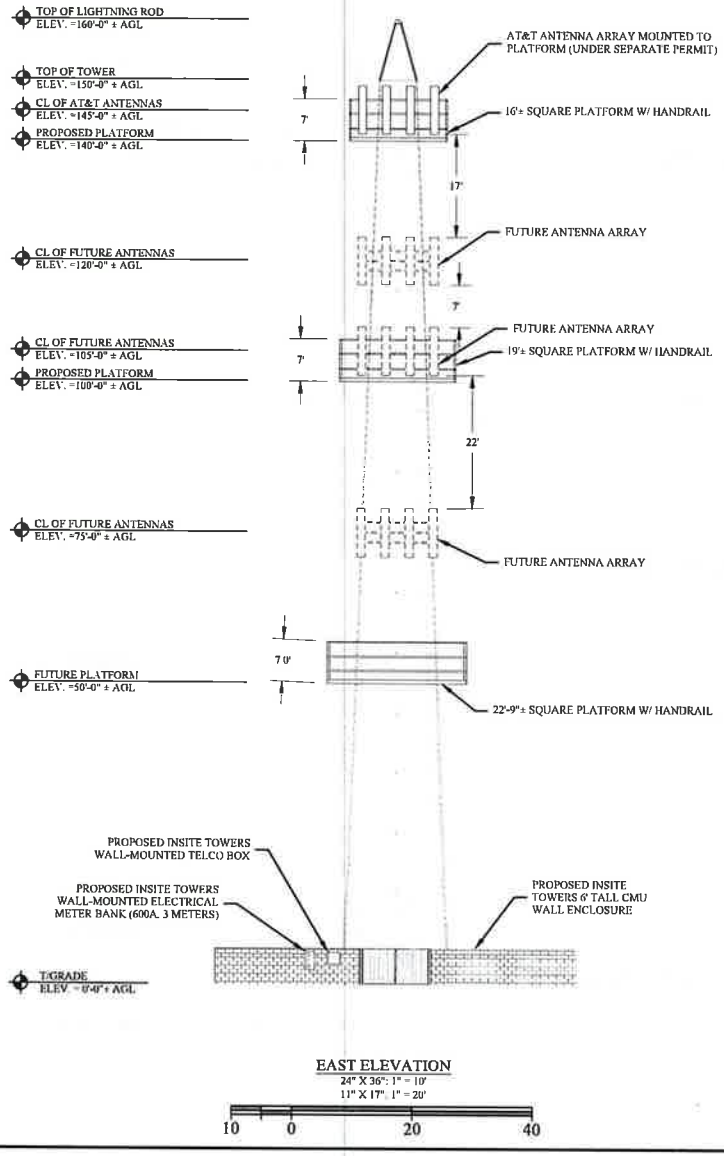
NO	DATE	DESCRIPTION	INITIAL
A	11/18/20	90% ZD REVIEW	JA
B	11/24/20	90% ZD REVIEW	JA
C	12/14/20	100% ZD FINAL	JA

A/E PROJECT NO.:	200040400
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
SITE PLAN

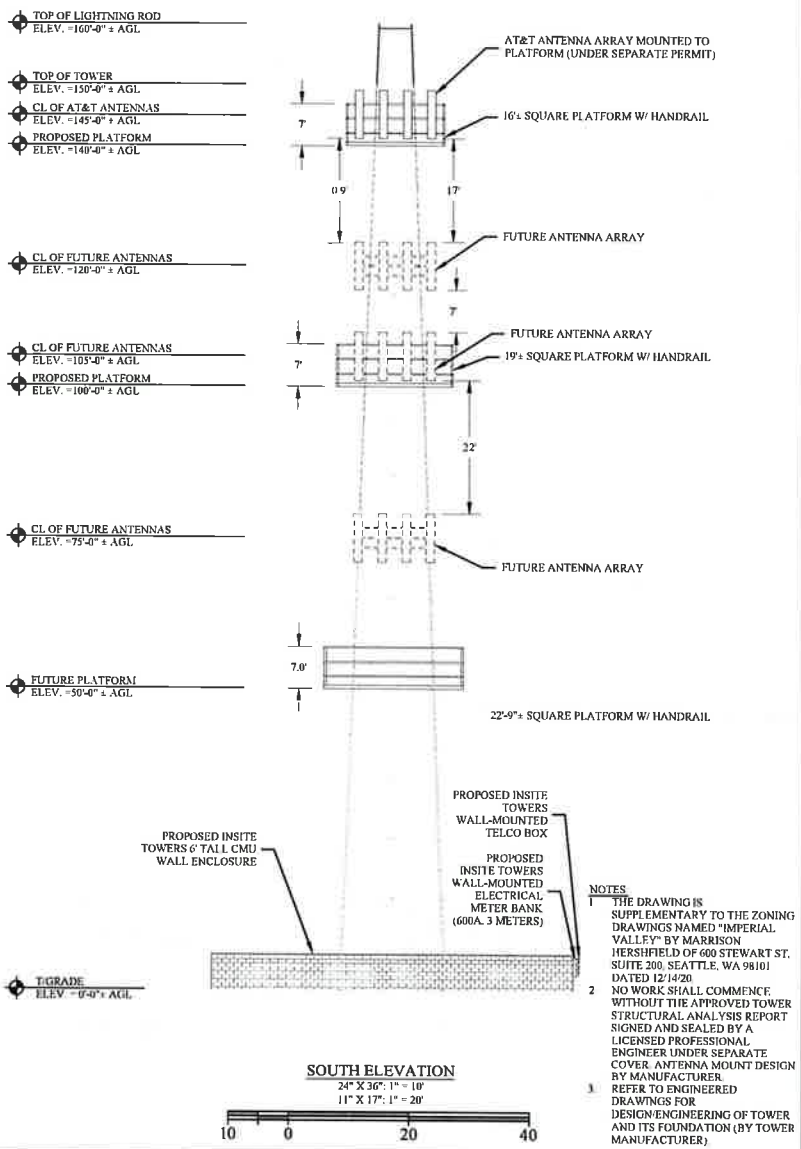
SHEET NUMBER
A-1

PC ORIGINAL PKG



EAST ELEVATION
24" X 36": 1" = 10'
11" X 17": 1" = 20'

10 0 20 40



SOUTH ELEVATION
24" X 36": 1" = 10'
11" X 17": 1" = 20'

10 0 20 40

NOTES
1. THE DRAWING IS SUPPLEMENTARY TO THE ZONING DRAWINGS NAMED "IMPERIAL VALLEY" BY MARRISON HERSHFIELD OF 600 STEWART ST, SUITE 200, SEATTLE, WA 98101 DATED 12/14/20.
2. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
3. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER)

PREPARED FOR:

InSite WIRELESS GROUP

INSITE TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314
PHONE: (702) 430-8369

PREPARED BY:

DELTA OAKS

DELTA OAKS GROUP
4904 PROFESSIONAL COURT, 2ND FLOOR
RALEIGH, NC 27609
PHONE: (919) 342-8247

PRELIMINARY FOR REVIEW ONLY

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
[illegible]	[illegible]	[illegible]	[illegible]

SITE NAME:
IMPERIAL VALLEY

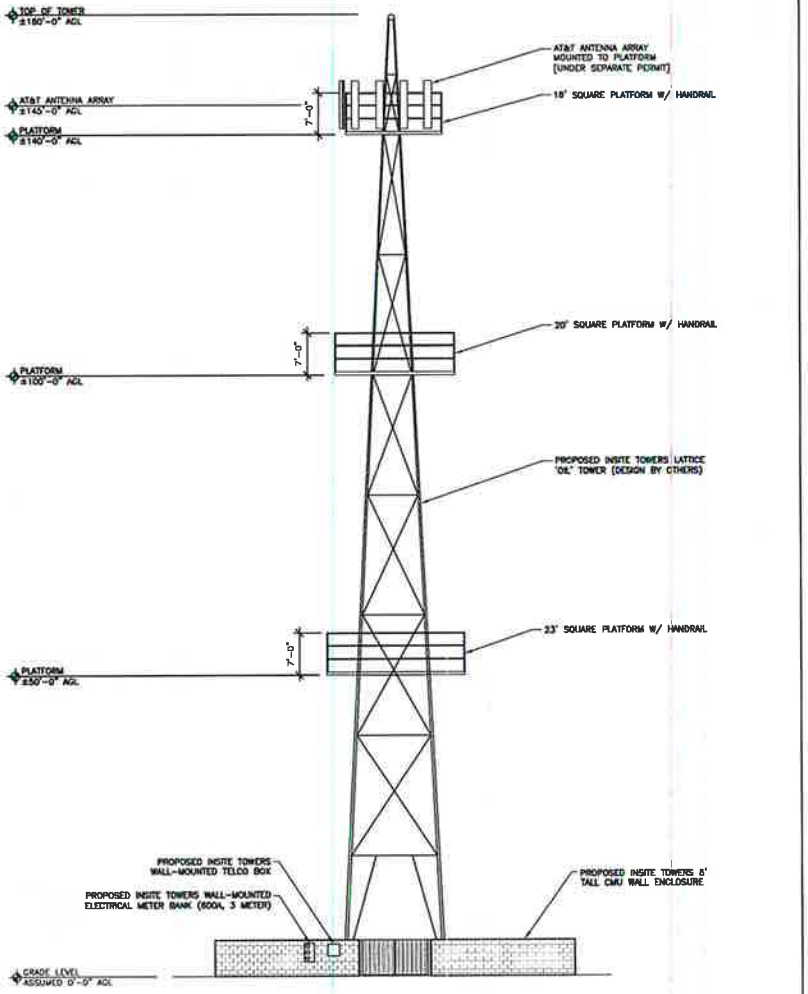
SITE ADDRESS:
373 E ATEN RD
IMPERIAL, CA 92251

SITE ID:
CA070

SHEET TITLE
TOWER ELEVATIONS

SHEET NUMBER
A-3

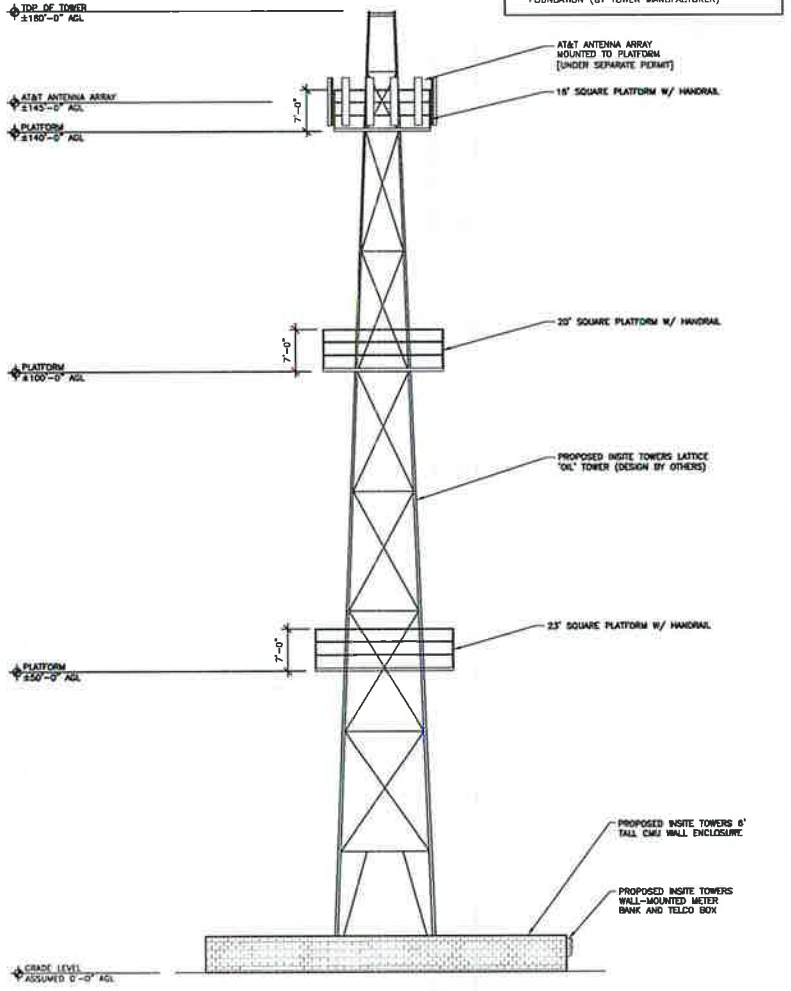
PC ORIGINAL PKG



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

EAST ELEVATION 2

NOTES:
1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER ANTENNA MOUNT DESIGN BY MANUFACTURER.
2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER)



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

SOUTH ELEVATION 1

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CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8872 ARROYO AZUL STREET • LAS VEGAS, NV 89131
PHONE: 702.378.8529

A&E TEAM
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO	DATE	DESCRIPTION	INITIAL
A	11/13/20	SDR 2D REVIEW	JA
B	11/24/20	SDR 3D REVIEW	JA
0	12/14/20	SDR 3D FINAL	JA

A/E PROJECT NO.:	20B040400
DRAWN BY	JA
REVIEWED BY	RL

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

Attachment J: Comment Letters

PC ORIGINAL PKG

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov

August 19, 2021

11-IMP-111
InSite Towers
CUP21-0002

Ms. Jeanine Ramos
Planner I
County of Imperial
Planning & Development Services Department
801 Main Street
El Centro, CA 92243

Dear Ms. Ramos:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the Conditional Use Permit (CUP) 21-0002.

At this time, Caltrans does not have any comments regarding the InSite Towers wireless communications tower.

If you have any questions or concerns, please contact Beth Landrum, IGR Coordinator, at (619) 930-7012 or by e-mail sent to beth.landrum@dot.ca.gov.

Sincerely,

Kimberly Dodson for

MAURICE A. EATON
Branch Chief
Local Development and Intergovernmental Review

c: Beth Landrum

RECEIVED
AUG 23 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PC ORIGINAL PKG

Kimberly Noriega

From: Mario Salinas
Sent: Tuesday, March 2, 2021 1:41 PM
To: Gabriela Robb
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos
Subject: RE: Request for Comments CUP21-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Ms. Robb,

Pertaining to CUP21-0002, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA
Environmental Health Compliance Specialist I
Imperial County Public Health Department
Division of Environmental Health
797 Main Street Suite B, El Centro, CA 92243
mariosalinas@co.imperial.ca.us
Phone: (442) 265-1888
Fax: (442) 265-1903
www.icphd.org

RECEIVED
MAR 02 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

The preceding e-mail message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick

PC ORIGINAL PKG

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Wednesday, March 3, 2021 6:44 AM
To: Gabriela Robb; Jeanine Ramos
Cc: ICPDSCommentLetters
Subject: RE: Request for Comments CUP21-0002

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we have no comments on this project.

From: Gabriela Robb [mailto:GabrielaRobb@co.imperial.ca.us]
Sent: Monday, March 01, 2021 5:55 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ray Castillo; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Malek; Andrew Loper; Margo Sanchez; John Gay; Carlos Yee; Guillermo Mendoza; Scott Sheppard; Thomas Garcia; ceo@pioneersmuseum.net; Donald Vargas; Stefan T. Chatwin - City of Imperial Manager; ltylenda@cityofimperial.org; Jill McCormick; Quechan Indian Tribe ; Katy Sanchez; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

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MAR 03 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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PC ORIGINAL PKG

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Thursday, March 11, 2021 12:34 PM
To: Jeanine Ramos
Cc: ICPDSCommentLetters
Subject: RE: Request for Comments CUP21-0002

CAUTION: This email originated outside our organization; please use caution.
This email is to inform you that we have no comments on this project.

From: Jeanine Ramos [mailto:JeanineRamos@co.imperial.ca.us]
Sent: Thursday, March 11, 2021 12:47 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ray Castillo; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Malek; Andrew Loper; Margo Sanchez; John Gay; Carlos Yee; Guillermo Mendoza; Scott Sheppard; Thomas Garcia; ceo@pioneersmuseum.net; Donald Vargas; Stefan T. Chatwin - City of Imperial Manager; ltylenda@cityofimperial.org; Jill McCormick; Quechan Indian Tribe ; Katy Sanchez; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Diana Robinson
Subject: RE: Request for Comments CUP21-0002

Good morning,

This email is to serve as a reminder of the opportunity to comment for CUP #21-0002. Comments are due by March 15, 2021 at 5:00 PM.

Thank you,

Jeanine Ramos
Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
jeanineramos@co.imperial.ca.us

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick

PC ORIGINAL PKG

<historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St El Centro, CA 92243
(442) 265-1736

This email has been checked for viruses by Avast antivirus software.
www.avast.com

PC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

March 11, 2021

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit 21-0002—InSite Towers Development 2, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 21-0002 and Variance submitted by InSite towers Development 2, LLC to construction a new 160-foot wireless telecommunication tower at 373 East Aten Road, Imperial, California, also identified as Assessor's Parcel Number (APN) 044-230-014-001.

The applicant should be aware that all construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities. As to the backup generator, since the size of the generator is not disclosed please contact the Air District to discuss any potential permitting requirements. Finally, the Air District is requesting additional information regarding the installation of a temporary Cell on Wheels (COW).

For your convenience, the Air District's rules and regulations are available via the web at https://apcd.imperialcounty.org. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

PC ORIGINAL PKG

Kimberly Noriega

From: Margo Sanchez
Sent: Thursday, March 11, 2021 12:47 PM
To: ICPDSCommentLetters; Jeanine Ramos
Subject: FW: Request for Comments CUP21-0002
Attachments: CUP21-0002 Request for Comments.pdf

Good afternoon Ms. Ramos,

The Imperial County Agricultural Commissioner's office has No Comment on this project other than a request for comments be given to Imperial County Applicators, representative Byron Nelson at Frontier Ag Service, 760-357-1967, for possible comments on this project.

Thank you.

Best regards,
Margo

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

PC ORIGINAL PKG

Thank you,

Gabriela Robb

Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

PC ORIGINAL PKG

Valerie Grijalva

From: Andrew Loper
Sent: Monday, March 15, 2021 8:35 AM
To: Gabriela Robb
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos; Robert Malek; Alfredo Estrada Jr; Mark Schmidt
Subject: RE: Request for Comments CUP21-0002
Attachments: CUP21-0002 Request for Comments.pdf

Good Morning
This is email is for requesting some additional time to comment on CUP21-0002 as requested by Mark Schmidt at IVECA. Mr. Schmidt was not on the original email and was forward the information and would like to request some additional time to comment on the CUP. Please let us know if this is possible thank you.

Thank You
Andrew Loper
Imperial County Fire Department
Lieutenant/Fire Prevention Specialist
2514 La Brucherie Road, Imperial CA 92251
Office: 442-265-3021
Cell: 760-604-1828

RECEIVED
MAR 15 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

PC ORIGINAL PKG

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

PC ORIGINAL PKG

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March 15, 2021

Ms. Jeanine Ramos
Planner I
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: InSite Tower Telecom Facility Project; CUP Application No. 21-0002

Dear Ms. Ramos:

On March 1, 2021, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 21-0002. The applicant, InSite Towers Development 2, LLC; is proposing the installation of a 160 ft. telecommunications tower at 373 E. Aten Road, Imperial, California (APN 044-230-014-001).

The Imperial Irrigation District has reviewed the information and has the following comments:

1. To request electrical service for the approved communication tower, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.comto initiate the customer service application process. In addition to submitting a formal application (available for download at the district website http://www.iid.com/home/showdocument?id=12923), the applicant will be required submit a complete set of approved plans by the County of Imperial, electrical plans, panel location, voltage requirement, electrical panel schedules, an AutoCAD file of the site plan, construction schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. The applicant will need to abide by the following IID electrical tower service guidelines:

    a. IID will allow only one metering point per site. If more than one meter is requested, the customer must utilize a multi-meter pack.

    b. For single-phase service from a pole-mounted transformer the total service capacity shall not exceed 600 amps (e.g. six (6) 100 amp panels or three (3) 200 amp panels). Maximum transformer size is a 100kVA with a secondary voltage of 120/240V single phase.

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c. For single-phase service from a pad-mounted transformer, the total service capacity shall not exceed 800 amps. Maximum transformer size is a 167kVA, 120/240V.

d. Services exceeding 800 amps of total capacity must be served from a three-phase pad-mounted transformer rated at 120/208V. Please note that load must be balanced across the phases.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept.
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Constance Bergmark – Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Jamie Asbury – Assoc. General Counsel
Vance Taylor – Asst. General Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

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Imperial Valley Emergency Communications
Communications Authority
2514 La Brucherie Road, Imperial, CA 92251
Voice: 442-265-6029

Imperial County Planning & Development Services
801 Main Street
El Centro, California 92243
Attention: Ms. Jeanine Ramos
March 24, 2021

RE: Comments on Project ID CUP # 21-0002

Dear Ms. Ramos:

Thank you very much for the opportunity to review and comment on CUP # 21-0002.

InSite Towers Development 2, LLC proposes the installation of a new 160-foot wireless communication tower camouflaged as an oil tower. The project location is 373 East Aten Road, Imperial, CA 92251, APN 044-230-014-001, A.K.A. Pioneers' Museum campus.

The Imperial Valley Emergency Communications Authority (hereinafter, IVECA), is entrusted with the operation of the 800 MHz radio communication system which serves Imperial County Fire, Law Enforcement, and Emergency Medical Services.

Future IVECA or Imperial County communication needs could necessitate tower space on the proposed tower and other related on-site infrastructure. The project's location is quite desirable for communication system enhancements. We therefore are respectfully requesting a Local/Public Benefit Agreement with CUP # 21-0002. We are hopeful for language favorable to IVECA for future communication system additions in perpetuity in said CUP. This would include, but not limited to, multiple antenna spaces, guaranteed antenna heights, and shelter space all at no cost to Imperial County or IVECA. It is obvious that the best interest of Imperial County, first responders, and the public at large are best served with the inclusion of a Local/Public Benefit Agreement.

Thank you in advance for your consideration of IVECA's request. Please contact me with any questions.

Sincerely,

Mark Schmidt
Imperial Valley Emergency Communications Authority (IVECA)
Emergency Communications Project Coordinator
markschmidt@co.imperial.ca.us
Cell: 442-283-1688

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MAR 29 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE
Ecological Services
Carlsbad Fish and Wildlife Office
2177 Salk Avenue, Suite 250
Carlsbad, California 92008

In Reply Refer to:
08B0224-21CPA0087

RECEIVED
JUN 21 2021
IMPERIAL COUNTY
PLANNING DEVELOPMENT SERVICES

June 21, 2021
Sent by Email

Jeanine Ramos
Imperial County
Planning and Development Services
801 Main Street
El Centro, California 92243

Subject: Comments on the Notice of Intent to Prepare a Negative Declaration for the InSite Towers Development 2 Communication Tower, Imperial County, California

Dear Ms. Ramos:

The U.S. Fish and Wildlife Service (Service) has reviewed the information included in the Notice of Intent (NOI) to prepare a Negative Declaration, which we received via email on June 2, 2020, for the InSite Towers Development 2, LLC, Communication Tower (Project). The InSite Towers Development 2, LLC (Applicant) intends to build and maintain a 160 foot tall wireless telecommunication tower (camouflaged as an oil tower) with shelter, antennas, and ancillary equipment within an area of 3,600 square feet on leased private lands in the Imperial Valley.

We offer the following comments on the NOI as they relate to potential impacts on public trust resources. The primary concern and mandate of the Service is the conservation, protection and enhancement of fish and wildlife resources and their habitats for the continuing benefit of the American people. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened or endangered animals and plants listed under the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*). The comments provided herein are based on the information provided in the NOI and our knowledge of sensitive and declining fish and wildlife resources.

The Project is located adjacent to agricultural fields and irrigation drains southeast of the Salton Sea. The Salton Sea and adjacent areas occur within the Pacific Flyway and provide permanent habitat and seasonal refuge to hundreds of species of resident and migratory birds (Shuford *et al.* 2002, Patten *et al.* 2003), and large populations of shorebirds, wading birds, waterfowl, raptors, upland gamebirds, neotropical migrants, and other passerines. Based on the Project's proximity to the Salton Sea and this important section of the Pacific Flyway, we offer the following comments and recommendations to help avoid and minimize adverse impacts to migratory birds.

We recommend the Applicant incorporate the siting, design, and avoidance and minimization measures listed in the *Recommended Best Practices for Communication Tower Design, Siting,*

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Construction, Operation, Maintenance, and Decommissioning (Service 2021), which is available online. Specifically, we recommend the Applicant adhere to the lighting system recommendations to avoid and minimize bird collisions with the communication tower and associated infrastructure.

We appreciate the opportunity to provide comments on this Project. Should you have any questions regarding these comments, please contact of my staff at Felicia Sirchia.

Sincerely,

JENNESS MCBRIDE Digitally signed by JENNESS MCBRIDE
Date: 2021.06.21 13:58:12 -07'00'

For Rollie White
Assistant Field Supervisor

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Literature Cited

Patten, M.A., G. McCaskie, and P. Unitt. 2003. Birds of the Salton Sea. Status, Biogeography, and Ecology. University of California Press. Berkeley, California.

Shuford W.D., N. Warnock, K.C. Molina, and K.K. Sturm. 2002. The Salton Sea as critical habitat to migratory and resident waterbirds. Hydrobiologia 473:255-274.

[Service] U.S. Fish and Wildlife Service. 2021. Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. Migratory Bird Program, Falls Church, Virginia. March 2021.

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150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

RECEIVED
JUN 29 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

June 17, 2021

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Notice of Intent for a Negative Declaration for Conditional Use Permit 21-0002—InSite Towers Development 2, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on the Notice of Intent for a Negative Declaration for Conditional Use Permit 21-0002 by InSite Towers Development 2, LLC to construction a new 160-foot wireless telecommunication tower at 373 East Aten Road, Imperial, California, also identified as Assessor's Parcel Number (APN) 044-230-014-000.

The Air District has no comments at this time.

For your convenience, the Air District's rules and regulations are available via the web at https://apcd.imperialcounty.org. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

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Jeanine Ramos

From: Guillermo Mendoza
Sent: Thursday, July 22, 2021 2:08 PM
To: Jeanine Ramos
Subject: CUP 21-0002

Good afternoon,

Based on the information provided ICDPW has no comments for the issuance of the Conditional Use Permit.

Thanks,

Guillermo Mendoza
Right of Way Technician

Imperial County
Department of Public Works
155 S. 11th Street
(442) 265 – 1818

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Attachment G: Environmental Evaluation Package IS #21-0003

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: January 27, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 1:30 PM / No. 1

Infra Towers, LLC

PROJECT TYPE: CUP#21-0002/V#21-0001/IS#21-0003 SUPERVISOR DIST #5

LOCATION: 373 E. Aten Rd, Imperial APN: 044-230-014-000 PARCEL SIZE: 21.95 AC

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) G/S (Government/Special) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 01/27/2022

INITIAL STUDY: 21-0003

☐ NEGATIVE DECLARATION ☐ MITIGATED NEGATIVE DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒ NONE	☐ ATTACHED
AG. COMMISSIONER	☐ NONE	☒ ATTACHED
APCD	☐ NONE	☒ ATTACHED
DEH/EHS	☐ NONE	☒ ATTACHED
FIRE/OES	☐ NONE	☒ ATTACHED

OTHER: Quechan Historic Preservation, Imperial Irrigation District, IVECA

REQUESTED ACTION:

(See Attached)

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☒ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Conditional Use Permit #21-0002
Variance #21-0002
Initial Study #21-0003
Infra Towers, LLC

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

January 2022

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SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the previously reviewed Conditional Use Permit #21-0002/ Variance #21-0002, where the intent of the project is to build and maintain a 160-foot wireless telecommunication cell tower with shelter, antennas and ancillary equipment. The projects major changes include the redesign of the proposed camouflaged oil tower to a lattice tower design with lighting. (Refer to Exhibit "A" & "B").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☐ According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☒ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

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Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 25 days (*35-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

PROJECT SUMMARY, LOCATION AND EVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

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IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.

2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.

3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".

4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a ☐ policy-level, ☒ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

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"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. **Incorporation By Reference**

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442)265-1736.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442)265-1736.

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- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

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II. Environmental Checklist

1. **Project Title**: Conditional Use Permit #21-0002/Variance #21-0001 for Infra Towers, LLC / Initial Study #21-0003

2. **Lead Agency**: Imperial County Planning & Development Services Department

3. **Contact person and phone number**: Jeanine Ramos, Planner I, (442) 265-1736, ext. 1750

4. **Address**: 801 Main Street, El Centro CA, 92243

5. **E-mail**: jeanineramos@co.imperial.ca.us

6. **Project location**: The project site is located at 373 E. Aten Road, Imperial currently occupied by the Pioneers Museum, approximately 4 miles east of the Imperial County Airport. The parcel is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is legally described as 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.

7. **Project sponsor's name and address**: Infra Towers, LLC., 1800 Diagonal Road, Suite 600, Alexandria, VA 22314

8. **General Plan designation**: Agriculture

9. **Zoning**: GS (Government/Special)

10. **Description of project**: The applicant, Infra Towers, LLC, has submitted modifications to the previously reviewed Conditional Use Permit #21-0002/Variance #21-0001 whose intent is to build and maintain a 160-foot wireless telecommunication tower with shelter, antennas, and ancillary equipment. The major changes include a replacement of the originally proposed camouflaged oil tower design, to the current lattice tower design with lighting. Due to this request, the project has been brought back to the Environmental Evaluation Committee (EEC) for their consideration. The entire parcel is approximately 21.95 acres; however, Infra Towers, LLC 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, enclosed by a 6-foot tall decorative vinyl simulated wood fence, painted a rustic brown.

11. **Surrounding land uses and setting**: The project abuts an agricultural field to the south and west, that are zoned A-2 (General Agricultural Zone). The Imperial Valley College is directly north of the project site, also zoned GS (Government/Special), and Highway 111 is to the east. The proposed site is currently occupied by the Pioneers Museum.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?**
Native American Heritage Commission (NAHC), Quechan Indian Tribe and Torres-Martinez Indian Tribe were contacted and invited to participate in the Request for Review and Comments as part of the Initial Study review process. An AB52 letter was also sent out to the Quechan Indian Tribe for a 30 day consultation period for review and comment. On March 3, 2021 the Quechan Historic Preservation Office emailed to state they had no comments. No other comments were received.

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Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology /Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

☒ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: ☒ Yes ☐ No

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☒
ENVIRONMENTAL HEALTH SVCS	☑	☐	☐
OFFICE EMERGENCY SERVICES	☑	☐	☐
APCD	☒	☐	☐
AG	☑	☐	☐
SHERIFF DEPARTMENT	☐	☐	☒
ICPDS	☑	☐	☐

For [signature]

Jim Minnick, Director of Planning/EEC Chairman

1-27-2022

Date:

EEC ORIGINAL PKG

PROJECT SUMMARY

A. **Project Location**: The project site is located at 373 E. Aten Road, Imperial, approximately 4 miles east of the Imperial County Airport. The site is currently occupied by the Pioneers Museum. The parcel is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is legally described as north one-half of Tract 69, Township 15 South, Range 14 East, S. B.M., in an unincorporated area of the County of Imperial.

B. **Project Summary**: The applicant, Infra Towers, LLC, has submitted modifications to the previously reviewed Conditional Use Permit #21-0002/Variance #21-0001 whose intent is to build and maintain a 160-foot wireless telecommunication tower with shelter, antennas, and ancillary equipment. The major changes include a replacement of the originally proposed camouflaged oil tower design, to the current lattice tower design with lighting. Due to this request, the project has been brought back to the Environmental Evaluation Committee (EEC) for their consideration. The entire parcel is approximately 21.95 acres; however, Infra Towers, LLC 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, enclosed by a 6-foot tall decorative vinyl simulated wood fence, painted a rustic brown. According to the applicants submitted Project Description and Findings, their objective for the proposed facility is to assist AT&T to fill a significant gap in 4G and 5G coverage to the Imperial Valley College and surrounding community. Their specific coverage objectives include improving coverage at Imperial Valley Pioneers Expy Hwy 111 from South to North between S80 and Ralph Rd, improving coverage at Aten Rd. from East to West McConnell Rd. to Cooley Rd., and improving coverage and capacity at Imperial Valley College.

C. **Environmental Setting**: The existing land uses directly to the south and west of the project site consist primarily of agricultural fields. The Imperial Valley College is north of the site and Highway 111 runs parallel on the eastern edge of the property. The site is eastern portion of the site is occupied by the Pioneers Museum, with steel buildings used for equipment and machinery storage.

D. **Analysis**: The project site is designated Agriculture under the Land Use Element of the Imperial County General Plan. The site is zoned "GS" (Government/Special) per Zoning Map #1 under Title 9 Land Use Ordinance. Under the Imperial County Title 9, Division 5, Chapter 20, Section 90520.02 (D), communication towers, including any necessary support equipment, are allowed on a GS zone with the approval of a conditional use permit. This meets the intentions of Division 24 the Communication Ordinance under Title 9 that, "encourages the location of towers and re-generation facilities in non-residential areas". The height restriction for communication tower in an G/S zone shall not exceed 6 stories or 100 feet. Due to this height limitation, the applicant has also applied for Variance #21-0001 to allow for the proposed tower to exceed this height limit by 60 feet. The intention behind exceeding the height limitation is to provide the area with better coverage, which will meet the Commination Ordinance's objective to enhance the ability of the providers of telecommunication services to provide such services, "quickly, effectively, and efficiently" to the surrounding community. There are five existing communication towers located within a 5-mile radius of the proposed site. However, the existing structures did not have the height necessary for the wireless carrier's communication grid, they were not in the specified area to meet the applicant's desired coverage and capacity objectives, and lack of landlord interest to lease to the applicant is what propelled them to apply for a new communication tower. The adoption of the CEQA initial study for this project will make the project consistent with applicable County, State, and Local ordinances and regulations.

EEC ORIGINAL PKG

E. **General Plan Consistency**: As previously mentioned, the project area is designated as Agriculture and is found to be consistent with the Imperial County General Plan. The proposed project is not expected to conflict with the County's General Plan.

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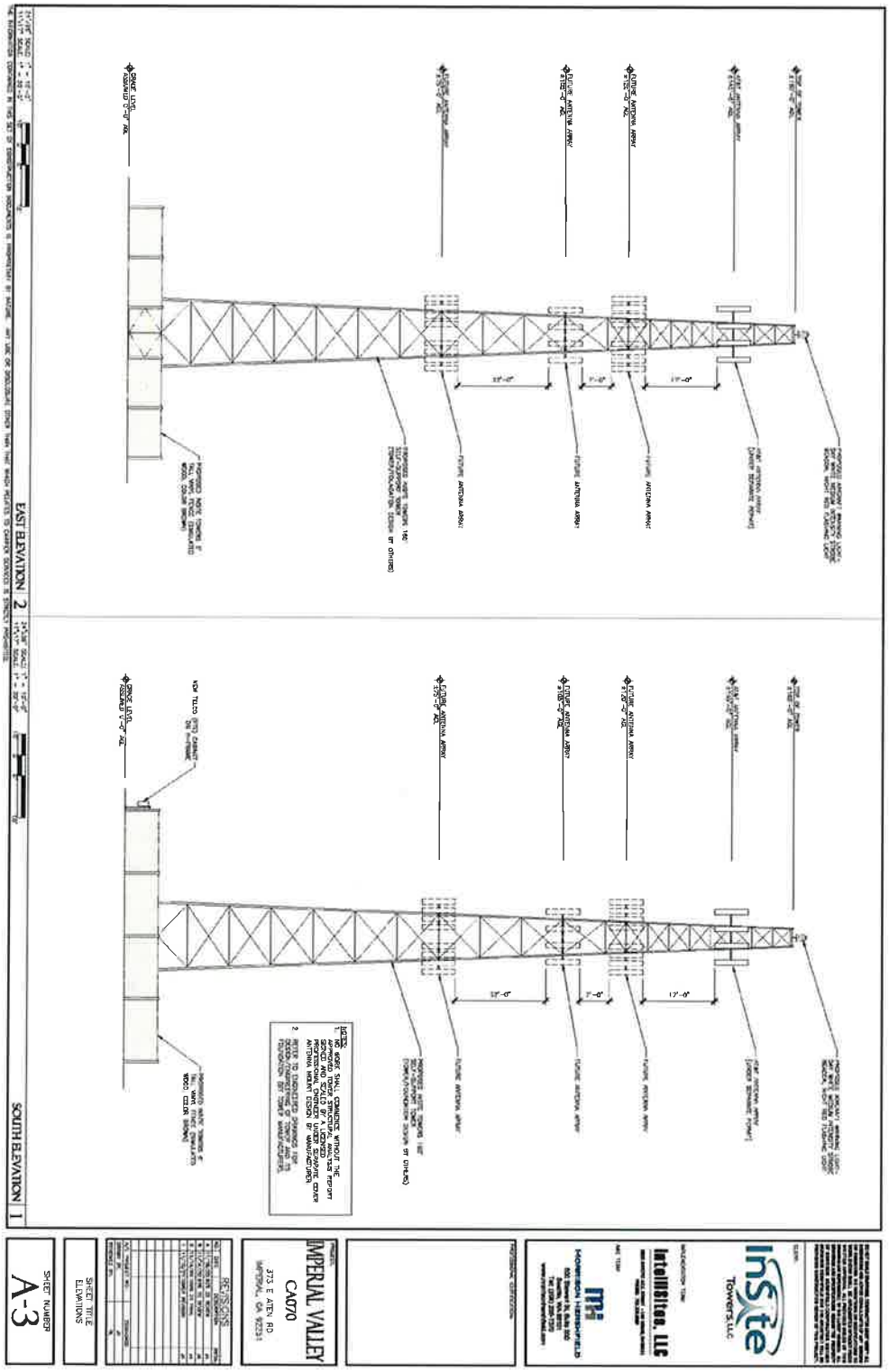
Exhibit "A"
Vicinity Map

EEC ORIGINAL PKG

Exhibit "B"
Site Plan



EEC ORIGINAL PKG

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

I. *AESTHETICS*

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☒ ☐

a) The project abuts to the west of Highway 111 which is designated a scenic highway according to Imperial County General Plan's Circulation & Scenic Highways Element. However, the only area on Highway 111 that is eligible for future Scenic Highway Designation is from Bombay Beach to the northern County line. This project is not located on or near the designated area. Therefore, less than significant impacts are expected.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒

b) There are no scenic resources such as trees, rock outcroppings or historic buildings surrounding the project site. The project site is currently leased by the Pioneers Museum; therefore, no impacts are expected.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☒ ☐

c) The proposed project is a non-urbanized area and consists of building a wireless telecommunications facility. The modified design will be a 160-foot lattice tower with lighting. While the proposed tower will be visible to public, it will be situated on an existing government/special site (Pioneers Museum). The proposed project is located within an existing agricultural area and will not conflict with applicable zoning and other regulations governing scenic quality; therefore, less than significant impacts are expected.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

d) Title 9, Division 24, requires all towers to be lit with approved lighting as required per the Federal Aviation Administration (FAA) and the Imperial County Airport Land Use Commission standards[1]. This includes day and nighttime lighting, which the US Fish and Wildlife Services states that, "security lighting on on-ground facilities, equipment, and infrastructures should be motion or heat sensitive, down-shielded and of a minimum intensity to reduce nighttime bird attraction."[2] Additionally, all sources of lighting that may be used, including security and operational lighting, are required by State Codes and County Ordinances to be shielded or directed onsite to minimize offsite impacts. Compliance with said codes and ordinances would bring the project's impacts to less than significant levels.

II. *AGRICULTURE AND FOREST RESOURCES*

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

a) According to the California Department of Conservation Farmland Mapping and Monitoring Program (2016)[3], the project site's Farmland Type is designated Urban and Built-Up Land. As it is not shown on the map as Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), no impacts are expected.

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[1] Airport Land Use Compatibility Plan http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf
[2] Fish and Wildlife Department's Service Guidance regarding Communication Towers
[3] https://maps.conservation.ca.gov/DLRP/CIFF/

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

b) The existing zoning and land use designation of the property are related to government/special use, which do not conflict with any zoning for agricultural use. In addition, the project site is not under the Williamson Act contract; therefore no impacts are expected.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)? ☐ ☐ ☐ ☒

c) The proposed project is located within an existing built-up area and will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are expected.

d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

d) As previously stated, the proposed project is located within an existing built-up area and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impacts would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

e) The implementation of the project would not result in changes to the environment which could result in the conversion of farmland to non-agricultural use, since the project is not a part of a site designated as Farmland. Therefore, this would not cause an impact or conversion from forestland to non-forest use and no impacts are expected to occur.

III. *AIR QUALITY*

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐

a) Air quality within Imperial County is regulated by the Imperial County Air Pollution Control District (ICAPCD). The project would be required to conform to the requirements of the ICAPCD and adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to earthmoving activities. Less than significant impacts are anticipated.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? ☐ ☐ ☒ ☐

b) The vehicle emissions and pollutants from construction activities would be within APCD's thresholds due to the area that is to be disturbed, and would be temporary; therefore, less than significant impacts are expected in regards to an increase of any criteria pollutant. In addition, the design and construction of the project shall be done in compliance with all applicable County and APCD requirements to assure that less than significant impacts occur.

c) Expose sensitive receptors to substantial pollutants concentrations? ☐ ☐ ☒ ☐

c) The pollutants that could possibly affect the nearest sensitive receptors include diesel exhaust and volatile organic compound (VOC) emissions which are typically related to construction trucks and machinery, although the amount of these emissions would be very low and would be expected to disperse rapidly. The nearest sensitive receptors include the employees at the Pioneers Museum and employees and students at the Imperial Valley College, but the impacts would be temporary and would be lessened by showing compliance with APCD's rules and regulations regarding construction pollutants. For those reasons, less than significant impacts are expected.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

d) As previously mentioned, diesel exhaust and volatile organic compound (VOC), which are pollutants that are typically emitted during construction, are low emissions that would be generated during the construction activities and would be dispersed rapidly from the project site. The operation of the proposed project is not expected to result in other emissions

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

that would adversely affect a substantial number of people. Compliance with all County and APCD's regulations would bring the project's impacts to less than significant levels.

IV. *BIOLOGICAL RESOURCES Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☒ ☐ ☐

a) The proposed project site is not located within a designated sensitive habitat according to The Imperial County General Plan's Conservation and Open Space Element[4] Figure 1 "Sensitive Habitats Map". The project is also not within an agency-designated habitat area, but is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2[5]. In order to avoid any potentially significant impacts, the following mitigation measure shall be implemented prior to construction:

MM-BIO 1:
A pre-construction survey shall be conducted by a Biologist to identify any sensitive biological resources in the areas affected by construction.

[Monitoring Responsibility: Imperial County Planning & Development Services (ICPDS), Biological Monitor, Timing: prior to construction]

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐

b) According to the Imperial County General Plan's Conservation and Open Space Element, the project site is not located within or near a sensitive or riparian habitat, nor within a sensitive natural community. Less than significant impacts are expected to occur regarding adverse effects on the above habitats.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒

c) The proposed location of the project is within an agricultural area that is currently in use by the Pioneers Museum and the only occasion that water would be required would be during construction. No marsh, vernal pool or coastal wetlands are in the area, so no impacts can be expected.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☐ ☒ ☐

d) The project site is not located on or near a large body of water and no fish or wildlife species would be affected by the proposed project. In addition, it would not impede the use of native wildlife nursery sites since there are none immediately surrounding the project site; therefore, less than significant impacts are expected.

e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? ☐ ☐ ☐ ☒

e) Compliance with all of the County's regulations and requirements regarding local policies and/or ordinances protecting biological resources, would cause for the project's impacts to be less than significant, although there are no tree preservation policies applicable to the project site area.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation ☐ ☐ ☒ ☐

[4] IC General Plan Conservation and Open Space Element Figure 1 http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
[5] http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

plan?

f) Imperial County does not have a Habitat Conservation Plan (HCP). Thus, with regards to the HCP, no impacts would occur. Some lands in the County under the jurisdiction of the Bureau of Land Management (BLM) are covered by the California Desert Conservation Area (CDCA) Plan which includes Areas of Critical Environmental Concern (ACEC). The project site is not within or immediately adjacent to an ACEC of the CDCA. Therefore, less than significant impacts are anticipated.

V. *CULTURAL RESOURCES Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐

a) As depicted on Imperial County's General Plan Figure 6, *Conversation and Open Space Element*[6], the project site was not identified as containing a historic resource. The project is also located within a parcel that is currently in use by the Pioneers Museum and no history of any historical resources were previously found on this site. Accordingly, the project would not appear to impact a historical resource as defined by CEQA. Less than significant impacts are expected.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐

b) The project site is not located within an archeological site of significance as shown in the Conservation and Open Space Element. Less than significant impacts are expected.

c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐

c) There are no known cemeteries on or surrounding the project site. The project site is not known to have been a formal or informal cemetery. Therefore, the proposed project is not expected to disturb any human remains and less than significant impacts are anticipated.

VI. *ENERGY Would the project:*

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐

a) The proposed project does not appear to result in potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources during the project. Less than significant impacts are anticipated.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐

(b) The proposed project does not appear to conflict with or obstruct a state or local plan regarding renewable energy or energy efficiency. Less than significant impacts are anticipated.

VII. *GEOLOGY AND SOILS Would the project:*

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐

a) The proposed project does not appear to directly or indirectly cause potential adverse effects, including risk of loss, injury, or death. The project shall comply with the most current California Uniform Building Code and regulations provided by the Imperial County Public Works Department. Adherence with the previously referenced Building Codes, the submittal of a soils report as required by the Building Division within Imperial County Planning Department, and/or any other applicable requirement, would reduce impacts to less than significant.

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ☐ ☐ ☒ ☐

6 http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

1) The proposed project is directly south of the Imperial Fault Zone according to the Fault Activity Map of California (2015)[7]. Although the project site is very close to the fault zone, it not a part of it, therefore adherence with the previously referenced Building Codes and/or any other applicable requirement, would reduce impacts to less than significant.

2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐

2) Ground shaking is expected to occur being that the project site is located in the seismically active Imperial Valley, with numerous mapped faults of the San Andreas Fault System traversing the region. The proposed project is located directly south of a known fault, however, all grading and construction work shall require earthquake resistant construction and would need to comply with the latest edition of the California Building Codes, as well as with all current building codes; therefore less than significant impacts are anticipated.

3) Seismic-related ground failure, including liquefaction and seiche/tsunami? ☐ ☐ ☒ ☐

3) The proposed project is not located in a tsunami inundation area per the California Tsunami Inundation Map, additionally, the design and subsequent construction of the proposed communication tower will be subject to the latest California Building Codes. Therefore, adherence to these regulations would bring any seismic-related impacts such as ground failure to less than significant.

4) Landslides? ☐ ☐ ☐ ☒

4) According to the Imperial County General Plan Landslide Activity Map, Figure 2[8], Seismic and Public Safety Element, the project site does not lie within a landslide activity area and therefore, no impacts are anticipated.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

b) The project site has a very low potential for soil erosion due to its flat topography. The ground would be disturbed for grading and construction purposes but would not affect or cause for soil erosion after construction is completed, since the tower would be unmanned. The project is subject to approval from both the County's Building (ICPDS) and Public Works Departments. The design of the tower and ancillary equipment, as well as its construction and future operation must be made so that any possibility of contamination of soil or topsoil is minimized or eliminated. Getting the approval for the design and construction of the proposed tower from all applicable County agencies would bring the project's impacts to less than significant levels regarding soil.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

c) The project site is not known to be located on unstable geological units and/or soil, and the conditions for lateral spreading, subsidence, liquefaction and collapse are not present; therefore, less than significant impacts are expected.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? ☐ ☐ ☒ ☐

d) The proposed project does not appear to be located on expansive soil as defined in the latest Uniform Building Code, creating substantial risk to life or property. Less than significant impacts are anticipated.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? ☐ ☐ ☒ ☐

e) No septic tanks or other alternative waste water disposal systems are being proposed as part of the application. Less than significant impacts are expected.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☒ ☐

f) The proposed project does not appear to directly or indirectly destroy any unique paleontological resources as the site is an existing built up area. Less than significant impacts are anticipated.

7 http://maps.conservation.ca.gov/cgs/fam/

8 http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

VIII. ***GREENHOUSE GAS EMISSION*** ***Would the project:***

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

a) Other than during the construction phase, the proposed project is not expected to generate greenhouse gas emissions that would have a significant impact. Impacts are expected to be less than significant.

b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

b) The proposed project is not expected to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any grading and construction activities are subject to the Imperial County Air Pollution Control District's recommendations for the reduction of pollutant emissions. Compliance with APCD and all applicable County's requirements would bring the impacts to less than significant levels.

IX. ***HAZARDS AND HAZARDOUS MATERIALS*** ***Would the project:***

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☒ ☐

a) The proposed project does not include any handling of hazardous materials; therefore, less than significant impacts to the public or the environment are anticipated.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☒ ☐

b) The proposed project does not include any works that would create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazard materials into the environment; therefore, less than significant impacts are anticipated.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☒ ☐

c) The Imperial Valley College is directly north of the proposed site. However, other than during the construction phase of the project, no hazardous emissions or materials are expected to be generated that would affect the college. Therefore, less than significant impacts are expected.

d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☒ ☐

d) Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) the DTSC EnviroStor Database[9] to compile and update a list of hazardous waste and substances sites. After review, it was found that the project site was not located under a listed hazardous and substances site; therefore, less than significant impacts are anticipated.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☒ ☐

e) The project site is not located within a runway protected zone or approach/departure zone of a local airport. The Imperial County Airport is approximately four miles from the project site, as shown in the Airport Land Use Compatibility Plan

[9] EnviroStor Database http://www.envirostor.dtsc.ca.gov/public/

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

(Figure 1A)[10]. Less than significant impacts are anticipated.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

f) The proposed project shall comply with all County requirements and regulations and would not impair or interfere with any applicable emergency plans. The access point to the proposed tower does not interfere with the access points currently in use by the Pioneers Museum employees or users. Therefore, no impacts are to be expected.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☒ ☐

g) The proposed project will not expose people or structures either directly or indirectly to a significant risk or loss, injury or death involving wildfire as the site is not located on or near wildlands. Less than significant impacts are expected.

X. ***HYDROLOGY AND WATER QUALITY*** ***Would the project:***

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ☐ ☐ ☒ ☐

a) The proposed project does not include any water or wastewater for the operation of the tower other than what will be required for dust suppression when construction occurs, and therefore no violation of any water quality standards would occur. Compliance by the applicant, property owner and tower user with all local, state and federal laws would bring the project's impacts to less than significant levels.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐

b) The proposed project would not require the usage of groundwater or would interfere substantially with groundwater recharge, other than when the communication tower is under construction. There are no known water wells (permitted or not) within the project site; therefore, less than significant impacts are anticipated.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: ☐ ☐ ☒ ☐

(i) result in substantial erosion or siltation on- or off-site;

(i) The proposed project will not alter any existing drainage patterns on site, including the alterations of a stream or river, which would result in substantial erosion or siltation on or off-site as it is not located near a stream or river. According to the Imperial County General Plan Erosion Activity Map, Figure 2[11], Seismic and Public Safety Element, the area is designated nil activity. Therefore, less than significant impacts are anticipated.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; ☐ ☐ ☒ ☐

(ii) As previously stated, the operation of the proposed tower does not involve the use of water. Any drainage patterns shall comply with all State and Local codes, including Public Works Department regulations. Adherence to the code would lessen the project's impact to less than significant.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; ☐ ☐ ☒ ☐

(iii) **Any Grading and Drainage Study/Plans shall be submitted by the applicant to Imperial County Planning and Development Services and Public Works Department. The grading and draining plans would need to be designed**

[10] http://www.icpds.com/CMS/Media/Airport-Locations.pdf
[11] http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

as to prevent or avoid contribution to runoff or polluted water or alter stormwater drainage systems in a negative manner. Implementing these plans after approval would cause for less than significant impacts.

(iv) impede or redirect flood flows? ☐ ☐ ☒ ☐

(iv) The project site is located on Zone X, which is "Area of Minimal Flood Hazard" under FEMA Flood Map 06025C1725C; therefore, less than significant impacts are expected.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☐ ☒

d) According to the California Emergency Management Agency and the Department of Conservation[12], the project site is not located within a Tsunami Inundation Area for Emergency Planning; therefore, no impacts are expected.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☐ ☐ ☒ ☐

e) The proposed project would not require the usage of water for the operation of the tower or located near a large body of water that would cause an obstruction to the implementation of a water quality control plan or sustainable groundwater management plan. Therefore, less than significant impacts are anticipated.

XI. *LAND USE AND PLANNING Would the project:*

a) Physically divide an established community? ☐ ☐ ☐ ☒

a) The project site would not isolate any established communities. The proposed project site is located within an existing Government/Special zone with the established Pioneers Museum on site. The tower owner will only be leasing a 60X60 square foot area of the parcel for the proposed tower. Therefore, no impacts can be expected.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ☐ ☐ ☒ ☐

b) Under the Land Use Element of the Imperial County General Plan, the project site is designated as "Agriculture" and zoned G/S (Government/Special). The proposed project would not conflict with the General Plan or Land Use Ordinance, since it is permitted use with an approved conditional use permit. The project also does not conflict with Title 9 Division 24 and therefore, less than significant impacts are expected.

XII. *MINERAL RESOURCES Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? ☐ ☐ ☒ ☐

a) In accordance with the California Department of Conservation- Mineral Land Classification Map[13], the project site is not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally mineral resources. Accordingly, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region of the residents of the State of California. Less than significant impacts are anticipated.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ☐ ☐ ☒ ☐

b) In accordance with the Imperial County General Plan- Conservation and Open Space Element- Figure 8- Existing Mineral Resources[14], the project site in not located within an area known to be underlain by regionally important mineral resources or within an area that has the potential to be underlain by regionally mineral resources. Accordingly, implementation of the proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan, specific plan or other land use plans. Less than significant impacts are anticipated.

[12] Department of Conservation Tsunami Inundation Maps https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/
[13] https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
[14] http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

XIII. ***NOISE*** ***Would the project result in:***

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

a) Noise levels produced during the construction phase of the project would be temporary and within business hours, these levels shall not exceed the threshold established in the Imperial County General Plan "Noise Element" and shall comply with the applicable regulations regarding construction. Adherence to the "Noise Element" standards would bring the impacts to a less than significant level.

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

b) As previously stated, the temporary noise levels and vibrations that could result from the earthwork and construction activities would have to be maintained within the County's allowed threshold to avoid nuisances regarding excessive groundborne vibration. Adherence to the "Noise Element" standards would bring the impacts to less than significant levels.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

c) The project site is not located within a runway protected zone or approach/departure zone of a local airport. The Imperial County Airport is approximately four miles from the site as shown in the Airport Land Use Compatibility Plan (Figure 1A)[15], but is not within its sphere of influence. No impacts are anticipated.

XIV. ***POPULATION AND HOUSING*** ***Would the project:***

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☐ ☒

a) The proposed project is located within a government/special zone and would not induce a population growth in the area. The approval of the proposed project would improve telecommunication services to the area and to Imperial Valley College by means of an unmanned communication tower; therefore, no impacts are expected.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

b) Implementation of the project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. No impacts are anticipated.

XV. ***PUBLIC SERVICES***

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: ☐ ☐ ☒ ☐

a) The proposed project will not result in any adverse physical impacts associated with any new or altered governmental facilities or require the need for new or altered governmental facilities. Therefore, less than significant impacts anticipated.

1) Fire Protection? ☐ ☐ ☒ ☐

1) The proposed project area is under the service area of the Imperial County Fire Department and will receive adequate fire

15 http://www.icpds.com/CMS/Media/Airport-Locations.pdf

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protection service. The site will not result in the need for new or physically altered fire protection services. Impacts to fire protection facilities would be less than significant.

2) Police Protection? ☐ ☐ ☒ ☐

2) The County Sheriff's office provides police protection to the area. Less than impacts are anticipated due to the proposed project.

3) Schools? ☐ ☐ ☐ ☒

3) The proposed project is not expected to directly or indirectly draw a substantial number of new residents to the region that would generate school-aged students requiring public education. As the project would not cause or contribute a need to construct new or physically altered public school facilities, no impacts are anticipated.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed project would not adversely affect any park facility and no impacts would be anticipated.

5) Other Public Facilities? ☐ ☐ ☐ ☒

5) The proposed project is not expected to result in a demand for other public facilities services. As such, implementation of the proposed project would not adversely affect other public facilities or require the construction of new or modified public facilities. No impacts are anticipated.

XVI. *RECREATION*

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☐ ☒

a) The proposed project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park. Therefore, no impacts are anticipated.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? ☐ ☐ ☐ ☒

b) The proposed project does not propose to construct any new on or off-site recreational facilities. Additionally, the project would not expand any existing on or off-site recreational facilities. Thus, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed project. Therefore, no impacts are anticipated.

XVII. *TRANSPORTATION* *Would the project:*

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ☐ ☐ ☒ ☐

a) The proposed project is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to the transportation aspect. The temporary construction activities and the amount of daily trips to the site from Highway 111, is expected to be below the acceptable threshold by the County; therefore, less than significant impacts are anticipated.

b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☒ ☐

b) Section 15064.3 (b)- Criteria for Analyzing Transportation Impacts refers to the amount and distance of automobile travel attributable to a project. With regards to subsection (1)- Land Use Project, the project does not conflict or is inconsistent with this section as it is not a one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. As the project proposed is for a communications tower, the decrease of vehicle miles traveled due to the project compared to existing conditions would not be relevant in this case and therefore, less than significant impacts are

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expected.

c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☒ ☐

c) The proposed project does not have any design features that would increase hazards or incompatible uses. Therefore, less than significant impacts are anticipated.

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

d) The proposed project will not result in inadequate emergency access, therefore less than significant impacts are expected.

XVIII. *TRIBAL CULTURAL RESOURCES*

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: ☐ ☐ ☒ ☐

a) Assembly Bill 52 was passed in 2014 and took effect July 1, 2015. It established a new category of environmental resources that must be considered under CEQA called tribal cultural resources (Public Resources Code 21074) and established a process for consulting with Native American tribes and groups regarding those resources. Assembly Bill 52 requires a lead agency to begin consultation with California Native American tribe that is traditionally and culturally affiliated with geographic area of the proposed project. Imperial County has consulted with appropriate tribes with the potential for interest in the region. Based on comment provided by the Quechan Historic Preservation Office on March 3, 2021, the project site is not located in an area identified as having the potential for a tribal cultural resource; therefore less than significant impacts are expected.

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or ☐ ☐ ☒ ☐

(i) The proposed site was not listed under the California Historical Resources in County of Imperial[16] nor does it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, less than significant impacts are expected.

(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. ☐ ☐ ☒ ☐

(ii) There appears to be no history or association in the past with any evidence of historical resources for the property to be either identified as of significance or as candidate for listing in the California Register; therefore, less than significant impacts are expected.

XIX. *UTILITIES AND SERVICE SYSTEMS Would the project:*

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications ☐ ☐ ☒ ☐

[16] Office of Historic Preservation http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

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facilities, the construction of which could cause significant environmental effects?

a) The proposed project is not expected to require or result in the relocation or construction of a new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facility; therefore, less than significant impacts are expected.

b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years? ☐ ☐ ☒ ☐

b) The proposed project is not expected to exceed the capacity of the current services provider and no new or expanded entitlements are needed. Therefore; less than significant impacts are anticipated.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☒ ☐

c) The proposed project is not expected to cause an impact to the wastewater treatment provider. Less than significant impacts are anticipated.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☒ ☐

d) The proposed project will not generate any solid waste that would be in excess of State or local standards or in excess of the capacity of local infrastructure or impair the attainment of solid waste reduction goals. Therefore, a less than significant impact is expected.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

e) The proposed project does not require a solid waste plan and appears to comply with all federal, state and local statues and regulations related to solid waste. Adherence to Federal, State and local regulations will bring the project to less than significant impacts.

XX. *WILDFIRE*

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

a) The proposed project will not substantially impair any adopted emergency response plan or emergency evacuation plan. A less than significant impact is expected.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☒ ☐

b) The proposed project is in a flat topographical area and not within a wildfire area. Therefore, less than significant impacts are expected.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☐ ☒

c) The project is not located within a fire severity zone and will not require infrastructure that may exacerbate fire risk. Therefore, no impacts are anticipated.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ☐ ☐ ☒ ☐

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

d) The proposed project will not expose people or structures to significant risks by flooding or landslips as a result of runoff, post-fire slope instability or drainage changes. The proposed project is located on flat terrain and impacts are expected to be less than significant.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
Revised 2011- ICPDS
Revised 2016 – ICPDS
Revised 2017 – ICPDS
Revised 2019 – ICPDS

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SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

a)	**Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?**	☐	☐	☒	☐
b)	**Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**	☐	☐	☒	☐
c)	**Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**	☐	☐	☒	☐

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IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Jeanine Ramos, Project Planner
- Imperial County Air Pollution Control District
- Ag Commissioner

B. OTHER AGENCIES/ORGANIZATIONS

- Quechan Indian Tribe, Historic Preservation

(Written or oral comments received on the checklist prior to circulation)

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V. REFERENCES

1. Airport Land Use Compatibility Plan http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf
2. Fish and Wildlife Department's Service Guidance regarding Communication Towers
3. https://maps.conservation.ca.gov/DLRP/CIFF/
4. IC General Plan Conservation and Open Space Element Figure 1 http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
5. http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
6. http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
7. http://maps.conservation.ca.gov/cgs/fam/
8. http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf
9. EnviroStor Database http://www.envirostor.dtsc.ca.gov/public/
10. http://www.icpds.com/CMS/Media/Airport-Locations.pdf
11. http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf
12. Department of Conservation Tsunami Inundation Maps https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/
13. https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc
14. http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf
15. http://www.icpds.com/CMS/Media/Airport-Locations.pdf
16. Office of Historic Preservation http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

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VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Conditional Use Permit #21-0002 /Variance #21-0001/ Initial Study #21-0003

Project Applicant: Infra Towers, LLC

Project Location: The project site is located at 373 E. Aten Road, Imperial currently occupied by the Pioneers Museum, approximately 4 miles east of the Imperial County Airport. The parcel is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is legally described as 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.

Description of Project: The applicant, Infra Towers, LLC, has submitted modifications to the previously reviewed Conditional Use Permit #21-0002/Variance #21-0001 whose intent is to build and maintain a 160-foot wireless telecommunication tower with shelter, antennas, and ancillary equipment. The major changes include a replacement of the originally proposed camouflaged oil tower design, to the current lattice tower design with lighting. Due to this request, the project has been brought back to the Environmental Evaluation Committee (EEC) for their consideration. The entire parcel is approximately 21.95 acres; however, Infra Towers, LLC 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, enclosed by a 6-foot tall decorative vinyl simulated wood fence, painted a rustic brown.

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VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

☐ The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ The Initial Study identifies potentially significant effects but:

(1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

(2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.

(3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

1-27-2022 — Jim Minnick, Director of Planning & Development Services

Date of Determination

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Applicant Signature — Date

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SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

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IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1. PROPERTY OWNER'S NAME The County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 940 W Main Street, El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3 APPLICANT'S NAME InSite Towers Development 2, LLC	EMAIL ADDRESS Debbie DePompei debbie@intellisitesllc.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1199 N. Fairfax Street #700 - Alexandria, VA	ZIP CODE 22314	PHONE NUMBER (702) 501-0882 (Debbie DePompei, Rep.)
4 ENGINEER'S NAME Morrison Hershfield Corporation CA LICENSE NO. 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com	
5 MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St. Suite #200. Seattle, WA	ZIP CODE 98101	PHONE NUMBER 206-268-7385

6. ASSESSOR'S PARCEL NO. 044-230-014	SIZE OF PROPERTY (In acres or square foot) 21.95 acres	ZONING (existing) GS
7 PROPERTY (site) ADDRESS 373 E. Aten Road - Imperial, CA 92251		
8 GENERAL LOCATION (i e city, town, cross street) At the Pioneers Museum located at the SWC of E. Aten Rd & State Highway 111 (South of Imperial Valley College)		
9 LEGAL DESCRIPTION See attached legal description of property		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.
11 DESCRIBE CURRENT USE OF PROPERTY	Pioneers Museum
12 DESCRIBE PROPOSED SEWER SYSTEM	N/A - not proposed with this project.
13 DESCRIBE PROPOSED WATER SYSTEM	N/A - not proposed for this project.
14 DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	
15. IS PROPOSED USE A BUSINESS? ☐ Yes ☑ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Un-manned wireless communication facility

FOR ICWS
Jurg Heuberger — 11.25.20
Print Name / Signature / Date

Tony Rowsome — 12/03/20
Print Name / Signature / Date

REQUIRED SUPPORT DOCUMENTS

A	SITE PLAN
B.	FEE
C.	OTHER
D	OTHER

APPLICATION RECEIVED BY — DATE
APPLICATION DEEMED COMPLETE BY — DATE
APPLICATION REJECTED BY — DATE
TENTATIVE HEARING BY — DATE
FINAL ACTION ☐ APPROVED ☐ DENIED — DATE

REVIEW / APPROVAL BY OTHER DEPT'S required
☐ P W
☐ E H S
☐ A P C D
☐ O L S
☐

CUP # 21-0002

EEC ORIGINAL PKG

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

EEC ORIGINAL PKG

SITE PLAN REQUIREMENTS

PLAN MUST:

a. Be drawn to scale upon substantial paper, 11" x 14" (min.) – (20 copies must be submitted.)

b. Show name of owner, legal description and Assessor's Parcel Number.

c. Show existing property dimensions, size, adjacent roads, canals, right-of-ways, easements, etc.

d. Show all existing and proposed structures (both above and below ground) location of sewer and water systems.

e. Show adjacent property uses and approximate distances to nearest structures.

f. Indicate name of person preparing site plan.

g. Show North orientation.

h. Show sufficient dimensions and information for proper evaluation to be done.

CAUTION: Incomplete or inaccurate applications, plans will cause the entire application to be rejected.

S:/forms_lists/8.5 x 11 APPS/CUP backside 8.5 x 11

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VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print

1	PROPERTY OWNER'S NAME County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2	MAILING ADDRESS (Street / P O Box, City, State) 9540 W. Main St. - El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3	ENGINEERS NAME Morrison Hershfield Corporation CA. LICENSE NO. 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com	
4	MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St., Suite #200 - Seattle, WA	ZIP CODE 98101	PHONE NUMBER (206) 268-7385

5	ASSESSOR'S PARCEL NO. 044-230-014	ZONING (existing) GS
6	PROPERTY (site) ADDRESS 373 E. Aten Rd. - Imperial, CA 92251	SIZE OF PROPERTY (in acres or square foot) 21.95 acres
7	GENERAL LOCATION (i.e. city, town, cross street) At the Pioneer's Museum located at the SWC of E. Aten Rd. & State Hwy 111 (South of Imperial Valley College)	
8	LEGAL DESCRIPTION See attached legal description of parcel.	

8 DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.)

Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.

9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY :

InSite Towers is proposing to build a 160' wireless communication facility in order to accommodate multiple tenants; AT&T is the anchor tenant who has requested the top RAD center on the tower in order to provide improved service to the college and surrounding area, in addition to providing First Net services.

10. ~~DESCRIBE THE ADJACENT PROPERTY~~

East ~~Zoned "Hospital"~~
West ~~Zoned "Agriculture"~~
North ~~Zoned "College" - Imperial Valley College~~
South Zoned "Agriculture"

Per ICHS
Jurg Heuberger — Print Name — 11-25-20 — Date
Signature

Tony Romans — Print Name — 12/08/20 — Date
Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN
B FEE
C. OTHER
D. OTHER

APPLICATION RECEIVED BY _____ DATE _____
APPLICATION DEEMED COMPLETE BY _____ DATE _____
APPLICATION REJECTED BY _____ DATE _____
TENTATIVE HEARING BY _____ DATE _____
FINAL ACTION ☐ APPROVED ☐ DENIED DATE _____

REVIEW / APPROVAL BY OTHER DEPTS required
☐ P W
☐ E H S
☐ A P C D
☐ O E S
☐ _____
☐ _____

V # 21-0001

EEC ORIGINAL PKG

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TAX ID: 044-230-014

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County of Imperial, CA Planning Department

InSite Towers CA070 Imperial

RECEIVED
JAN 29 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

PROJECT DESCRIPTION

Project Name: InSite Towers – CA070 Imperial Wireless Communication Tower

Location: 373 E. Aten Rd.
Imperial, CA 92251
APN# 044-230-014

Applicant: InSite Towers Development 2, LLC
1199 N. Fairfax Street, Suite 700
Alexandria, VA 22314
Contact: (702) 501-0882 – Debbie DePompei

Owner: The County of Imperial (Owner) and
The Imperial County Historical Society (Sublessor)
9540 W. Main Street
El Centro, CA 92243
Contact: (760) 996-0313 (County)
(760) 996-0313 Jurg Heuberger (Pioneers Museum, Sublessor)

Representative: IntelliSites, LLC
8822 Arroyo Azul Street
Las Vegas, NV 89131
Contact: (702) 501-0882 - Debbie DePompei
debbie@intellisitesllc.com

ABOUT INSITE TOWERS, LLC

InSite Towers, a wholly-owned subsidiary of InSite Wireless Group, . LLC (www.insitewireless.com) is one of the largest privately-owned tower and wireless infrastructure companies in the United States. InSite currently owns and operates more than 2,000 wireless communication tower sites in the United States, Puerto Rico, U. S. Virgin Islands, Australia and Canada as well as more than 66 major DAS ("distributed antenna systems") venues nationwide. InSite Towers primary business is building multi-tenant communications facilities for lease to wireless carriers and the enclosed notarized statement will serve as confirmation that the construction of the tower will be designed to accommodate the collocation of additional antennas for future users pursuant to Section 92409.01 (8).

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InSite has strategically partnered with IntelliSites, LLC (www.intellisitesllc.com), which specializes in the marketing, management and development of multi-user communication tower sites. IntelliSites LLC provides a full array of infrastructure network development services for InSite Towers including site acquisition, land use entitlement, construction management and on-going site management.

Project Description

InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit for the construction and operation of a permanent multi-carrier wireless telecommunications facility to be designed as a 160' lattice tower (camouflaged as an oil tower) to be located at the Pioneers Museum (operated by the Imperial County Historical Society) at 373 E. Aten Rd. – Imperial, CA 92251. InSite is also requesting a Variance for the height since the 160' proposed structure exceeds the 100' height limitation for the GA zone by 60'.

AT&T will be the anchor tenant of the proposed facility upon site completion who proposes to co-locate at the 145' RAD level, which will include installation of the following: (2) 6' panel antennas per sector total of six (6), (3) remote radio units (RRU) per sector, total of (9), (3) surge protectors and (3) fiber spool boxes by the antenna area, in addition to (3) fiber cable trunks and (9) DC power cable trunks.

Associated equipment would include the installation of (2) Global Positioning System (GPS) antennas, a back-up generator (that is California emissions compliant & low acoustic noise) and an AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower. The entire site will be secured within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound. The proposed facility is structurally designed to accommodate multiple wireless carriers' antennas and associated equipment within the 60' x 60' leased compound.

Please note that AT&T has been approved to install a Cell on Wheels (C.O.W.) facility at the location temporarily until the permanent facility being proposed with this application is constructed in order to expedite the deployment of FirstNet services to the area.

Objective

The objective of the proposed facility is to assist AT&T (and other wireless carriers) to fill a significant gap in 4G LTE and 5G coverage to the Imperial Valley College and surrounding community, which is deficient due to the lack of infrastructure to co-locate on. AT&T's specific coverage objectives at the site include the following:

- Improve coverage at Imperial Valley Pioneers Expy Hwy 111 from South to North between S80 & Ralph Rd.
- Improve coverage at Aten Rd from East to West McConnell Rd to Cooley Rd.
- Improve coverage and capacity at Imperial Valley College

Furthermore, the site will enable the anchor tenant, AT&T, to carry out its FirstNet commitment to the state of California to provide reliable communications that are critical to the safety and success of first responders and the public. And, with AT&T's selection by the federal First Responder Network Authority, FirstNet, as the wireless services provider to build and manage

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the first-ever nationwide public safety wireless network, each new site will help to improve first responder communications. First conceived by the 9/11 Commission Report as a necessary strategy to coordinate first responder communications, Congress created FirstNet as the nationwide first-responder wireless network. AT&T's goal is to support the public safety community by putting advanced wireless technologies into the hands of first responders.[1]

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the Southern California area. The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. Only after careful analysis of many candidates and successful lease negotiations has been completed is a land use application such as this one submitted.

The following page details the current coverage (without the new site) and the coverage (with the new site):

CAL02227 Coverage Without New Site

[1] For more information about FirstNet, see https://www.firstnet.gov/ and https://www.youtube.com/embed/p-zyDCSaDug.

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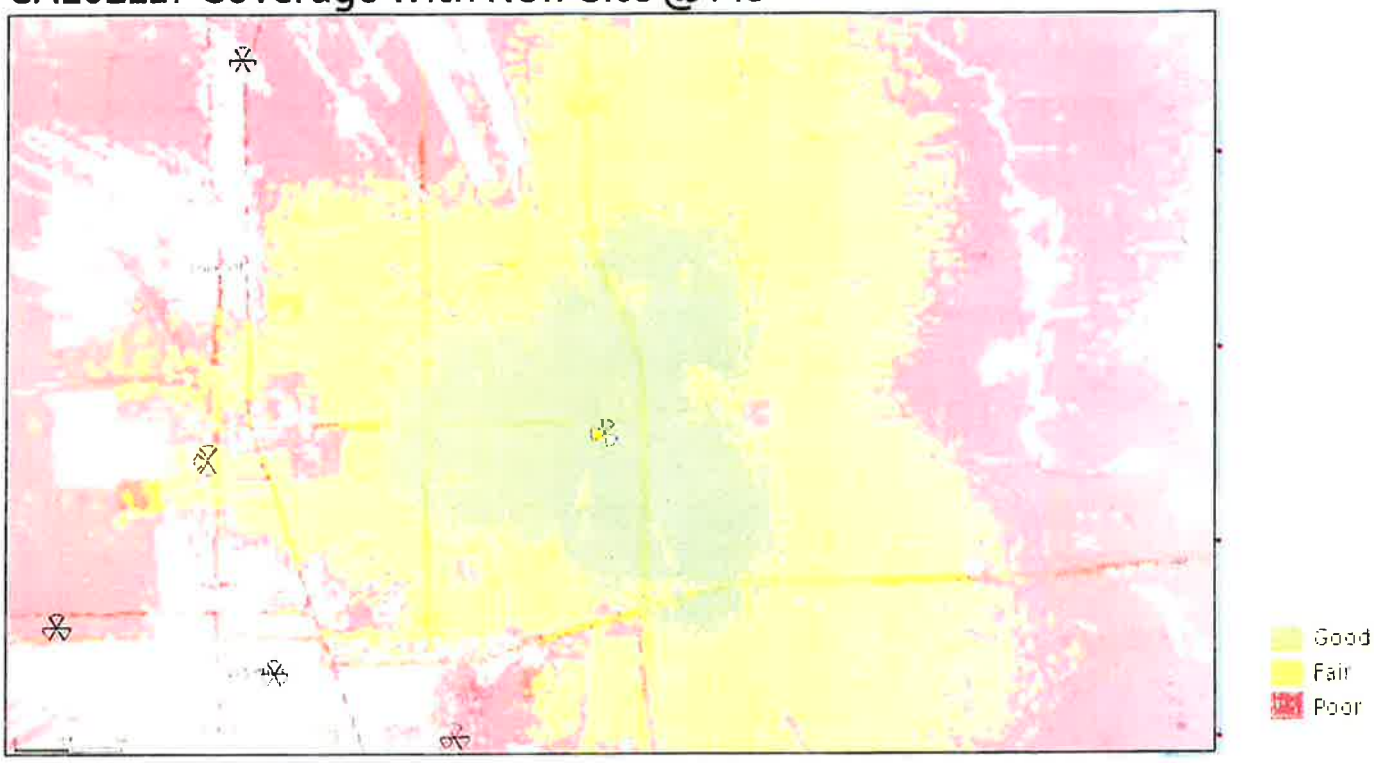
CAL02227 Coverage With New Site @145'



Alternate Site Analysis

InSite Towers seeks to minimize the visual impact to the immediate area when searching for suitable candidates for its' telecommunication towers. This project was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area. The following outlines the research that was conducted on the availability of existing infrastructure in the area:

AT&T was close to securing a site that was located at 2095 Highway 111, El Centro, CA; AT&T obtained zoning approval and submitted for building permit (BP# 59320), then the property owner would not sign the lease. AT&T then reviewed an existing Verizon tower located at 1990 US Highway 111 – El Centro, CA, but the tower did not have the available RAD center (height on the tower) necessary to meet their coverage objectives, which was when AT&T's RF Engineer had to move the search ring closer to the college. The Imperial Valley College was also contacted, however, they were not interested in leasing their property for a communication tower site, which was when we commenced discussions with the Pioneer Museum, the subject site of this application.

92401.04. General Requirements.

Pursuant to Section 92401.04 (General Requirements) of the Imperial County Zoning Ordinance, please note the following findings in support of granting the Conditional Use Permit & Variance, as follows:

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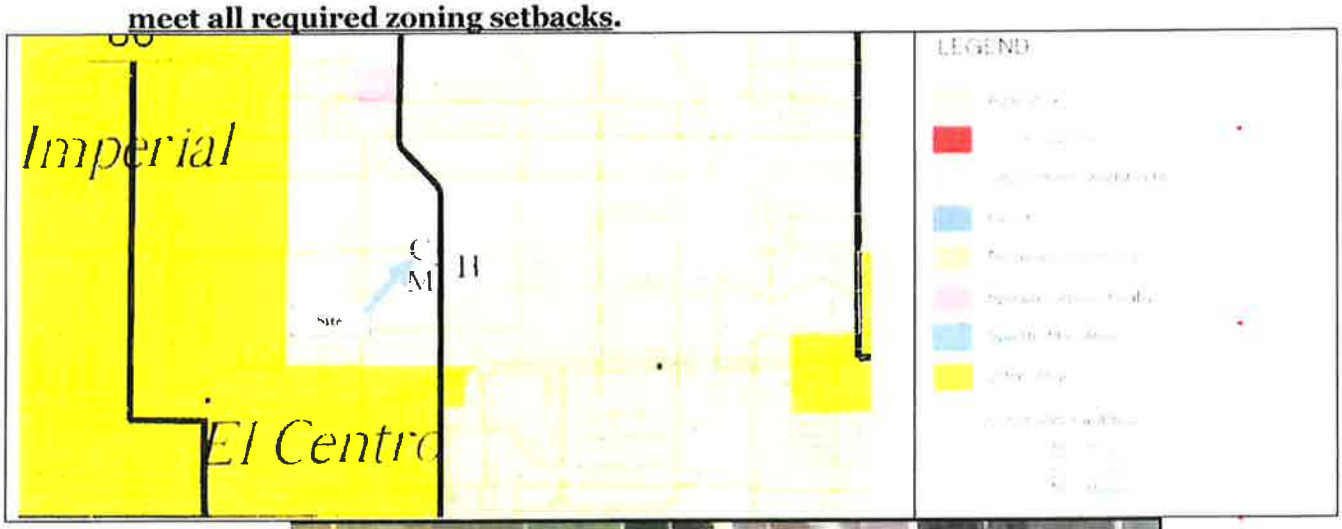
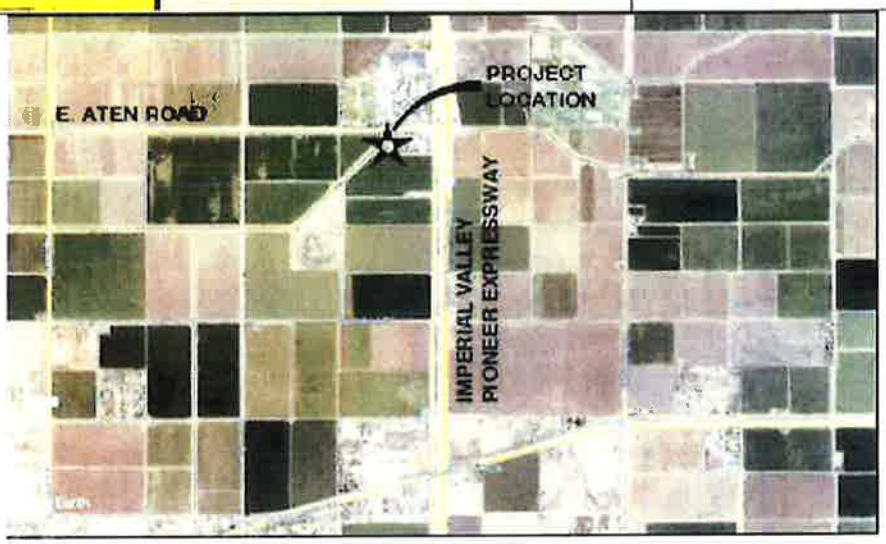
1. **Zones.** Wireless communication facilities may be located in all base zones which allow such facilities, upon approval of a conditional use permit as described below. **The project site will be located at the Pioneers Museum, which is currently zoned GS Government / Special Public within a preferred non-residential zone and will meet all required zoning setbacks.**





The entire area can be characterized as agricultural/rural with the exception of the Imperial Valley College to the north; the following details the existing land uses / parcels surrounding the project site:

Direction	APN#	Existing Land Use	Planned Land Use
North	044-510-007	Imperial Valley College	GS / Government Special Public
South	044-230-015	Agricultural (Fields)	A-2 / Agricultural
West	200-051-07-00	Agricultural (Fields)	A-2 / Agricultural
East	Old Highway 11		

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2. **Use Permit Required.** All wireless communication facilities and all wired or fiber regeneration facilities other than those designated as exempt under require a conditional use permit (CUP). To obtain a conditional use permit, a hearing is required before either the planning director or the planning commission, as provided for in this title. **InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit application for this proposed facility.**

3. **Building Permit Required.** All communication facilities shall require a building permit issued by the county of Imperial. **Upon approval of the Conditional Use Permit, InSite Towers will submit and file for the necessary building permit prior to construction.**

4. **Design Consistency with the Surrounding Environment.** To the maximum extent feasible, all wireless communication facilities and all regeneration facilities shall blend in with the predominant features of the existing natural and/or built environments in which they are located. To this end, co-location, stealth mounts, structure mounts and ground mounts are particularly encouraged. **InSite is proposing to design the 160' lattice tower as an oil tower to blend in with the historic theme of the Pioneer's Museum and rural agricultural landscape of the surrounding environment. The site will be located in the far southwest corner of the parcel, which will be further screened by existing buildings on the property. Enclosed please find photo simulations for reference.**

5. **Height.** All communication facilities shall conform to the following height requirements:

a. All communication facilities shall be of the minimum functional height, with additional provisions for co-location, as allowed in the respective base zone unless a variance is approved concurrent with a CUP. (For example, if the number of co-locators that a particular facility is designed for is four and the required height is eighty (80) feet, then the allowed height of the facility would be one hundred ten (110) feet and if it is five co-locators, then it would be one hundred twenty (120) feet). **The base zone (GS) allows a 100' height. The facility will be structurally designed to accommodate five or more co-locators and so according to the code, the allowed height of the facility would be one hundred and forty (140) feet. The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

b. All communication facilities constructed within three-quarters of a mile of a designated scenic corridor (as designated by the Imperial County general plan) shall conform with the height limit in the zone in which they are located. New facilities that are co-located with an existing facility may exceed their zone's height limit, provided that the installation of the new facility does not require a height increase of the existing facility. **After reviewing the General Plan, the maps did not indicate that the proposed facility is within ¾ of a mile of a designated scenic corridor.**

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c. Outside of the three-quarter-mile range of a designated scenic corridor, communication facility, except an exempt facility, may exceed one hundred twenty (120) feet. A bonus of twenty (20) additional feet per facility, up to a maximum height of three hundred (300) feet, is permissible for operators co-locating on a single facility. **The proposed height of the facility is 160'.**

d. No roof-mounted wireless communication facility, except an exempt facility, may be more than twelve (12) feet taller than the roof of the building on which it is mounted, unless facility is fully screened and height does not exceed height permitted by applicable zoning code. **Not applicable.**

e. If an operator wishes to apply for an exception to these height limitations, then the facility shall be subject to the provisions at this title relating to conditional use permits and variances hearing processes. **The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

6. Screening. All communication facilities shall be screened to the maximum extent possible, pursuant to the following requirements.

a. Ground- and tower-mounted antennas and all sound structures shall be located within areas where substantial screening by vegetation, landform and/or buildings can be achieved. Additional vegetation and/or other screening may be required as a condition of approval. Each structural screening shall be based on a recommendation from the planning department having addressed the visual impacts, which in some instance may, in fact, warrant no screening. **All equipment and materials needed to operate the site are located within a screened 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will be located in the far southwest corner of the parcel that provides further screening of the site by existing buildings on the property.**

b. The projection of structure-mounted antennas from the face of the structure to which they are attached shall be minimized. **The projection of structure-mounted antennas from the face of the tower shall be minimized as much as possible.**

c. Roof-mounted antennas shall be set back from the edge of the roof a distance greater than or equal to the height of the antenna, except when the antennas are fully screened. For roof-mounted antennas, a screening structure that is architecturally compatible with the building on which it is mounted may also be required as a condition of approval. Antenna panels mounted flush on the outside of the parapet wall of an existing building and painted to match the exterior of the building may be allowed. **Not applicable.**

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7. **Radio-Frequency Exposure**. No communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, no communication facility or combination of facilities shall produce at any time power densities that exceed the current FCC adopted standards for human exposure to RF fields. Certification that a facility meets this standard is required. A copy of the certification from the FCC shall be submitted to the county. **Please find enclosed copies of AT&T's FCC Authorizations for all licensed frequencies that will be utilized at the project site, in addition to a RF Environmental Evaluation Report.**

8. **Cabling**. For structure-mounted antennas, all visible cabling between equipment and antennas shall be routed within the building wherever feasible, or on the roof below the parapet wall. Cabling on the exterior of a building or monopole shall be located within cable trays painted to match. All cabling shall be performed in accordance with the NEC (National Electrical Code). **All cabling on the exterior of the lattice tower will be located within cable trays, and in accordance with the NEC.**

9. **Painting and Lighting**. All facilities shall be painted or constructed of materials to minimize visual impact. All towers shall be painted in a non-reflective and preferably earth tone colors. All towers shall be lit with approved lighting as required by the FAA and the Airport Land Use Commissions standards. **The proposed tower will be of a galvanized steel finish (not painted) which is being retained to mimic the oil tower design. The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Enclosed is a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which based on this evaluation, marking and lighting are not necessary for aviation safety.**

10. **Noise**. All communication facilities shall be designed to minimize noise. If a facility is located in or within one hundred (100) feet of a residential zone, noise attenuation measures shall be included to reduce noise levels to a maximum exterior noise level of fifty (50) Ldn at the facility site's property lines. **The proposed tower is not located within 100 feet of a residential zone and is surrounded by agricultural and government special public zones. The nearest residential development is located 1.65 miles to the southwest of the proposed facility.**

11. **Accessory Structures**. Enclosures and cabinets housing equipment related to a wireless communication facility shall meet setback and height restrictions for such structures in their zones. Such structures shall appear architecturally compatible (as determined by the planning director evaluating the facility on the basis of color and materials) with their surroundings and be designed to minimize their visual impact. To meet this requirement, underground vaults may be required. **The accessory structures included with this application include a back-up generator (that is California emissions compliant & low acoustic noise) and an**

EEC ORIGINAL PKG

AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will meet all setbacks.

12. **Roads and Parking**. Communication facilities shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible. **The site will be accessed off of Aten Rd. through the main entrance of the Pioneers Museum via a 12' access easement to the site.**

13. **Provisions for Future Co-location**. All commercial communication facilities shall be encouraged to promote future facility and site sharing. Technical evidence will be provided as to the infeasibility either technical and/or economic, of co-location or grouping prior to the issuance of a new use permit for a facility that would not be considered to be co-located or grouped under this division. **The construction of the tower will be designed to accommodate the co-location of additional antennas for future users pursuant to Section 92409.01(8).**

14. **Removal Upon Discontinuation of Use**. The operator's agreeing to such removal and allowing the county access across private property to effect such removal shall be a condition of approval of each permit issued. At its discretion, the county may require a financial guarantee acceptable to the county to ensure removal. **All equipment associated with the communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original pre-construction condition**.

15. **Principal or Accessory Use**. Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. **The proposed tower will be an accessory use of the existing property, which is owned by the County and is operated as the Pioneers Museum by the Imperial County Historical Society.**

16. **Lot Size**. For purposes of determining whether the installation of a facility complies with county development regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on lease parcels within such lot. This shall also take into consideration the height of the tower in the event of a failure whereby it could fall thereby crossing property lines. **The parcel size is 21.98 acres of which the project site will occupy 3,600 square feet in the southwest corner of said parcel.**

17. **Inventory of Existing Sites**. Each applicant for a facility shall provide to the planning director an inventory of its existing towers, antennas, or sites approved for facilities, that are either within the jurisdiction of Imperial County or within one mile of the border thereof,

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including specific information about the location, height and design of each facility. The planning director may share such information with other applicants applying for administrative approvals or special use permits under this division or other organizations seeking to locate facilities within the jurisdiction of Imperial County, provided, however that the planning director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. **Please find enclosed a list detailing the inventory of AT&T's existing towers, antennas, or sites approved for facilities as requested with this application.**

18. **Aesthetics**. Towers and antennas shall meet the following requirements:

a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obstructiveness. **The proposed tower will be maintained as a galvanized steel finish (conducive to the oil tower design being proposed) unless directed otherwise by conditions of approval.**

b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings. **All materials being proposed will blend into the natural setting of the Pioneer Museum and surrounding buildings.**

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobstructive as possible. **Not applicable.**

19. Lighting. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views and community. **The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Please find enclosed a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which states that based on the evaluation the structure does not exceed obstruction standards and would not be a hazard to air navigation so marking and lighting are not necessary for aviation safety.**

20. State or Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this division shall bring such towers and antennas into compliance with such revised standards and regulations as mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with

EEC ORIGINAL PKG

such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The applicant will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.**

21. Building Codes—Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the county concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The tower will be structurally built and maintained in compliance with REV H standards for towers that are published by the Electronic Industries Association.**

22. Measurement. For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the unincorporated areas of the county of Imperial according to the provisions of this title for the respective base zone. **The GS base zone requires 0' setbacks from property lines, however, the tower will be setback from property lines as follows: 722' to the north (Imperial College parcel), 10' to the west and south and 1,580' from the compound to the east.**

23. Not Essential Services. Towers and antennas shall be regulated and permitted pursuant to this division and shall not be regulated or permitted as essential services, public utilities or private utilities. **The applicant recognizes that the tower, if approved, will not be permitted as essential services, public utilities or private utilities.**

24. Franchises. Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a communication system in Imperial County have been obtained and shall file a copy of all required franchises with the planning director. **This application for the proposed tower does not require a franchise for the operation of the facility.**

25. Public Notice. For purposes of this division, any conditional use permit request, variance request, or appeal of an administratively approved CUP or special use permit shall require public notice to all abutting property owners and all property owners of properties that are located within the corresponding separation distance listed for a CUP or variance in the respective base

EEC ORIGINAL PKG

zone, under this title, in addition to any notice otherwise required by the planning director. **Applicant acknowledges the public notification process for this Conditional Use Permit and Variance application.**

26. Signs. No signs shall be allowed on an antenna or tower except as may be required by law or another permitting or licensing agency. **No signs will be installed on the tower except as may be required by law or another permitting or licensing agency such as the FCC and FAA.**

27. Buildings and Support Equipment. Buildings and support equipment associated with antennas or towers shall comply with requirements of this title. **All building and support equipment associated with antennas or towers will comply with requirements of this title.**

28. Multiple Antenna/Tower Plan. Imperial County encourages the users of towers and antennas to submit a single application for approval of multiple towers and/or antenna sites. Applications for approval of multiple sites shall be given priority in the review process. **This application proposes the installation of one (1) single tower that will be made available for multiple user co-locations.**

EEC ORIGINAL PKG

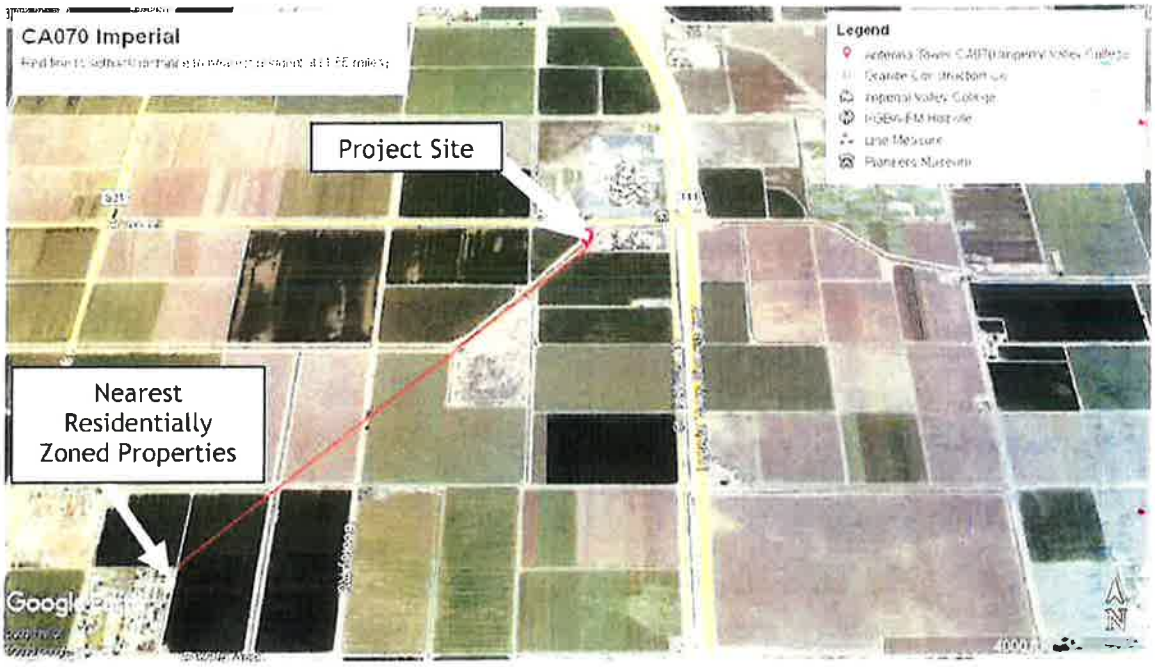
92409.01. Information Required.

Pursuant to Section 92409.01 (Information Required) of the Imperial County Zoning Ordinance, please note the following and attached enclosures being submitted with this application for a Conditional Use Permit & Variance:

1.) Site Plans: Enclosed are two (2) full size (24" x 36') scaled site plans indicating the location, type and height of the proposed tower, on-site land uses and base zoning, adjacent land uses and zoning.

2.) Legal Description: Enclosed is a legal description of the parent tract and leased parcel. The legal description of the 60' x 60' lease area is shown on page C-1 of the site plans.

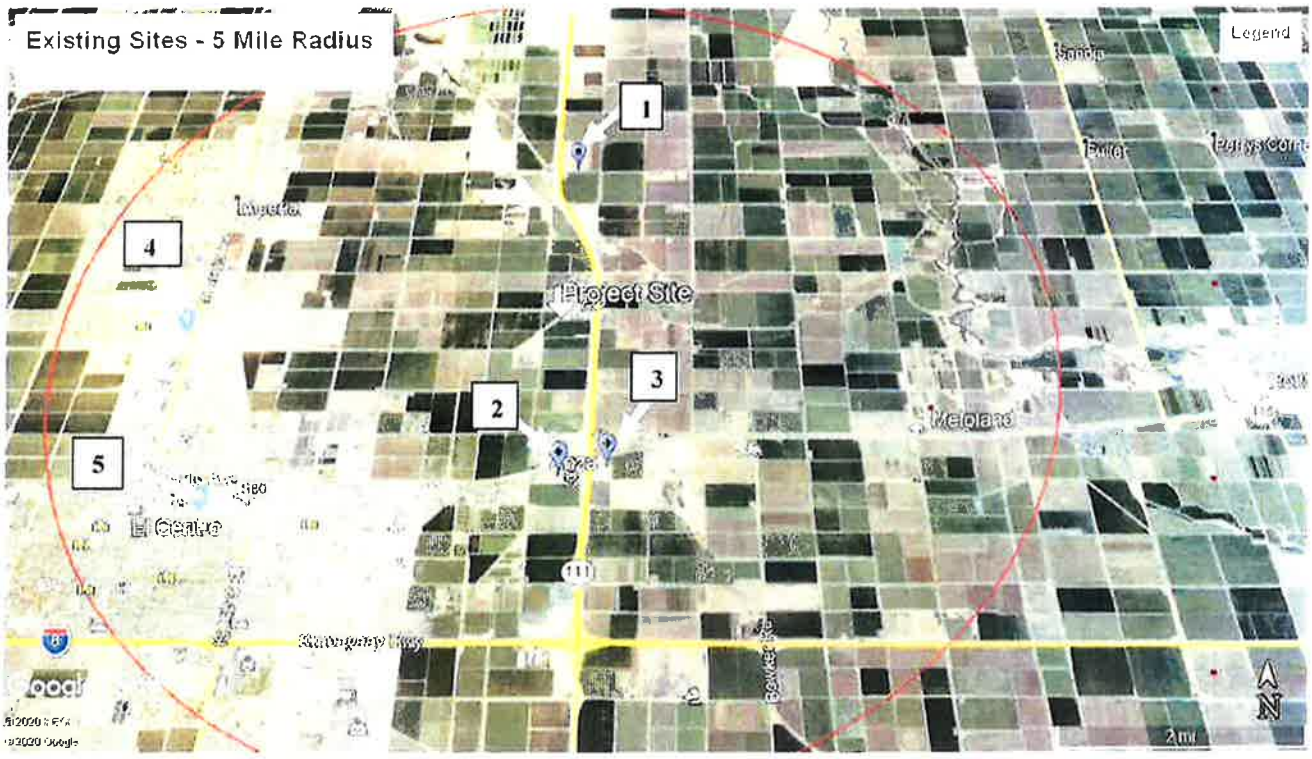
3.) Setbacks: Below please find a Google Earth map showing the setback distance between the proposed tower and nearest residential use, platted residentially zoned properties, and un-platted residentially zoned properties, which is 1.65 miles to the southwest of the proposed site.



4.) Separation Distance from Other Towers: Below please find a Google Earth map showing the inventory of existing sites within a 5-mile radius (red circle) of the proposed tower site.

1. SBA Towers – Monopalm Tower
2. FM Broadcast Lattice Tower
3. Verizon Monopole Tower
4. AT&T Site # 2732 – 56' Roof-Top
5. AT&T Site #2764 – 122' Lattice Tower

EEC ORIGINAL PKG



5.) Landscape Plan: No landscaping is being proposed with this application due to the fact that there is no vegetation (only dirt) surrounding the area of the leased area, in addition to no water utilities to maintain.

6.) Method of Fencing Finished Color: The entire lease area for the project site will be enclosed by a six-foot (6') concrete masonry unit (CMU) block wall, which is typically gray in color – the finished color to remain unless otherwise directed by conditions of approval of this application.

7.) Description of Compliance with Sections 92401.04: Addressed in the previous section herein.

8.) Notarized Statement: Enclosed please find a notarized statement by the applicant stating the construction of the tower will accommodate the co-location of additional antennas for future users.

9.) Fiber Backhaul: AT&T Wireline will be providing the fiber backhaul to the site.

10.) Description of the suitability of the use of existing towers: The Alternative Site Analysis addressed in the previous section addresses the fact that this project site was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area.

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Thank you, in advance, for your consideration of InSite Towers request for a Conditional Use Permit and Variance for the installation of a new 160' communication tower. Please feel free to call me at (702) 501-0882 if you have any questions or require further information.

Sincerely,

Debbie DePompei

Debbie DePompei
IntelliSites, LLC – representing InSite Towers

Enclosures:
(2) Site Plans
Conditional Use Permit Application
Variance Application
Check #067864 $6,500.00 (Application Fees)
AT&T's FCC Authorizations for Licensed Frequencies
FAA Aeronautical Study No 2020-AWP-14523-OE
AT&T Inventory of Existing Sites
Legal Description of Leased Parcel
Photo Simulations (Visual Analysis)
RF Environmental Study
Notarized Statement

EEC ORIGINAL PKG

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

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CA070

IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC

AESims.com
877.9AE.sims

EXISTING

PROPOSED LOOKING SOUTHWEST FROM ATEN ROAD

EEC ORIGINAL PKG

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

InSite

CA070

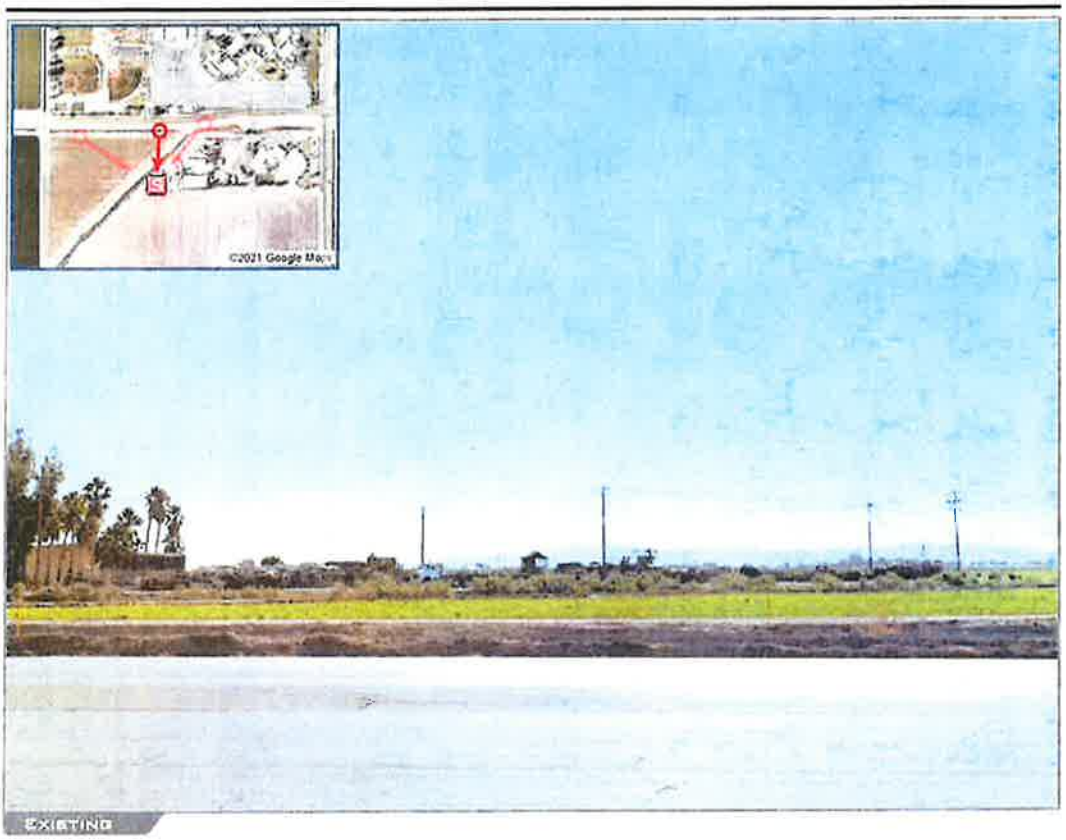
Imperial Valley

373 E Aten Road Imperial CA 92251

ARTISTIC

AEsims.com

877.9AE.sims



EXISTING

PROPOSED Looking south from Aten Road

EEC ORIGINAL PKG

Accuracy of photo simulation based upon information provided by project applicant.

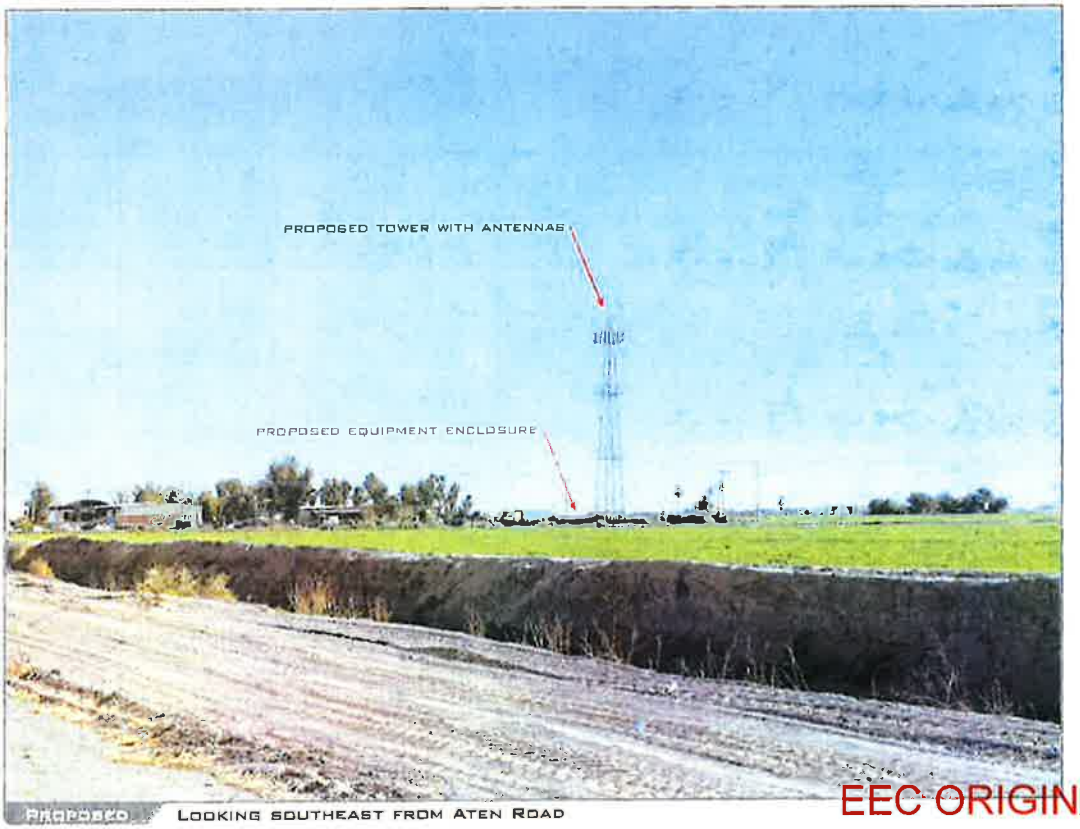
CA070

IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC

EXISTING



PROPOSED LOOKING SOUTHEAST FROM ATEN ROAD

EEC ORIGINAL PKG

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

InSite WIRELESS GROUP

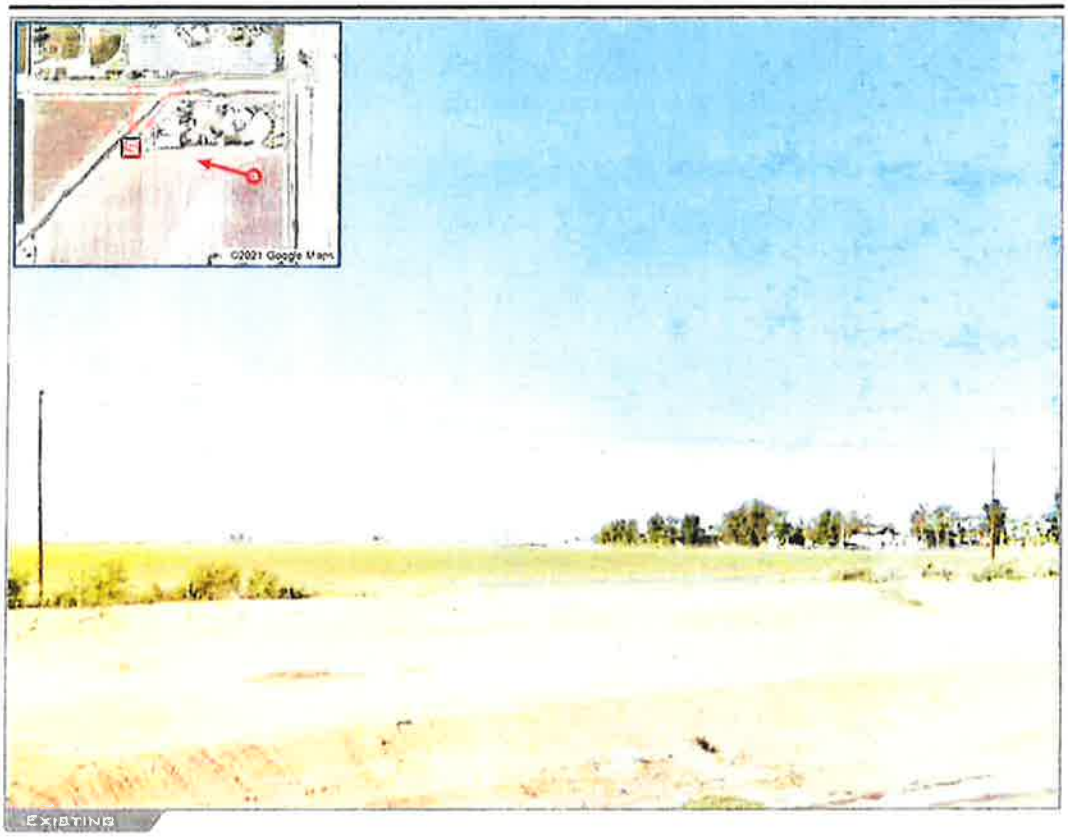
CA070

IMPERIAL VALLEY

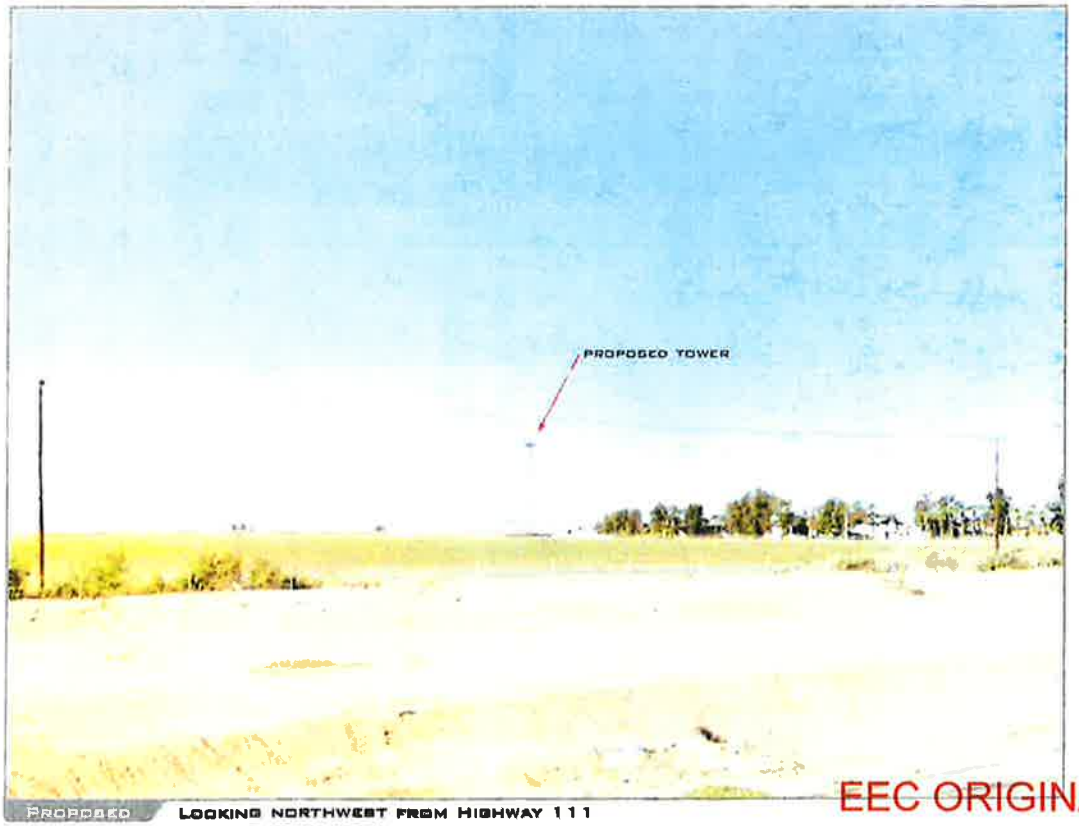
373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC

AEsims com
877 9AE sims



EXISTING



PROPOSED LOOKING NORTHWEST FROM HIGHWAY 111

EEC ORIGINAL PKG

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CAL0227

RF Environmental Evaluation Report -

The operation of the proposed facility in addition to other ambient RF emission levels will not exceed current FCC-adopted standards with regard to human exposure in controlled and uncontrolled areas as defined by the FCC.

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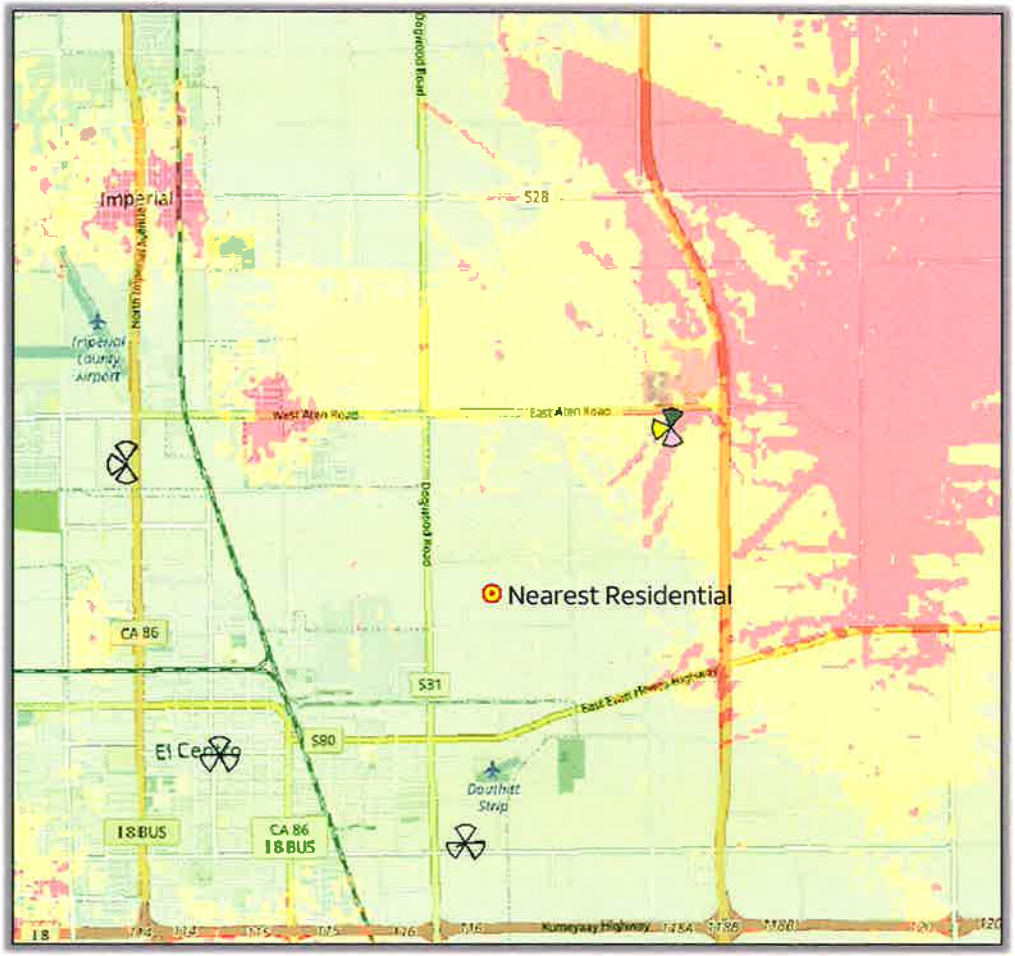
AT&T

CAL02227 Coverage Without New Site



-95 Good
-105 Fair
-113 Poor

EEC ORIGINAL PKG

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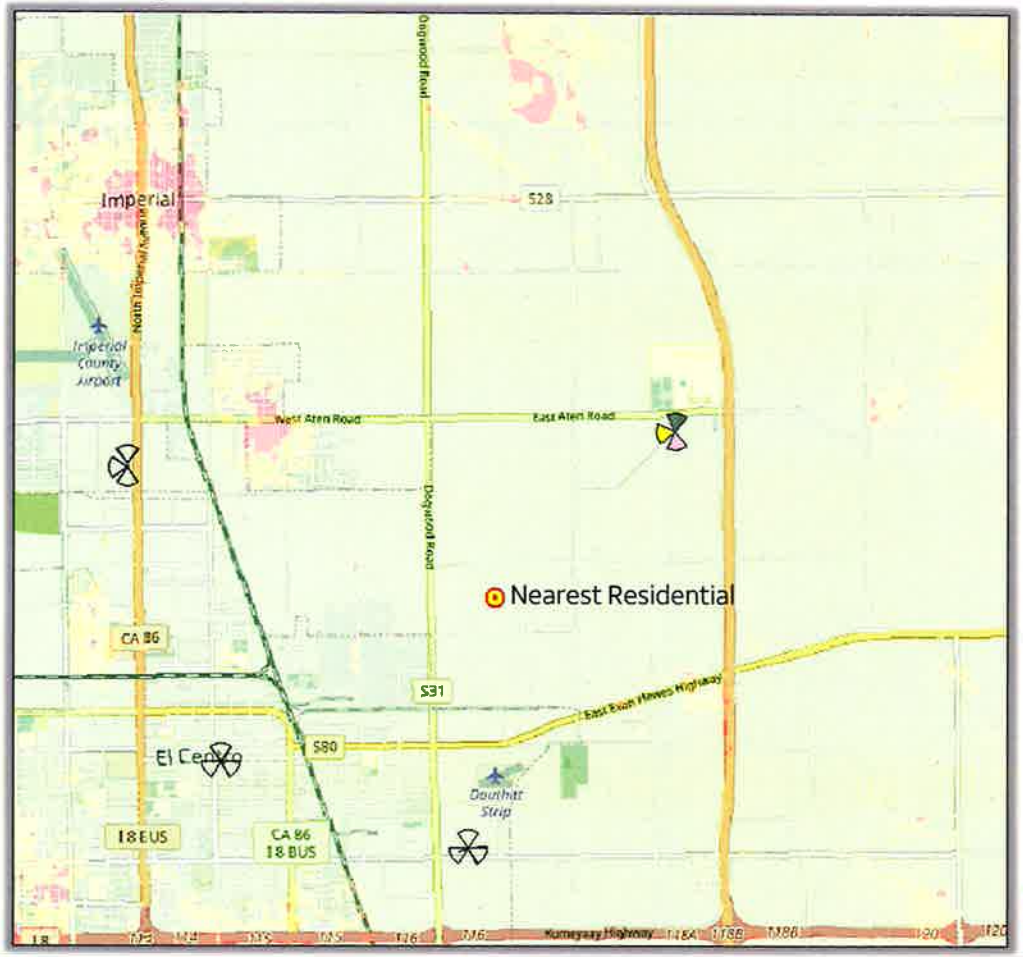
AT&T

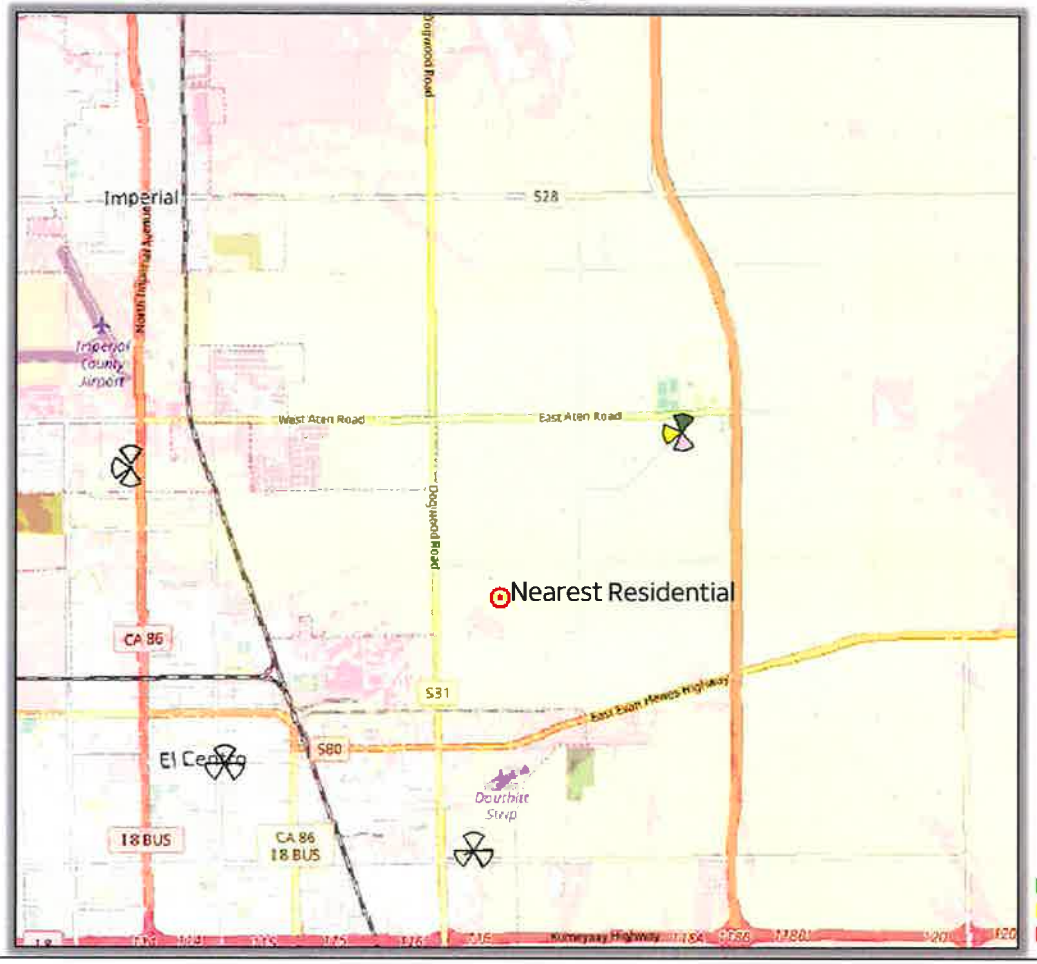
CAL02227 Coverage With New Site



EEC ORIGINAL PKG

2019 AT&T Intellectual Property

CAL02227 Coverage With New Site @145'



EEC ORIGINAL PKG

© 2019 AT&T Intellectual Property
AT&T

InSite Towers, LLC

IMPERIAL VALLEY
CA070

373 E ATEN RD
IMPERIAL, CA 92251

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PROJECT INFORMATION

PROJECT DESCRIPTION:

INSITE TOWERS, LLC PROPOSES TO CONSTRUCT A MULTI-CARRIER, UNSTAFFED RADIO TELECOMMUNICATION FACILITY CONSISTING OF A 160' LATTICE 'OIL' TOWER WITHIN A 60'x60' FENCED COMPOUND.

APPLICANT:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
CONTACT: TODD FUSON
PH: (702) 430-9369

PROPERTY OWNER:
IMPERIAL COUNTY, CALIFORNIA

SITE INFORMATION:

JURISDICTION: IMPERIAL COUNTY

ZONING CLASSIFICATION: GOVERNMENT/SPECIAL (G/S)

CONSTRUCTION TYPE: V-N

OCCUPANCY: U (UTILITY)

CURRENT USE: MUSEUM

PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL SIZE: 21.96± ACRES

LEASE AREA: 3,600 SF

TOWER OWNER:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
PH: (703) 837-3866

PARCEL NUMBER(S):
044-230-014

BUILDING CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)

SITE LOCATION:

LATITUDE: 32° 49' 25.6187" N

LONGITUDE: 115° 30' 23.3294" W

ELEVATION: -50.00' AMSL

GENERAL INFORMATION:

1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.

PROJECT TEAM

SITE ACQUISITION
INTELLISITES, LLC
8822 ARROYO AZUL ST
LAS VEGAS, NV 89131
CONTACT: GEORGE DEPOMPEI
PH: (702) 501-0682

A&E CONTACT
MORRISON HERSHFIELD CORPORATION
600 STEWART ST, SUITE 200
SEATTLE, WA 98101
CONTACT: ROY LORETE
PH: (206) 268-7370
rloreto@morrisonhershfield.com

PERMITTING
INTELLISITES, LLC
8822 ARROYO AZUL STREET
LAS VEGAS, NV 89131
CONTACT: GEORGE DEPOMPEI
PH: (702) 501-0682

PROFESSIONAL OF RECORD:
MORRISON HERSHFIELD CORPORATION
CONTACT: ROBERT J LARA
PH: (949) 577-4668
rlara@morrisonhershfield.com

ISSUED FOR ZD PKG

VICINITY MAP

DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT, SAN DIEGO, CA:
FOLLOW SIGNS FOR I-5 SOUTH. AT EXIT 15B, TAKE RAMP RIGHT FOR CA-94 TOWARD ML KING JR FWY. TAKE RAMP LEFT AND FOLLOW SIGNS FOR CA-125 NORTH. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-8 EAST. AT EXIT 116B, TAKE RAMP RIGHT FOR CA-111 NORTH TOWARD BRAWLEY. TURN LEFT ONTO E ATEN RD. MAKE A U-TURN TO STAY ON E ATEN RD. ARRIVE AT E ATEN RD.

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR MANAGER:			PROJECT MANAGER:		
NSB MANAGER:			CONSTR MANAGER:		
TRANSPORT:					
EQUIP ENGINEER:					
COMPLIANCE:					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
C1	SITE SURVEY
C2	SITE SURVEY
C3	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED PLAN
A-3	ELEVATIONS

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.86 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1580, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

ABBREVIATIONS

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE GROUND LEVEL	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
		HVAC	HEATING VENTILATION AIR CONDITIONING	PT	PRESSURE TREATED
BLDG	BUILDING			REQ	REQUIRED
BLK	BLOCKING			RM	ROOM
				SHT	SHEET
CLG	CEILING	ID	INSIDE DIAMETER	SIM	SIMILAR
CLR	CLEAR	IN	INCH	SPEC	SPECIFICATION
CONC	CONCRETE	INFO	INFORMATION	SF	SQUARE FOOT
CONST	CONSTRUCTION	INSUL	INSULATION	SS	STAINLESS STEEL
CONT	CONTINUOUS	INT	INTERIOR	STL	STEEL
		IBC	INTERNATIONAL BUILDING CODE	STRUCT	STRUCTURAL
DBL	DOUBLE			STD	STUD
DIA	DIAMETER			SUSP	SUSPENDED
DIAG	DIAGONAL	LBS	POUNDS		
DN	DOWN	MAX	MAXIMUM	THRU	THROUGH
DET	DETAIL	MECH	MECHANICAL	TNMD	TINNED
DWG	DRAWING	MTL	METAL	TYP	TYPICAL
		MFR	MANUFACTURE		
EA	EACH	MGR	MANAGER	UNO	UNLESS NOTED OTHERWISE
ELEV	ELEVATION	MIN	MINIMUM		
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	VERT	VERTICAL
EQ	EQUAL	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT				
EXT	EXTERIOR	NA	NOT APPLICABLE	W/	WITH
		NIC	NOT IN CONTRACT	W/O	WITHOUT
FIN	FINISH	NTS	NOT TO SCALE	WP	WATER PROOF
FLUOR	FLUORESCENT				
FLR	FLOOR	OC	ON CENTER		
FT	FOOT	OD	OUTSIDE DIAMETER		
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
GYP BD	GYPSUM WALL BOARD				

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8822 ARROYO AZUL STREET • LAS VEGAS, NV 89131
PHONE: 702.376.8629

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

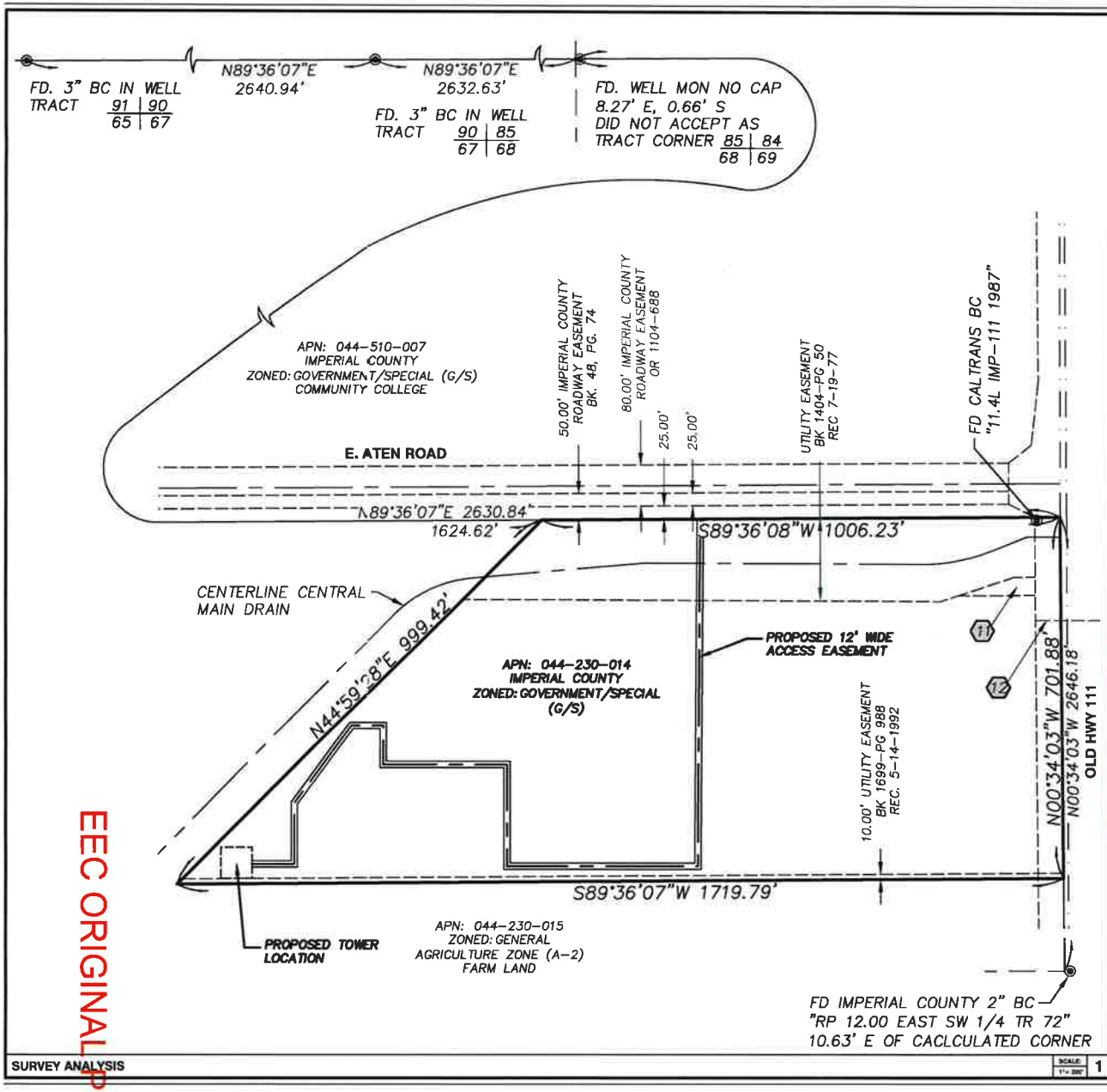
REVISIONS

NO	DATE	DESCRIPTION	INITIAL
A	1/19/20	50% ZD REVIEW	JA
B	1/24/20	95% ZD REVIEW	JA
0	2/14/20	100% ZD FINAL	JA

A/E PROJECT NO:	20004900
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



SURVEY ANALYSIS

SCALE 1" = 200'

1

SITE NAME/ NUMBER:	CA070 IMPERIAL VALLEY COLLEGE
SITE ADDRESS:	373 E. ATEN ROAD IMPERIAL, CA 92251
OWNER'S NAME/ ADDRESS:	IMPERIAL COUNTY, CALIFORNIA
PRESENT USE:	MUSEUM
ASSESSOR PARCEL NO.(S):	044-230-014
NET AREA OF PARCEL(S):	21.98± ACRES
NOTE:	A FIELD SURVEY WAS PERFORMED ON 10/13/20.
BASIS OF BEARINGS:	CALIFORNIA STATE PLANE COORDINATES, ZONE IV (NAD88 - GRID - U.S. SURVEY FEET)
BENCHMARK:	NATIONAL GEODEDIC SURVEY BENCHMARK DESIGNATION: K 1223 PID DB0619 BEING A BENCHMARK DISK SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE WALL OF A CHECK STRUCTURE ARACIA LATERAL NO. 8. ELEVATION: -51.84 (US SURVEY FEET) -15.722 (METERS) BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
FLOOD NOTE:	AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 06025C1725C, DATED SEPTEMBER 26, 2008, LOCATED IN UNSHADED ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION:
SEE SHEET 3

PARCEL INFORMATION

- CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- ADJOINER LINE
- TIELINE
- FOUND MONUMENT AS NOTED
- OR: OFFICIAL RECORD NUMBER

LEGEND

VICINITY MAP

I CERTIFY
TO: INSITE TOWERS, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 10, 11A, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/13/20.

SURVEYOR'S CERTIFICATE

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Diamond Back Land Surveying
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.0815 (f) 702.823.0820
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

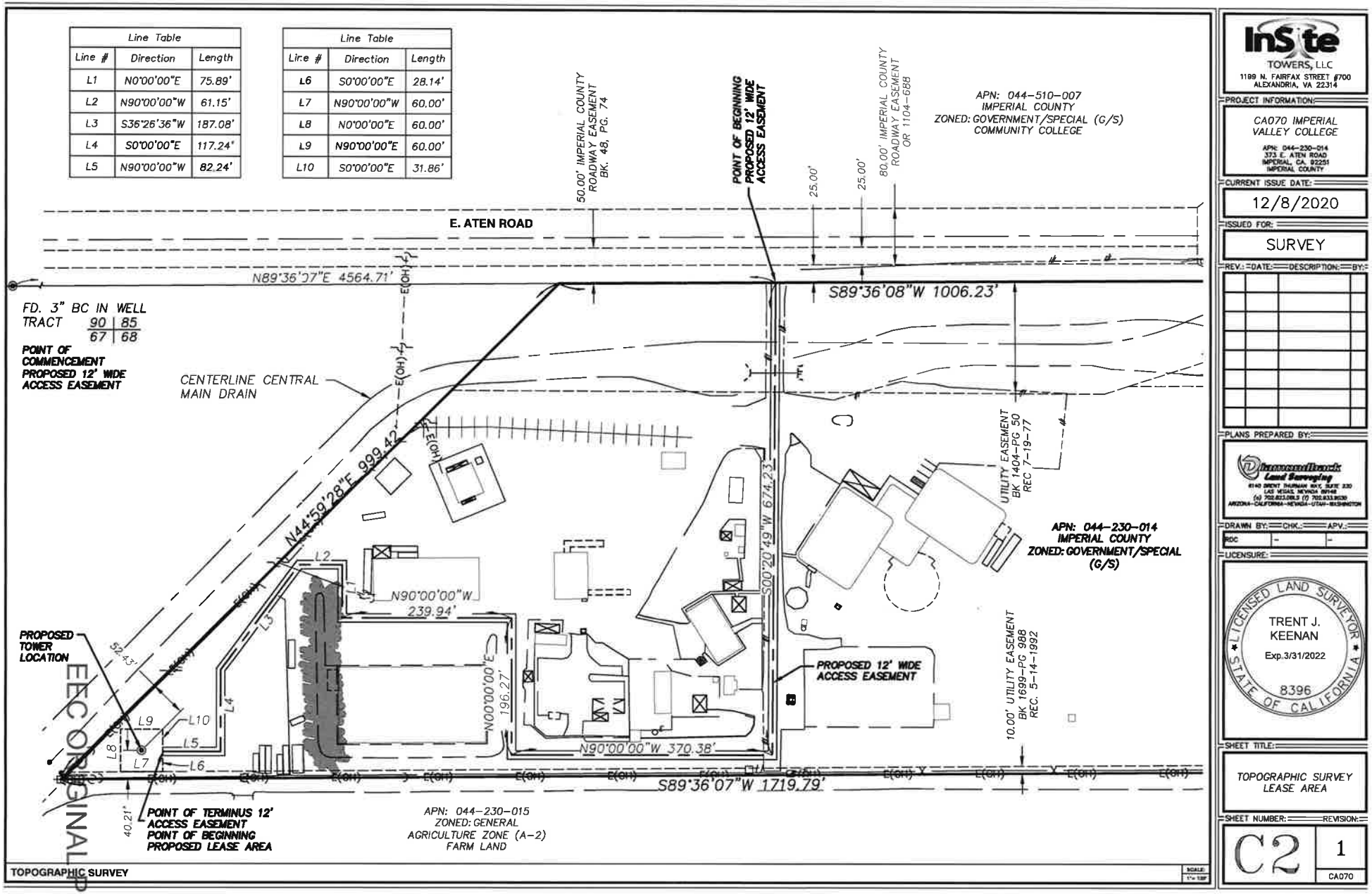
DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
SURVEY ANALYSIS & PARCEL INFORMATION

SHEET NUMBER:	REVISION:
C1	1
	CA070

EEC ORIGINAL PKG



InSite TOWERS, LLC
1189 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Diamondback Land Surveying
8140 SPENCER THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.0083 (f) 702.833.9630
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
TOPOGRAPHIC SURVEY
LEASE AREA

SHEET NUMBER: C2
REVISION: 1
CA070

TITLE REPORT LEGAL EXCEPTIONS

9. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED, RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUPTY RECORDS.
(AFFECTS PARCEL – BLANKET IN NATURE – NOT PLOTTED)

10. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 06/25/1992, IN BOOK 1702, PAGE 1715, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

11. EASEMENT DEED IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 05/08/2000, IN BOOK 2014, PAGE 441, OF THE IMPERIAL COUNTY RECORDS. NOTE: DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DIRECTOR OF TRANSPORTATION, TO IMPERIAL IRRIGATION DISTRICT, RECORDED 03/03/2011, AS DOCUMENT NO. 2011-005642, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

12. JOINT USE AGREEMENT BY AND BETWEEN THE IMPERIAL IRRIGATION DISTRICT, AND THE STATE OF CALIFORNIA, RECORDED 05/11/2009, AS DOCUMENT NO. 2009-014030, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

13. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 04/15/1993, IN BOOK 1728, PAGE 1564, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

TITLE REPORT LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.89 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1718.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 989.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 59; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.

PROPOSED 12' WIDE ACCESS EASEMENT LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE NORTHWEST CORNER OF TRACT 58 ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 58 AND SAID TRACT 59, NORTH 89°36'07" EAST, 4564.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°20'49" WEST, 874.23 FEET; THENCE
NORTH 90°00'00" WEST, 370.38 FEET; THENCE
NORTH 00°00'00" EAST, 198.27 FEET; THENCE
NORTH 90°00'00" WEST, 230.94 FEET; THENCE
NORTH 00°00'00" EAST, 75.89 FEET; THENCE
NORTH 90°00'00" WEST, 61.15 FEET; THENCE
SOUTH 38°26'38" WEST, 187.08 FEET; THENCE
SOUTH 00°00'00" EAST, 117.24 FEET; THENCE
NORTH 90°00'00" WEST, 82.24 FEET TO THE POINT OF TERMINUS.

CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

PROPOSED LEASE AREA LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEGINNING AT THE ABOVE MENTIONED POINT OF TERMINUS, THENCE
SOUTH 00°00'00" EAST, 28.14 FEET; THENCE
NORTH 90°00'00" WEST, 60.00 FEET; THENCE
NORTH 00°00'00" EAST, 60.00 FEET; THENCE
NORTH 90°00'00" EAST, 60.00 FEET; THENCE SOUTH 00°00'00" EAST, 31.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET, MORE OR LESS.

EEC ORIGINAL PKG

TOPOGRAPHIC SURVEY

SCALE: 1"=1'

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:

CA070 IMPERIAL VALLEY COLLEGE

APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:

12/8/2020

ISSUED FOR:

SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:

Diamond Back Land Surveying
8140 SPENCE THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.0819 (f) 702.833.9030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:

LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:

LEGAL DESCRIPTIONS & TITLE REPORT INFORMATION

SHEET NUMBER:	REVISION:
C3	1
	CA070

NOTES:
1. THIS IS NOT A SURVEY. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY. VERIFY ALL DIMENSIONS.
2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

PROPERTY INFO

APN: 044-230-014

OWNER: IMPERIAL COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

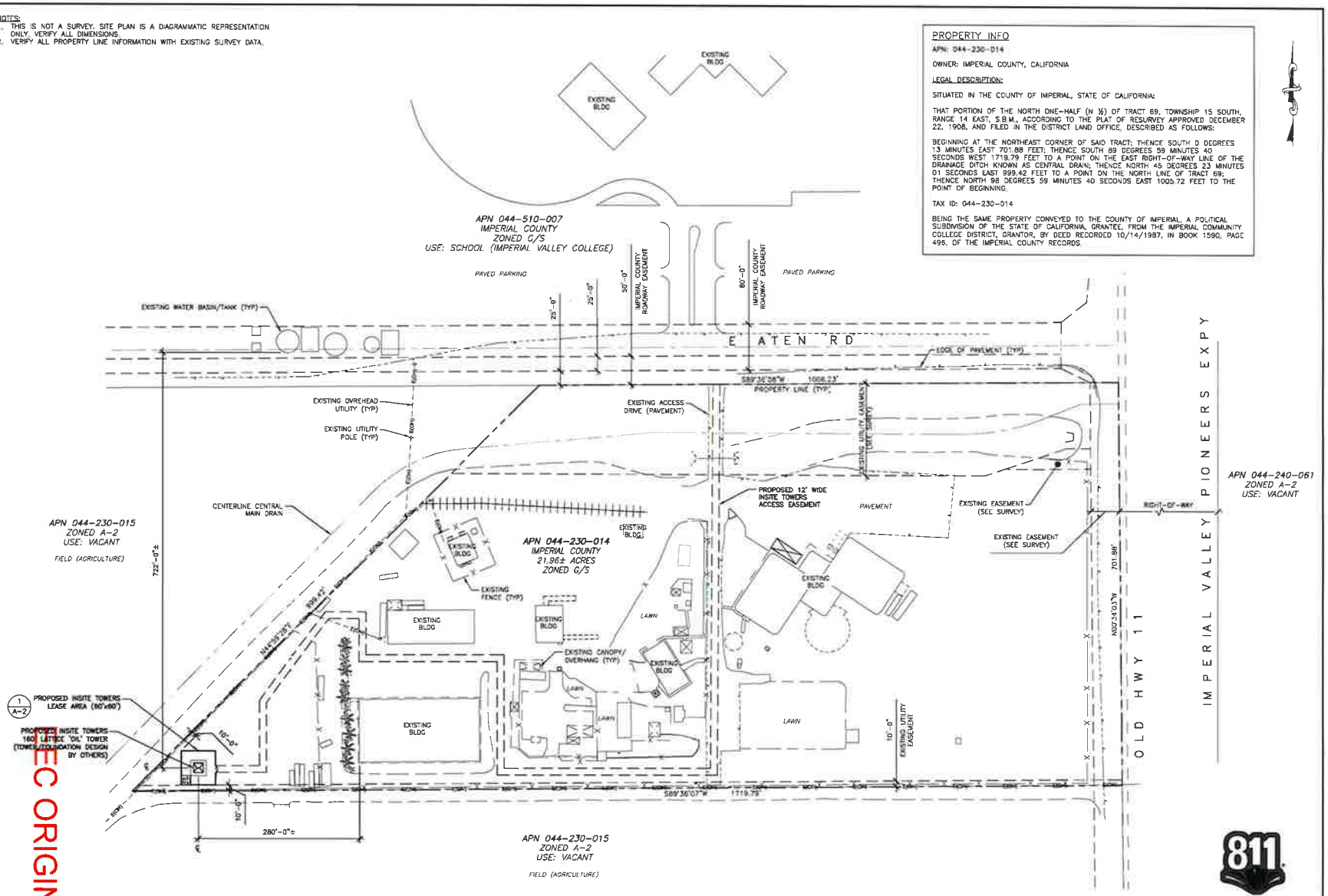
SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 495, OF THE IMPERIAL COUNTY RECORDS.



811 Know what's below. Call before you dig.

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"

SITE PLAN 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

EC ORIGINAL PKG

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
1822 ARROYO AZUL STREET :: LAS VEGAS, NV 89131
PHONE: 702.339.8689

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

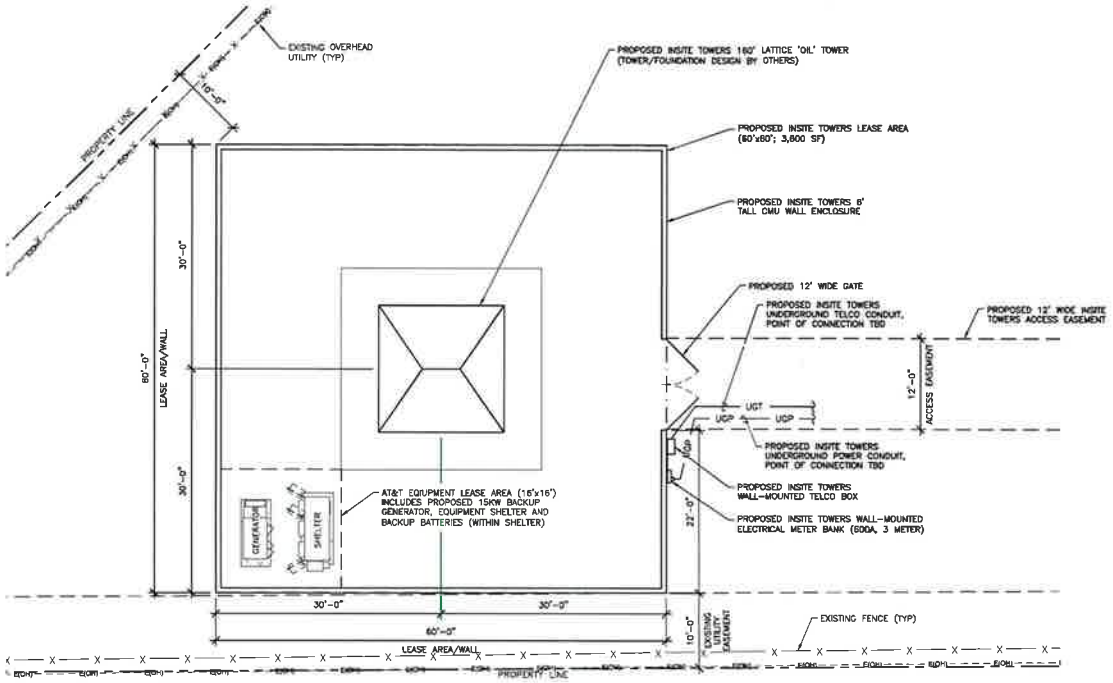
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/19/2020	SITE PLAN REVIEW	JA
B	11/24/2020	SITE PLAN REVIEW	JA
0	12/14/2020	SITE PLAN FINAL	JA

A/E PROJECT NO.	20000400
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



EEC ORIGINAL

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

Know what's below. Call before you dig.

ENLARGED PLAN | 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8922 ARROYO AZUL STREET | LAS VEGAS, NV 89131
PHONE: 702.370.8699

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

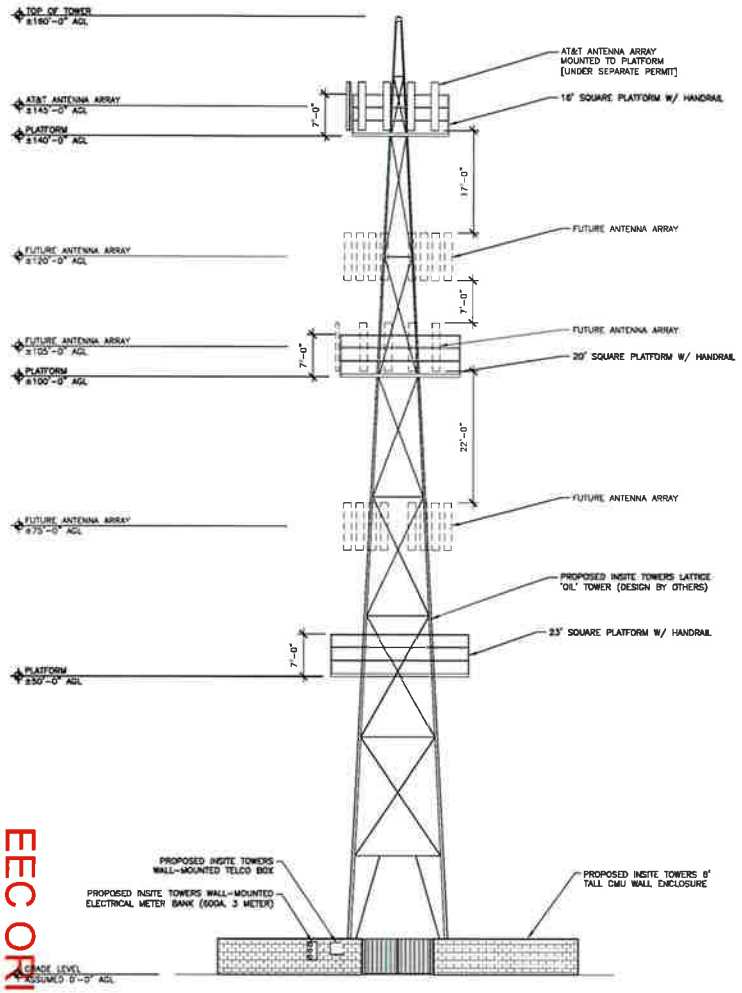
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/15/2019	90% ZD REVIEW	JA
B	11/26/2019	90% ZD REVIEW	JA
0	12/14/2019	100% ZD FINAL	JA

A/E PROJECT NO:	2019040455
DRAWN BY:	JA
REVIEWED BY:	TC

SHEET TITLE
ENLARGED PLAN

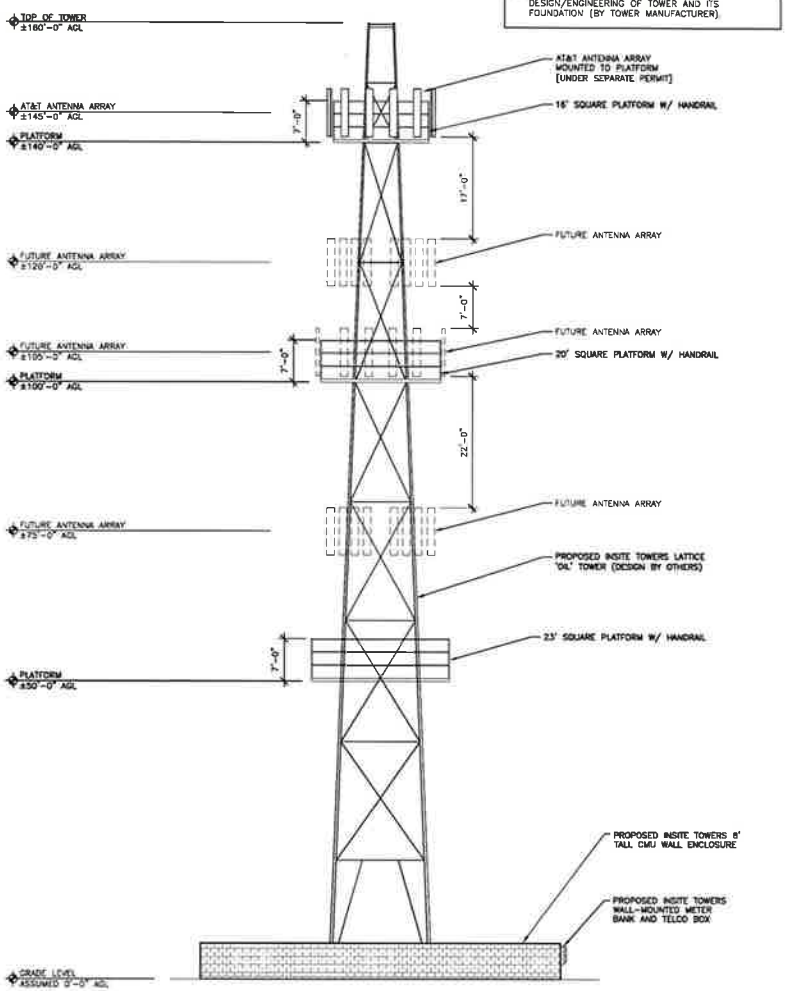
SHEET NUMBER
A-2



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

EAST ELEVATION | 2

NOTES:
1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER).



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

SOUTH ELEVATION | 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND NOTIFY CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE RESPONSIBLE FOR CONSTRUCTION REVISE OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
6822 ARROYO AZUL STREET :: LAS VEGAS, NV 89131
PHONE: 702.375.8691

A&E TEAM
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/15/2019	90% ZD REVIEW	JA
B	11/26/2019	95% ZD REVIEW	JA
0	12/19/2019	100% ZD FINAL	JA

A/E PROJECT NO.:	20004000
DRAWN BY:	JA
REVIEWED BY:	TC

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

EEC ORIGINAL PKG

Attachment A: Requested Modifications to the Notice of Action

EEC ORIGINAL PKG

November 3, 2021 – **REVISED 12/10/21**

Ms. Jeanine Ramos, Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

Re: InSite Towers Development 2, LLC Notice of Action (CUP # 21-0002)

Dear Jeanine:

After reviewing the General & Site-Specific Conditions outlined in the Notice of Action for the above referenced project, the applicant would like to make a formal request to address the following five (5) minor modifications to amend the NOA as follows:

1. **Applicant Name Change**: The applicant is seeking an amendment to change the name of the applicant from InSite Towers Development 2, LLC to Infra Towers, LLC. Please find attached a letter that was jointly signed by InSite Towers and Infra Towers requesting that the application be transferred to Infra Towers, LLC. We also need all references of the applicant's name changed throughout the NOA where appropriate to "Infra Towers, LLC" and their address, which is 1800 Diagonal Rd., Suite 600, Alexandria, VA 22314.

2. **G18 Local Benefit Agreement**: Please find below the current G18 Local Benefit Agreement language contained in the Notice of Action and the applicant's proposed language that we have presented for IVECA's review and consideration on 12/10/21. The proposed revision does not change the intent of our agreement to provide space to the County free of charge but addresses some areas of concern as further explained below.

CURRENT NOA LANGUAGE:

> **G18 LOCAL BENEFIT AGREEMENT:[1]**
>
> Permittee has agreed to provide a local benefit per a negotiated agreement between the County and the permittee. The local benefit agreement allows the permittee to provide multiple antenna spaces and a guaranteed antenna height of fifty (50) feet on the proposed communication tower at no cost to Imperial County or IVECA.

PROPOSED LANGUAGE:

G18 LOCAL BENEFIT AGREEMENT:

Permittee and Imperial County will enter into a to be negotiated agreement authorizing the County and/or the Imperial Valley Emergency Communications Authority (IVECA) to occupy certain antenna spaces on a space available basis on the proposed communication tower (other than at the one hundred twenty (120) to one hundred sixty (160) foot AGL (Above Ground Level) which is reserved for commercial use) at no cost to Imperial County or IVECA.

EEC ORIGINAL PKG

The first sentence of the current language stating "per a negotiated agreement" could be construed to imply that the agreement has already been negotiated. The applicant is merely requesting a change that clarifies that the parties will enter into a "to be negotiated" agreement at a later date.

The second cause for concern with the current language is the reference to "multiple antenna spaces", which the applicant felt was too vague and could be left open to interpretation since the County does not know exactly what they want to place on the tower at this time and at what height location on the tower. So, the applicant is requesting to revise this from "multiple antenna spaces" to "certain antenna spaces" since IVECA has expressed that the inclusion of space(s) adds definitive clarity since they employ multiple antennas at each site, which will likely continue.

IVECA has also removed the 50' antenna height request since the proposed tower, due to its location, could prove to be a very valuable asset in the future and so accordingly future technology specifications and needs will suggest height requirements. With that in mind, Infra has delineated to be ***"(other than at the one hundred twenty (120) to one hundred sixty (160) foot AGL (Above Ground Level) which is reserved for commercial use)"*** due to the fact that: (i) Infra needs to ensure that the tower remains structurally sound with full loading, and (ii) in order for Infra to incur the significant expense in constructing, maintaining, and operating the tower, we need to ensure that it continues to be viable for collocation by wireless carriers. That is, while Infra Towers is happy to offer tower space at no charge to the County, they need to ensure that there is also sufficient, viable space available for wireless carriers (e.g., paying customers) at the highest portion of the structure.

IVECA has indicated that procedurally, once satisfactory language has been achieved, the document will be reviewed by IVECA's legal counsel and then voted on by the IVECA Board of Directors.

3. **Recitals – Page 2:** On the first line labeled "1", the applicant is requesting the following be inserted after the first word "tower" as follows: "on terms acceptable to Permittee and each subsidiary user".

4. **Indemnification Agreement:** Infra Towers has requested the insertion of a statement to the effect that "Infra Towers has the right, but not the obligation, to withdraw its application in the event of a third-party challenge", which I had inserted within the attached as #3 and Infra's legal counsel has signed. In short, Infra cannot commit to incur unlimited litigation expenses in defending the County if, in their judgment, they believe a third-party challenge to be viable/likely to succeed.

5. **Tower Design Revision:** The unexpected inclusion of the S11 Lighting Requirement contained within the NOA has imposed additional expense to our budget for the project, which we would like to mitigate by proposing to revise the tower design from a 4-legged oil tower to a 3-legged lattice tower, in addition to changing the 6' CMU block wall surrounding the lease area to an 6' tall decorative vinyl simulated wood fence painted a rustic brown. Please find enclosed our revised site plans and photo simulations for the new 3-legged design, which is less visually intrusive since the platforms have been removed and the design it is much slimmer in design with only 3 legs versus 4 legs.

EEC ORIGINAL PKG

6. **S1 Project Description:** I know when I originally spoke with you about this section, you explained that it is the County's preference to keep this section more general instead of spelling out all the specifics on the number of antennas, RRU's, etc. so it does not limit our use in the future for additional collocations. So, I hope the County will agree on Infra's suggested revision to the project description below:

The applicant, Infra Towers, LLC, is proposing to construct and operate a collocation wireless telecommunications facility, 160-foot above ground level (AGL), including therewith the necessary ancillary antennas (including collocator antennas), equipment, shelter, and appurtenances.

In the meantime, please feel free to call me at (702) 501-0882 if you have any questions or require further information to address the above requests.

Best Regards,

Debbie DePompei

Debbie DePompei
IntelliSites, LLC, Manager
Representing Infra Towers, LLC & Insite Towers Development 2, LLC

Enclosures:

Applicant Name Change Request Letter Signed by Infra Towers / InSite Towers
Indemnification Agreement
Revised Site Plans
Revised Photo Simulations

EEC ORIGINAL PKG

INFRA
TOWERS

November 3, 2021

VIA FEDERAL EXPRESS/
ADVANCE COPY VIA FACSIMILE

Imperial County Planning & Development Services
Attn: Jeanine Ramos, Planner
801 Main Street
El Centro, CA 92243

jeanineramos@co.imperial.ca.us

Re: Request for Applicant Name Change – CUP#21-0002/V#21-0001
APN 044-230-014-000

Dear Ms. Ramos:

This letter is sent pursuant to your recent discussions with Ms. Debbie DePompei of IntelliSites Development, LLC ("IntelliSites") in connection with the Applicant Name Change pertaining to the above-referenced CUP and Variance Application. The Application was originally filed by IntelliSites on behalf of InSite Towers Development 2, LLC ("ISTD2") on February 2, 2021. ITSD2 conveyed the **CA070 Imperial Valley Site Development Opportunity** ("DSO") that is the subject of the Application and 141 other DSOs to **Infra Towers, LLC, a Delaware limited liability company, with headquarters offices located at 1800 Diagonal Road, Suite 600, Alexandria, VA 22314** pursuant to the terms of that certain redacted Asset Purchase Agreement dated April 1, 2021, a redacted copy of which is enclosed (the "Transfer").

As a result of the Transfer, it is necessary that the Name of the Applicant for CUP#21-0002/V#0001 be changed from InSite Towers Development 2, LLC to Infra Towers, LLC. Should you have any questions regarding this request, please don't hesitate to contact Richard Palermo, Senior Attorney with American Tower Corporation, ITSD2's parent company, (781) 926-4973, richard.palermo@americantower.com, or Roni D. Jackson, General Counsel of Infra Towers, LLC, (714) 396-1360, roni.jackson@infraholdingsllc.com.

Thank you very much for your attention to this important matter.

Very truly yours,

Richard P. Palermo, Esq.
on behalf of InSite Towers Development 2, LLC

Roni D. Jackson, Esq.
on behalf of Infra Towers, LLC

cc: Jurg Heuberger/The Imperial County Historical Society

EEC ORIGINAL PKG

InSite WIRELESS GROUP

CA070

IMPERIAL VALLEY

373 E ATEN ROAD IMPERIAL CA 92251

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 1

EXISTING

PROPOSED LOOKING SOUTHWEST FROM ATEN ROAD

EEC ORIGINAL PKG

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

IMPERIAL VALLEY
CA070

373 E ATEN RD
IMPERIAL, CA 92251

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PROJECT INFORMATION

PROJECT DESCRIPTION:

INSITE TOWERS, LLC PROPOSES TO CONSTRUCT A MULTI-CARRIER, UNSTAFFED RADIO TELECOMMUNICATION FACILITY CONSISTING OF A 150' SELF-SUPPORT TOWER WITHIN A 60'x60' FENCED COMPOUND.

APPLICANT:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
CONTACT: TODD FUSON
PH: (702) 430-8369

PROPERTY OWNER:
IMPERIAL COUNTY, CALIFORNIA

SITE INFORMATION:

JURISDICTION: IMPERIAL COUNTY

ZONING CLASSIFICATION: GOVERNMENT/SPECIAL (G/S)

CONSTRUCTION TYPE: V-N

OCCUPANCY: U (UTILITY)

CURRENT USE: MUSEUM

PROPOSED USE: TELECOMMUNICATIONS FACILITY

PARCEL SIZE: 21.96± ACRES

LEASE AREA: 3,600 SF

TOWER OWNER:
INSITE TOWERS, LLC
1199 N FAIRFAX STREET, SUITE 700
ALEXANDRIA, VA 22314
PH: (703) 837-3666

PARCEL NUMBER(S):
044-230-014

BUILDING CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CALIFORNIA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)

SITE LOCATION:

LATITUDE: 32° 47' 25.6187" N
LONGITUDE: 115° 30' 23.3294" W
ELEVATION: 140.00' AMSL

GENERAL INFORMATION:

1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.

PROJECT TEAM

SITE ACQUISITION
INTELLISITES, LLC
8922 ARROYO ABUL ST
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOMPEI
PH: (702) 624-6882

A&E CONTACT
MORRISON HERSHFIELD CORPORATION
600 STEWART ST, SUITE 200
SEATTLE, WA 98101
CONTACT: ROY LORETE
PH: (206) 268-7370
rlorete@morrisonhershfield.com

PERMITTING
INTELLISITES, LLC
8922 ARROYO ABUL STREET
LAS VEGAS, NV 89131
CONTACT: DEBBIE DEPOMPEI
PH: (702) 624-6882

PROFESSIONAL OF RECORD:
MORRISON HERSHFIELD CORPORATION
CONTACT: ROBERT J LARA
PH: (949) 577-4568
rlara@morrisonhershfield.com

VICINITY MAP

DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT, SAN DIEGO, CA:
FOLLOW SIGNS FOR I-5 SOUTH. AT EXIT 15B, TAKE RAMP RIGHT FOR CA-94 TOWARD ML KING JR FWY. TAKE RAMP LEFT AND FOLLOW SIGNS FOR CA-125 NORTH. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-8 EAST. AT EXIT 118B, TAKE RAMP RIGHT FOR CA-111 NORTH TOWARD BRAWLEY. TURN LEFT ONTO E ATEN RD. MAKE A U-TURN TO STAY ON E ATEN RD. ARRIVE AT E ATEN RD.

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR MANAGER:			PROJECT MANAGER:		
NSB MANAGER:			CONSTR MANAGER:		
TRANSPORT:					
EQUIP ENGINEER:					
COMPLIANCE:					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
C1	SITE SURVEY
C2	SITE SURVEY
C3	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED PLAN
A-3	ELEVATIONS

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 98 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1990, PAGE 496, OF THE IMPERIAL COUNTY RECORDS.

ABBREVIATIONS

A/C	AIR CONDITIONING	HORZ	HORIZONTAL	PLYWD	PLYWOOD
AGL	ABOVE GROUND LEVEL	HR	HOUR	PROJ	PROJECT
APPROX	APPROXIMATELY	HT	HEIGHT	PROP	PROPERTY
		HVAC	HEATING VENTILATION AIR CONDITIONING	PT	PRESSURE TREATED
BLDG	BUILDING			REQ	REQUIRED
BLK	BLOCKING			RM	ROOM
				SHT	SHEET
CLG	CEILING	ID	INSIDE DIAMETER	SIM	SIMILAR
CLR	CLEAR	IN	INCH	SPEC	SPECIFICATION
CONC	CONCRETE	INFO	INFORMATION	SF	SQUARE FOOT
CONST	CONSTRUCTION	INSUL	INSULATION	SS	STAINLESS STEEL
CONT	CONTINUOUS	INT	INTERIOR	STL	STEEL
		IBC	INTERNATIONAL BUILDING CODE	STRUCT	STRUCTURAL
DBL	DOUBLE			STD	STUD
DIA	DIAMETER			SUSP	SUSPENDED
DIAG	DIAGONAL	LBS	POUNDS		
DN	DOWN	MAX	MAXIMUM	THRU	THROUGH
DET	DETAIL	MECH	MECHANICAL	TNNC	TINNED
DWG	DRAWING	MTL	METAL	TYP	TYPICAL
		MFR	MANUFACTURE		
EA	EACH	MGR	MANAGER	UNO	UNLESS NOTED OTHERWISE
ELEV	ELEVATION	MIN	MINIMUM		
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	VERT	VERTICAL
EQ	EQUAL	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT				
EXT	EXTERIOR	NA	NOT APPLICABLE	W/	WITH
		NIC	NOT IN CONTRACT	W/O	WITHOUT
FIN	FINISH	NTS	NOT TO SCALE	WP	WATER PROOF
FLUOR	FLUORESCENT				
FLR	FLOOR	OC	ON CENTER		
FT	FOOT	OD	OUTSIDE DIAMETER		
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
GYP BD	GYPSUM WALL BOARD				

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8922 ARROYO ABUL STREET · LAS VEGAS, NV 89131
PHONE: 702.624.6882

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/19/20	90% ZD REVIEW	JA
B	01/24/20	95% ZD REVIEW	JA
C	02/14/20	100% ZD FINAL	JA
1	11/10/21	TOWER REVISION	JA

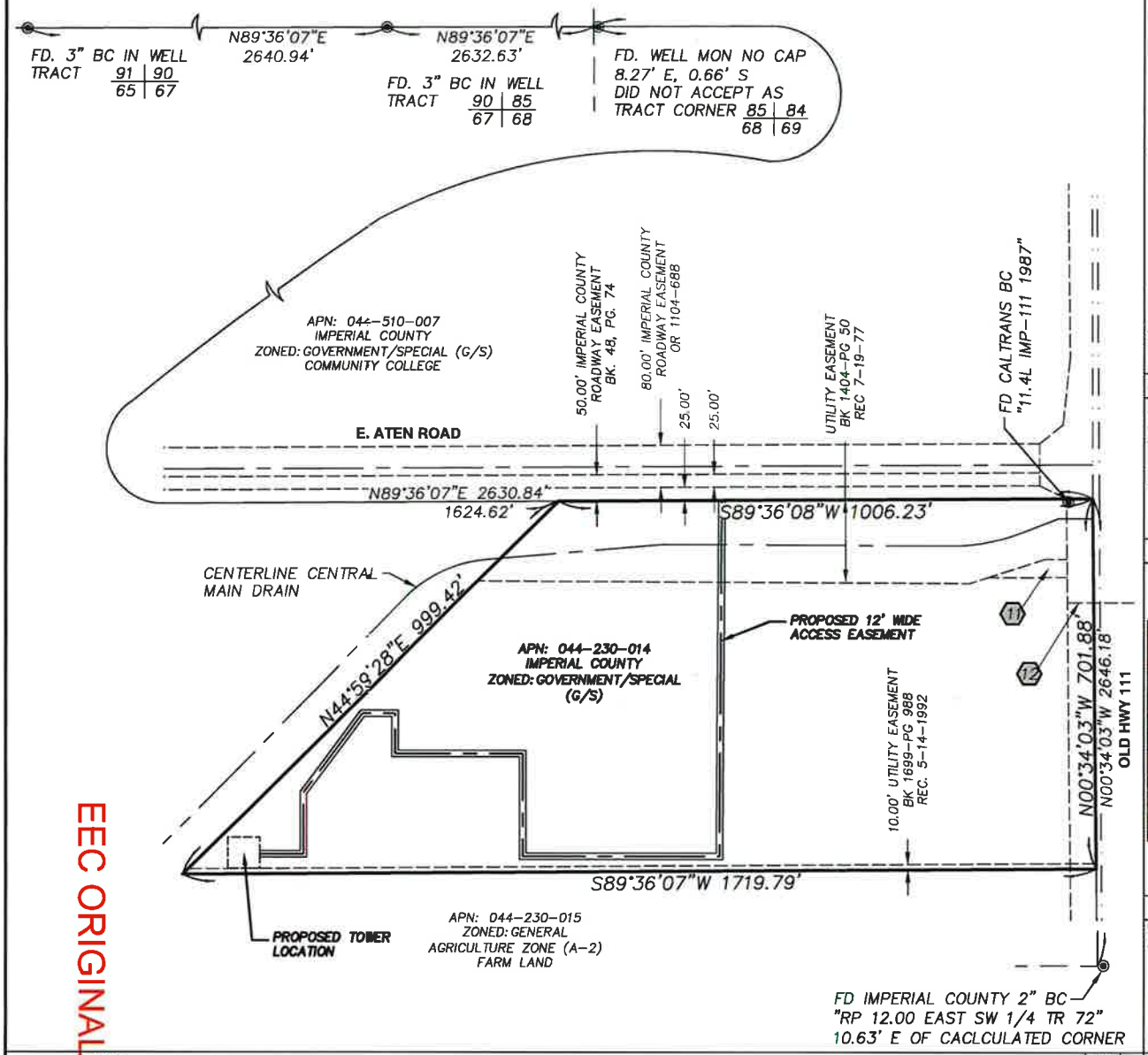
A/E PROJECT NO:	20004900
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

FOR ZONING PKG

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



SURVEY ANALYSIS

SCALE: 1" = 200'

1

SITE NAME/ NUMBER:	CA070 IMPERIAL VALLEY COLLEGE
SITE ADDRESS:	373 E. ATEN ROAD IMPERIAL, CA 92251
OWNER'S NAME/ ADDRESS:	IMPERIAL COUNTY, CALIFORNIA
PRESENT USE:	MUSEUM
ASSESSOR PARCEL NO.(S):	044-230-014
NET AREA OF PARCEL(S):	21.96± ACRES
NOTE:	A FIELD SURVEY WAS PERFORMED ON 10/13/20.
BASIS OF BEARINGS:	CALIFORNIA STATE PLANE COORDINATES, ZONE IV (NAD88 – GRID – U.S. SURVEY FEET)
BENCHMARK:	NATIONAL GEODEDIC SURVEY BENCHMARK DESIGNATION: K 1223 PID DB0619 BEING A BENCHMARK DISK SET IN THE TOP OF THE NORTH END OF THE EAST CONCRETE WALL OF A CHECK STRUCTURE, ARACIA LATERAL NO. 9. ELEVATION: -51.84 (US SURVEY FEET) -15.722 (METERS) BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
FLOOD NOTE:	AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 06025C1725C, DATED SEPTEMBER 26, 2008, LOCATED IN UNSHADED ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGAL DESCRIPTION:
SEE SHEET 3

PARCEL INFORMATION

- CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- ADJOINER LINE
- TIELINE
- FOUND MONUMENT AS NOTED
- OR: OFFICIAL RECORD NUMBER

LEGEND

VICINITY MAP

SURVEYOR'S CERTIFICATE

I CERTIFY
TO: INSITE TOWERS, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2016 AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 10, 11A, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/13/20.

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:

CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Diamondback Land Surveying
8340 BRENT DIAMOND WAY, SUITE 230
LAS VEGAS, NEVADA 89143
(o) 702.823.0585 (f) 702.833.9030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp.3/31/2022
8396
STATE OF CALIFORNIA

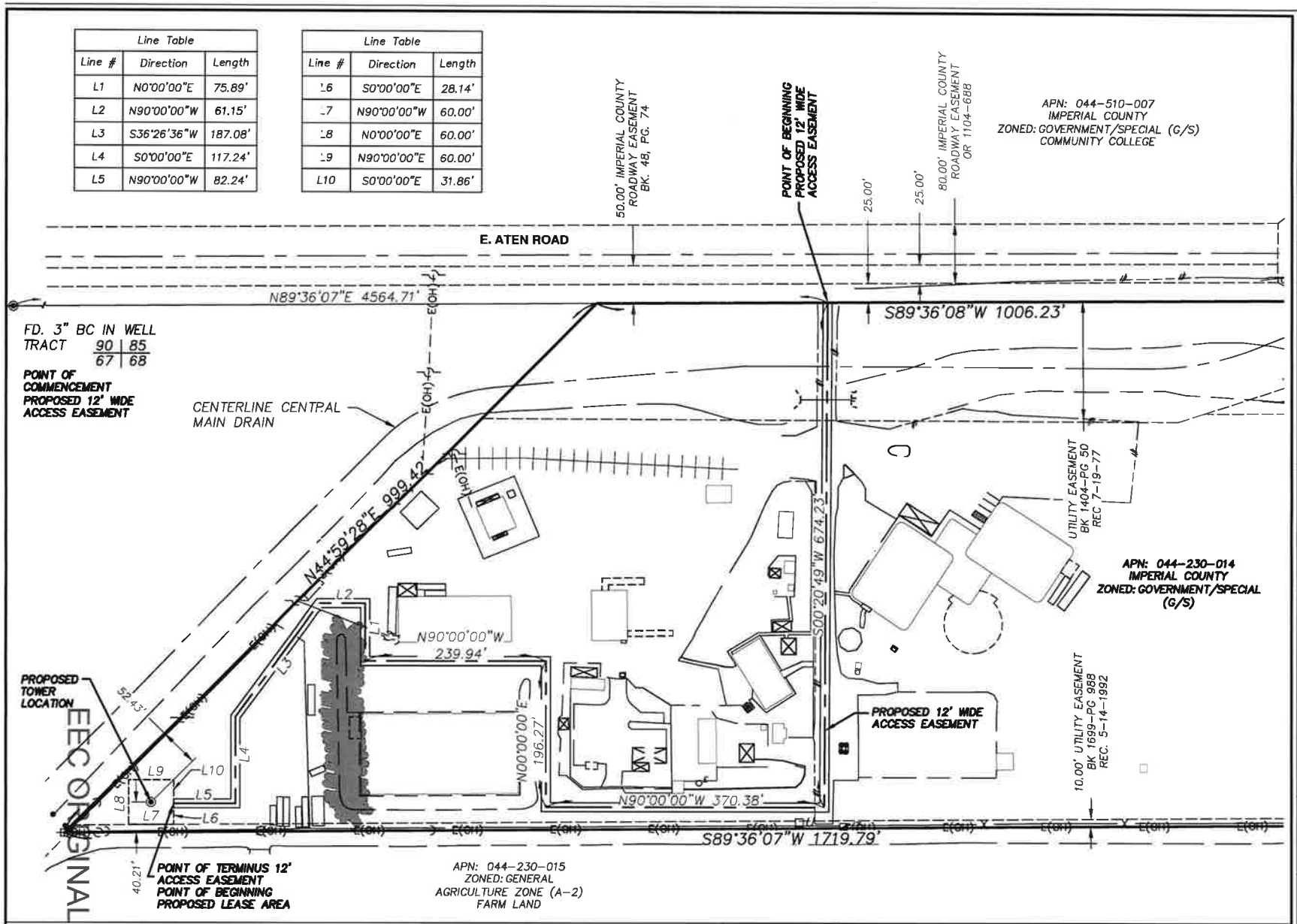
SHEET TITLE:
SURVEY ANALYSIS & PARCEL INFORMATION

SHEET NUMBER: C1
REVISION: 1
CA070

EEC ORIGINAL PKG

Line Table		
Line #	Direction	Length
L1	N0°00'00"E	75.89'
L2	N90°00'00"W	61.15'
L3	S36°26'36"W	187.08'
L4	S0°00'00"E	117.24'
L5	N90°00'00"W	82.24'

Line Table		
Line #	Direction	Length
L6	S0°00'00"E	28.14'
L7	N90°00'00"W	60.00'
L8	N0°00'00"E	60.00'
L9	N90°00'00"E	60.00'
L10	S0°00'00"E	31.86'



TOPOGRAPHIC SURVEY

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Dannenbrock Land Surveying
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.853.0063 (f) 702.831.9630
ARIZONA - CALIFORNIA - NEVADA - UTAH - WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp. 3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
TOPOGRAPHIC SURVEY
LEASE AREA

SHEET NUMBER:	REVISION:
C2	1
	CA070

TITLE REPORT LEGAL EXCEPTIONS

9. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED, RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – BLANKET IN NATURE – NOT PLOTTED)

10. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 06/26/1962, IN BOOK 1702, PAGE 1715, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

11. EASEMENT DEED IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 05/08/2000, IN BOOK 2014, PAGE 441, OF THE IMPERIAL COUNTY RECORDS. NOTE: DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DIRECTOR OF TRANSPORTATION, TO IMPERIAL IRRIGATION DISTRICT, RECORDED 03/03/2011, AS DOCUMENT NO. 2011-005642, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

12. JOINT USE AGREEMENT BY AND BETWEEN THE IMPERIAL IRRIGATION DISTRICT, AND THE STATE OF CALIFORNIA, RECORDED 05/11/2009, AS DOCUMENT NO. 2009-014030, OF THE IMPERIAL COUNTY RECORDS.
(AFFECTS PARCEL – PLOTTED)

13. EASEMENT IN FAVOR OF IMPERIAL IRRIGATION DISTRICT, RECORDED 04/15/1993, IN BOOK 1729, PAGE 1564, OF THE IMPERIAL COUNTY RECORDS.
(DOES NOT AFFECT PARCEL)

TITLE REPORT LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 701.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1710.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 59; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY COLLEGE DISTRICT, GRANTOR, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS.

PROPOSED 12' WIDE ACCESS EASEMENT LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE NORTHWEST CORNER OF TRACT 58 ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 58 AND SAID TRACT 59, NORTH 89°26'07" EAST, 4584.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°20'49" WEST, 674.23 FEET; THENCE
NORTH 90°00'00" WEST, 370.38 FEET; THENCE
NORTH 00°00'00" EAST, 196.27 FEET; THENCE
NORTH 90°00'00" WEST, 239.94 FEET; THENCE
NORTH 00°00'00" EAST, 75.89 FEET; THENCE
NORTH 90°00'00" WEST, 81.15 FEET; THENCE
SOUTH 36°28'36" WEST, 187.08 FEET; THENCE
SOUTH 00°00'00" EAST, 117.24 FEET; THENCE
NORTH 90°00'00" WEST, 82.24 FEET TO THE POINT OF TERMINUS.

CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

PROPOSED LEASE AREA LEGAL DESCRIPTION

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1590, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 59, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS;

BEGINNING AT THE ABOVE MENTIONED POINT OF TERMINUS, THENCE
SOUTH 00°00'00" EAST, 28.14 FEET; THENCE
NORTH 90°00'00" WEST, 60.00 FEET; THENCE
NORTH 00°00'00" EAST, 60.00 FEET; THENCE
NORTH 90°00'00" EAST, 60.00 FEET; THENCE SOUTH 00°00'00" EAST, 31.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,600 SQUARE FEET, MORE OR LESS.

EEC ORIGINAL PKG

TOPOGRAPHIC SURVEY

SCALE: 1"=1'

InSite TOWERS, LLC
1199 N. FAIRFAX STREET #700
ALEXANDRIA, VA 22314

PROJECT INFORMATION:
CA070 IMPERIAL VALLEY COLLEGE
APN: 044-230-014
373 E. ATEN ROAD
IMPERIAL, CA. 92251
IMPERIAL COUNTY

CURRENT ISSUE DATE:
12/8/2020

ISSUED FOR:
SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

PLANS PREPARED BY:
Dannenbrock Land Surveying
8140 SPENCER THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
(o) 702.823.0815 (f) 702.833.6030
ARIZONA-CALIFORNIA-NEVADA-UTAH-WASHINGTON

DRAWN BY:	CHK.:	APV.:
RDC	-	-

LICENSURE:
LICENSED LAND SURVEYOR
TRENT J. KEENAN
Exp. 3/31/2022
8396
STATE OF CALIFORNIA

SHEET TITLE:
LEGAL DESCRIPTIONS & TITLE REPORT INFORMATION

SHEET NUMBER:	REVISION:
C3	1
	CA070

NOTES:
1. THIS IS NOT A SURVEY. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY. VERIFY ALL DIMENSIONS
2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA

PROPERTY INFO

APN: 044-230-014

OWNER: IMPERIAL COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

SITUATED IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA:

THAT PORTION OF THE NORTH ONE-HALF (N ½) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER 22, 1905, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES EAST 707.88 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST 1719.79 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE DRAINAGE DITCH KNOWN AS CENTRAL DRAIN; THENCE NORTH 45 DEGREES 23 MINUTES 01 SECONDS EAST 999.42 FEET TO A POINT ON THE NORTH LINE OF TRACT 69; THENCE NORTH 90 DEGREES 59 MINUTES 40 SECONDS EAST 1005.72 FEET TO THE POINT OF BEGINNING.

TAX ID: 044-230-014

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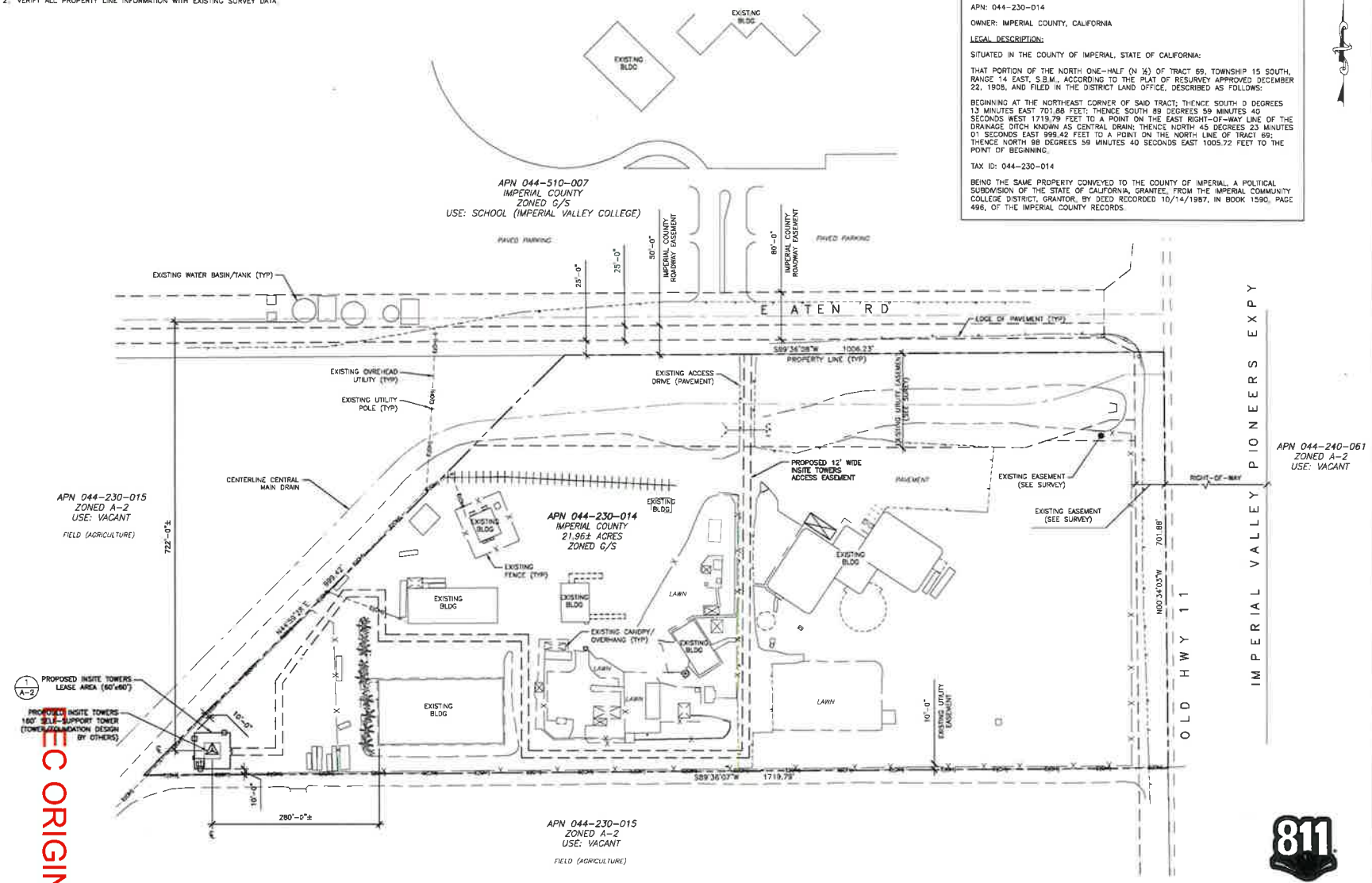

811 Know what's below. Call before you dig.

24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"
100' 50' 0' 100'

SITE PLAN 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

EC ORIGINAL PKG

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CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8872 ARROYO AZUL STREET :: LAS VEGAS, NV 89131
PHONE: 702.339.3685

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

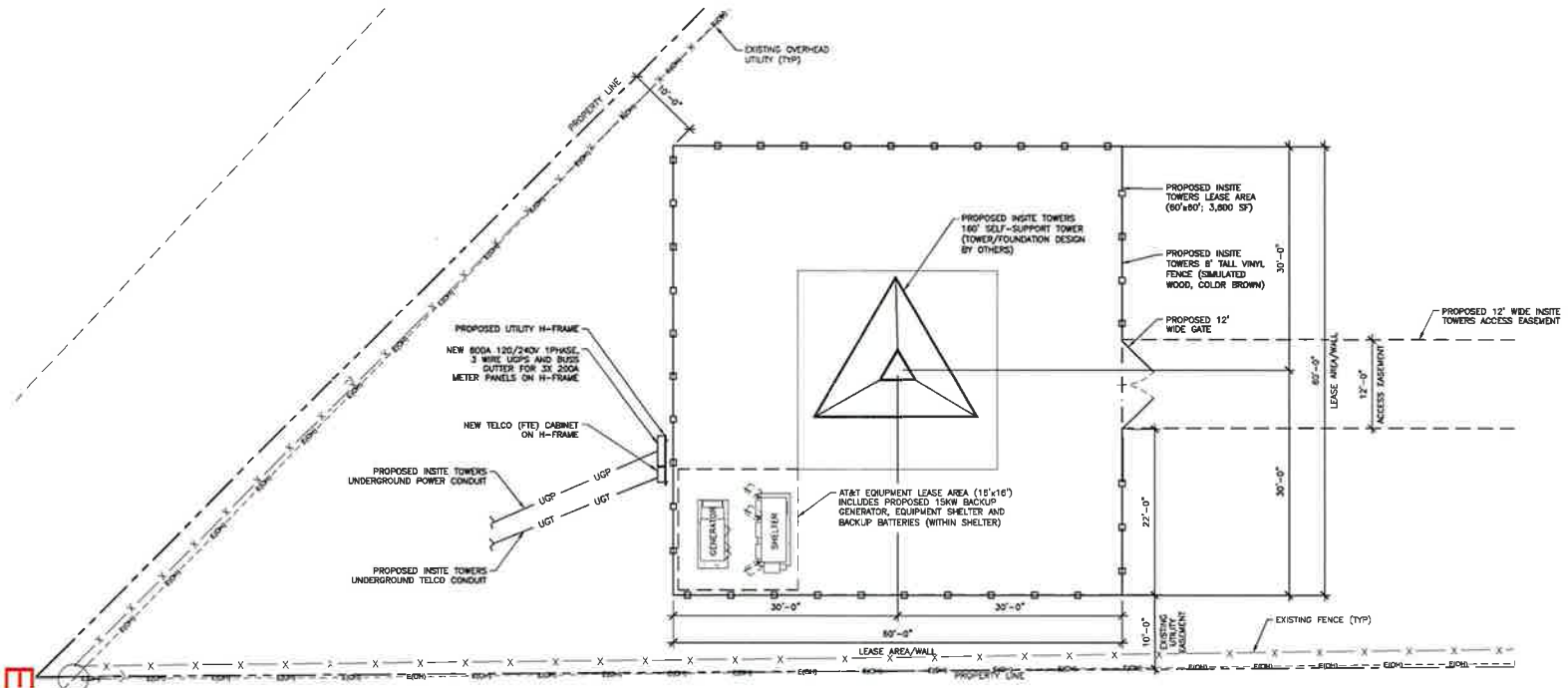
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/19/20	90% ZD REVIEW	JA
B	11/24/20	90% ZD REVIEW	JA
0	12/14/20	100% ZD FINAL	JA
1	11/15/21	TOWER REVISION	JA

A/E PROJECT NO:	20004M06
DRAWN BY:	JA
REVIEWED BY:	RC

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



811
Know what's **below.**
Call before you dig.

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 4' 2' 0' 8'

ENLARGED PLAN 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

EEC ORIGINAL KG

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CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
PHONE: 702.339.9589

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

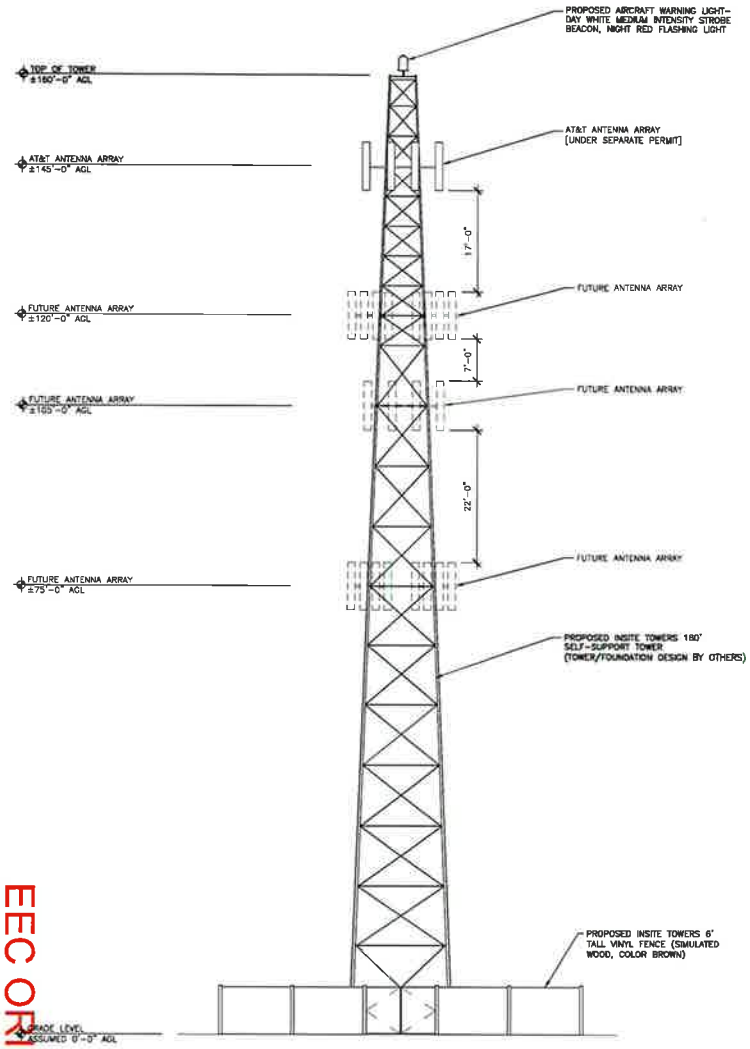
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/19/20	90% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
C	12/14/20	100% ZD FINAL	JA
1	11/15/21	OWNER REVISION	JA

A/E PROJECT NO.	200040400
DRAWN BY:	JA
REVIEWED BY:	RL

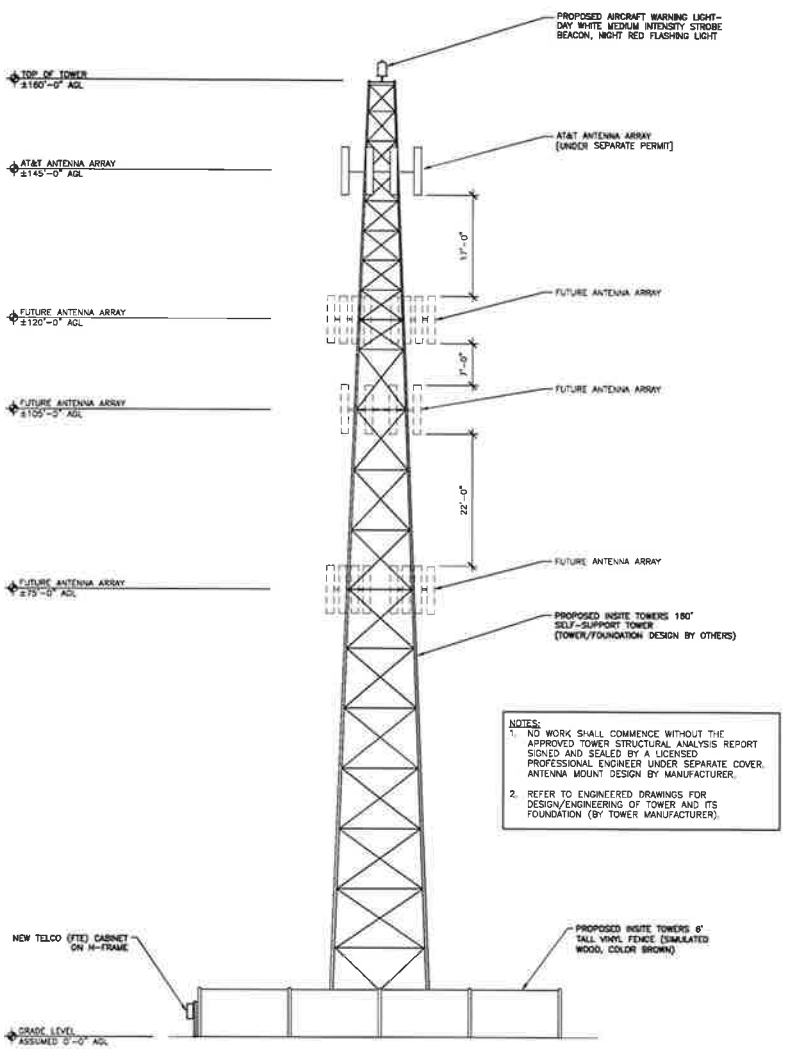
SHEET TITLE
ENLARGED PLAN

SHEET NUMBER
A-2



24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10'

EAST ELEVATION 2



NOTES:
1. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. ANTENNA MOUNT DESIGN BY MANUFACTURER.
2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER).

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10'

SOUTH ELEVATION 1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST ISSUED. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT SHALL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

CLIENT:
InSite Towers, LLC

IMPLEMENTATION TEAM:
IntelliSites, LLC
8922 ARROYO AZUL STREET :: LAS VEGAS, NV 89131
PHONE: 702.375.8859

A&E TEAM:
MORRISON HERSHFIELD
600 Stewart St, Suite 200
Seattle, WA 98101
Tel: (206) 268-7370
www.morrisonhershfield.com

PROFESSIONAL CERTIFICATION:

PROJECT:
IMPERIAL VALLEY
CA070
373 E ATEN RD
IMPERIAL, CA 92251

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	11/10/20	90% ZD REVIEW	JA
B	11/24/20	95% ZD REVIEW	JA
C	12/14/20	100% ZD FINAL	JA
1	11/10/21	TOWER REVISION	JA

A/E PROJECT NO.:	20004349
DRAWN BY:	JA
REVIEWED BY:	RL

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

EEC ORIGINAL PKG

REVISED 12/9/2021

Recorded Requested By and
When Recorded Return To:

Imperial County Planning & Development Services
801 Main Street
El Centro California 92243

AGREEMENT FOR CONDITIONAL USE PERMIT CUP #21-0002
(Wireless Telecommunications Tower)
(044-230-014-000)
(Approved at Planning Commission _____)

This Agreement is made and entered into on this ____ (1600 Diagonal Rd.), day of ____ 2021 by and between ~~InSite Towers Development 2~~ (InFra Towers), LLC (~~1199 N. Fairfax St.~~, Suite ~~700~~ 600, Alexandria, VA 22314) hereinafter referred to as Permittee, and the COUNTY OF IMPERIAL, a political subdivision of the State of California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the owner, and/or operator, and/or successor in interest in certain land in Imperial County identified as Assessor's Parcel Number 044-230-014-000, and further identified by the following legal description: as 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, and;

WHEREAS, Permittee, and/or any subsequent owner(s) would be required to and intend to fully comply with all of the terms and conditions of the project as specified in this Conditional Use Permit (CUP). In the event of a conflict between the attached CUP Agreement and conditions, these conditions govern; and

WHEREAS, Permittee has requested a permit to construct and operate a wireless telecommunications facility, 160-foot above ground level "AGL" as a co-locatable tower, including therewith the necessary ancillary antennas, equipment, shelter and appurtenances; and

WHEREAS, Permittee will not operate any type of use other than specified herein and within the application; and

WHEREAS, Permittee intends to operate the tower for its own use, Permittee shall at some future date allow another "compatible" use communication, or electronic transmission operator (hereinafter referred to as a "subsidiary user"), to use the same

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on terms acceptable to Permittee and each subsidiary use,

tower, thereby minimizing the number of towers required within the confines of the County; and

WHEREAS, the County encourages multiple use (co-locators) of such towers to the extent that sharing of towers is compatible in use, frequency and meets applicable regulatory standards of all permitting jurisdictions; and

WHEREAS, though the sharing of tower space is physically possible, it is recognized that additional structural considerations must be addressed and if applicable, permitted by the Building Division of the Imperial County Planning and Development Services Department, to assure that the tower is structurally adequate.

NOW THEREFORE, the County hereby issues CUP #21-0002/ subject to all of the following conditions.

GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

G1 COSTS:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply. Any billing against this project, now or in the future, by the Planning and Development Services Department or any County Department for costs incurred as a result of this permit, shall be billed through the Planning and Development Services Department.

G2 AUDIT OF BILLS:

Permittee shall have the right to have any bill audited for clarification or correction. In the event Permittee request an audit or an explanation of any bill, it shall be in writing to the Planning and Development Services Department. Permittee shall bring the account current including any amount due under a "disputed" billing statement, before any audit is performed. If the amount disputed is the result of a Department other than the Planning and Development Services Department the explanation or audit shall be performed by said Department and a report provided to both the Permittee and the Planning and Development Services Department.

G3 PERMITS/LICENSES:

The Permittee shall obtain any and all local, state, and/or federal permits, licenses, contracts, and/or other approvals for the construction and/or operation of this project. This

EEC ORIGINAL PKG

shall include, but not be limited to Health, Building, Sanitation, APCD, Public Works, Sheriff, Regional Water Quality Control Board, Offices of Emergency Services, Division of Mines and Geology, etc. Permittee shall like-wise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of any such additional permit, license and/or approval to the Planning Department within 30 days of receipt.

G4 RECORDATION:

This permit shall not be effective until it is recorded at the Imperial County Recorder's Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension by filing such a request with the Planning Director at least 30 days prior to the original 180 day expiration. The Director may approve an extension for a period not to exceed 180 days. An extension may not be granted if the request for an extension is filed after the expiration date.

G5 COMPLIANCE/REVOCATION:

Upon the determination by the Planning and Development Services Department, (if necessary upon consultation with other Departments or Agency(ies)) that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the PERMIT and the noted violation(s) shall be brought immediately to the attention of the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing before the Planning Commission shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy. In the event the action by the County is necessitated by the actions or lack thereof of a subsidiary user of the tower, all action by the County shall be taken against the permittee as if the permittee had or was causing the violation. The County shall not be obligated to deal with any subsidiary user of the facility.

G6 PROVISION TO RUN WITH LAND:

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning and Development Services Department assign, sell, or transfer, or grant control of project or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. The permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel. This shall likewise be applicable if the transfer is between the primary and a subsidiary user.

G7 RIGHT OF ENTRY:

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied, by the landowner, the permittee or a subsidiary user. The County will contact the person designated by the Permittee to request access to the facility. The request shall be approved within (72) seventy-two hours after request.

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G8 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (10) ten years from the recordation date of the CUP. The Conditional Use Permit may be extended for a single (5) five year period by the Imperial County Planning & Development Services Director. The CUP may be revoked or the extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions.

G9 DEFINITIONS:

In the event of a dispute the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time. In this permit the term Permittee may also apply to any other facility user whether specified by name herein or not. To the extent that this tower may be used by more than one service provider other than the applicant (permittee), all of the conditions of this permit shall be equally applicable to the other "user(s)" as if they were the "permittee".

G10 SPECIFICITY:

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project. The site specific use authorized by this permit is listed under the SITE SPECIFIC ("S") conditions, and only the use or uses listed shall be deemed as approved by this permit. The Permittee's application and or any support documents supplied by Permittee as part of the application shall not be used to determine allowed use(s).

G11 HEALTH HAZARD:

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within 45 days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G12 ENCROACHMENT PERMIT:

Permittee shall obtain, as necessary all encroachment permits, or other special traffic safety permits from the Department of Public Works and/or CALTRANS.

G13 REPORT(S):

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this Conditional Use Permit. The report shall be filed within sixty (60) days from the first day of the Calendar year, and

EEC ORIGINAL PKG

shall include at a minimum, the total number of "users" on the tower, any problems encountered during the previous year, any reported frequency interference complaints, the name & phone number of the responsible person whom to contact, and a checklist to show the status of each condition herein. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from Permittee or other users if applicable, however it shall be the responsibility of the permittee to assure the County that such information is received.

G14 RESPONSIBLE AGENT:

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A backup name shall also be provided, and a phone number for 24-hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G15 INDEMNIFICATION:

At no cost to the County, Permittee and each and every subsidiary user, shall indemnify, and hold harmless the County, the Board of Supervisors and all officers and agents of the County against any and all claims, actions and liabilities arising out of the permitting, construction and/or operation of the project. This indemnity agreement shall be on file with the Planning and Development Services Department prior to recordation of this CUP. Failure to have the agreement on file within 60 days from the date of approval by the Planning Commission shall terminate the approval of this CUP. If the tower is subject to "multiple" use by anyone other than the Permittee, each such operator, or facility, or individual, person or corporation shall have on file with the County Planning and Development Services Department an indemnification agreement identical to that of the Permittee.

G16 CHANGE OF OWNER/OPERATOR:

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning and Development Services Department in writing at least 60 days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all. If this permit or any subservient or associated permit requires financial surety, the transfer of this permit shall not be effective until the new Permittee has requisite surety on file. Furthermore existing surety shall not be released until replacement surety is accepted by County. Failure to provide timely notice of transfer by Permittee shall forfeit current surety.

In the event this is a multi-use tower facility, the written approval from any "user" of the tower shall be provided to the County in addition to the above.

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G17 COMPLIANCE WITH ORDINANCE:

Permittee is aware of, has been provided a copy of and has agreed to be bound by and maintain compliance with the "Communications Ordinance", being Title 9 Division 24 of the County's codified ordinances.

G18 LOCAL BENEFIT AGREEMENT:[1] a

and Imperial County will enter into

to be

Permittee ~~has agreed to provide a local benefit per~~ a negotiated agreement ~~between the County and the permittee. The local benefit agreement allows the permittee to provide multiple antenna spaces and a guaranteed antenna height of fifty (50) feet~~ on the proposed communication tower at no cost to Imperial County or IVECA.

→ (other than at the one hundred twenty (120) to one hundred sixty (160) foot AGL (Above Ground Level) which is reserved for commercial use)

(TOTAL "G" CONDITIONS are 18)

This space intentionally left blank.

→ authorizing the County and/or the Imperial Valley Communications Authority (IVECA) to occupy certain spaces on a space available basis

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~~1 Imperial Valley Emergency Communication Authority Comment Letter dated 3/29/2021~~

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Site Specific Conditions:

S1 PROJECT DESCRIPTION: (including collocator antennas), collocation

The applicant, ~~InSite~~ Towers ~~Development 2,~~ LLC, is proposing to construct and operate a wireless telecommunication facility, 160-foot above ground level "AGL, including therewith the necessary ancillary antennas, equipment, shelter, and appurtenances, ~~which includes~~ the installation of 2 Global Positioning System (GPS) antennas, a back-up generator, and an AT&T Mobility Walk Up Cabinet (WUC) ~~that will be placed~~ near the base of the tower. The tower may be ~~used by~~ multiple users in addition to the Permittee, provided the ~~conditions stated herein are followed~~.

S2 ACCESS TO SITE:

Access to the site shall be as described in the application and as shown on the assessors plat map, and/or as approved by or through an encroachment permit.

S3 HOURS OF OPERATION:

Permittee shall be allowed to operate the site 24 hours per day, seven days per week.

S4 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:

This permit authorizes the Permittee to operate the site as described under Specific Condition S1 with no additional ancillary facilities or uses. This permit shall be considered the primary permit for this site, and if additional Conditional Use Permit(s) are secured for this site, they shall be subservient to this permit at all times.

S5 SUSPENSION OF OPERATIONS:

If operation of the communications facility ceases for a period of twenty-four (24) consecutive months, the Permittee shall remove the communications tower, all related equipment, and all structures and buildings within 6 months. Permittee may request in writing to the Planning Director a one-time extension; such extension shall be limited to a maximum of one year.

S6 ENFORCEMENT ACTION:

County officials responsible for monitoring and/or enforcing the provisions of this permit shall issue a notice requiring abatement of a violation of its terms within a reasonable time as set by ordinance or County policy. As an example, responsible County officials may issue a citation and/or cease-and-desist order for repeated violation until such violations are abated. Under specific violations, the County may order the facility to cease operation until it can or will be operated in full compliance.

In the event there is enforcement action taken by the County it shall at all times be against the Permittee, even if another party using the tower causes the violation. It shall be the

EEC ORIGINAL PKG

responsibility of Permittee to assure that the tower is operated in compliance with all terms and conditions of the CUP.

S7 LIGHT & GLARE:

Permittee is allowed to have security as well as operational lighting. Said lighting shall be shielded and direct to on site areas to minimize off site interference from unacceptable levels of light or glare.

S8 CONFLICTING PERMIT CONDITIONS:

In the event that there is a conflict between the condition of this permit and any other permit, the most stringent condition shall govern.

S9 MINOR ADMINISTRATIVE MODIFICATION:

The Planning and Development Services Director shall have the authority to make interpretations, issue administrative decisions and provide directions that while not modifying the intent of any condition will allow for problem resolution at an administrative level. Both Director and/or Permittee have the right to defer such issues to the Planning Commission. However, in no event shall any decision regarding this permit be brought to the Board of Supervisors without first having been brought to the Commission.

S10 LATEST CODES GOVERN:

All on site structures shall be designed and built to meet the latest edition of the applicable codes. In the event the tower is altered, added to, or modified to accommodate additional users, additional antennas or other structural modifications from those originally approved by County, Permittee shall provide revised structural drawings and calculations to the Building Inspection Division prior to such modifications being made.

S11 LIGHTING:

All towers shall be lit with aircraft warning lights. At a minimum the tower shall include lights at the top of the structure. Permittee shall install a white medium intensity strobe beacon (for daylight use only) and a red flashing warning light (for nighttime use only) to warn aircraft in the vicinity. Permittee shall submit evidence of compliance with these requirements.

The County of Imperial will not require back-up power so long as the following measures are in place:

1. Implementation of a Network Operation Control Center (NOCC) as a 24 hour, 365 days a year alert system that informs the tower operator and other pertinent agencies immediately of any problems with the tower and the emergency lighting system (including towers less than 200 feet.);

2. Provide the Imperial County Applicators' notification under the NOCC system and its updates at no cost;

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3. Work with Imperial County Air Applicators' on the repair schedule and flight path rerouting;

4. Repair lighting or tower equipment failure within 72 hours, and;

5. Provide written reports to the Imperial County Air Applicators' and the Imperial County Planning & Development Services Department upon completion of tower repairs (to the tower lighting) resulting from NOCC actions, and provide yearly summary reports pertaining to NOCC actions.

S12 COMMUNICATION FREQUENCY:

Transmission frequency, amount of radiated power, and antennae characteristics shall comply with requirements by the Federal Aviation Authority (FAA), Federal Communications Commission (FCC), Planning Department and other applicable agencies.

S13 FREQUENCY COORDINATION:

The operation of the project shall not cause interference with transmission or reception of signals or other communication facilities. Failure to comply with this condition shall result in suspension or revocation of the Conditional Use Permit.

S14 TOWER EMERGENCY INFORMATION:

Permittee shall file (with the County) a Tower Site Information sheet. The permittee shall update this information yearly.

S15 RESTORATION SURETY:

(a) To ensure that such restoration is completed, Permittee shall provide security that is in conformance with the County's Financial Assurance Guideline, is acceptable to the Office of County Counsel, and in an amount no less than $25,000. Said security shall cover Permittee, as well as any co-locators, users, or other subleases located at the site.

(b) The amount of security may be administratively increased by the Planning Department of the Planning Commission, upon a finding that the characteristics of the site warrants additional security. The Security must be filed with the County within six (6) months of the approval of this CUP, and/or prior to recordation, whichever comes first.

(c) The security shall remain in effect until the project has been completely removed, and the site has been fully restored to its undeveloped condition. In the event there is a history of noncompliance with the conditions of this CUP, or any other applicable federal, State or local law, regulation, rule, policy or procedure, the minimum amount of required security may be administratively increased by the Planning Department of Planning Commission to $ 35,000.

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S-16 AIR POLLUTION CONTROL DISTRICT[2]

Construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities.

S-17 IMPERIAL IRRIGATION DISTRICT[3]

1. To request electrical service for the approved communication tower, the applicant should be advised to contact Ernie Benitez, IID Customer Project Development Planner, at (760) 482-3405 or e-mail Mr. Benitez at eibenitez@iid.comto initiate the customer service application process. In addition to submitting a formal application (available for download at the district website http://www.iid.com/home/showdocument?id=12923, the applicant will be required submit a complete set of approved plans by the County of Imperial, electrical plans, panel location, voltage requirement, electrical panel schedules, an AutoCAD file of the site plan, construction schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicants shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. The applicant will need to abide by the following IID electrical tower service guidelines:

    a. IID will allow only one metering point per site. If more than one meter is requested, the customer must utilize a multi-meter pack.

    b. For single-phase service from a pole-mounted transformer the total service capacity shall not exceed 600 amps (e.g. six (6) 100 amp panels or three (3) 200 amp panels). Maximum transformer size is a 100kVA with a secondary voltage of 120/240V single phase.

    c. For single-phase service from a pad-mounted transformer, the total service capacity shall not exceed 800 amps. Maximum transformer size is a 167kVA, 120/240V.

    d. Services exceeding 800 amps of total capacity must be served from a three-phase pad-mounted transformer rated at 120/208V. Please note that load must be balanced across the phases.

3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such

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2 Air Pollution Control District Comment Letter dated 03/11/2021
2 Imperial Irrigation District Comment Letter dated 03/15/2021

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as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). The IID encroachment permit application and instructions are available at https://www.iid.com/about-iid/department-directory/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, canals, drain, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

S-18 VARIANCE

In conjunction with this CUP, Variance #21-0001 has been approved and issued to allow for the construction of the communication tower to a height not to exceed 160-feet above ground level (AGL).

(TOTAL "S" CONDITIONS are 18)

This space intentionally left blank.

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NOW THEREFORE, County hereby issues Conditional Use Permit #21-0002 and Permittee hereby accepts such permit upon the terms and conditions set forth herein:

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE

~~InSite Towers Development 2, LLC~~
Infra Towers, LLC

Date

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA

James A. Minnick, Director of
Planning & Development Services

Date

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PERMITTEE NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document._____

Title or Type of Document_____

Number of Pages_____ Date of Document_____

Signer(s) Other Than Named Above_____

Dated_____

EEC ORIGINAL PKG

COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL} S.S.

On_____ before me, _____ a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature_____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document_____
Number of Pages_____ Date of Document_____
Signer(s) Other Than Named Above_____

Attachment B: Comment Letters

EEC ORIGINAL PKG

Kimberly Noriega

From: Mario Salinas
Sent: Tuesday, March 2, 2021 1:41 PM
To: Gabriela Robb
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos
Subject: RE: Request for Comments CUP21-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Ms. Robb,

Pertaining to CUP21-0002, Division of Environmental Health does not have any comments at this time.

Thank you,

Mario Salinas, MBA
Environmental Health Compliance Specialist I
Imperial County Public Health Department
Division of Environmental Health
797 Main Street Suite B, El Centro, CA 92243
mariosalinas@co.imperial.ca.us
Phone: (442) 265-1888
Fax: (442) 265-1903
www.icphd.org

RECEIVED
MAR 02 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick

EEC ORIGINAL PKG

Kimberly Noriega

From:	Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent:	Wednesday, March 3, 2021 6:44 AM
To:	Gabriela Robb; Jeanine Ramos
Cc:	ICPDSCommentLetters
Subject:	RE: Request for Comments CUP21-0002

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we have no comments on this project.

From: Gabriela Robb [mailto:GabrielaRobb@co.imperial.ca.us]
Sent: Monday, March 01, 2021 5:55 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ray Castillo; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Malek; Andrew Loper; Margo Sanchez; John Gay; Carlos Yee; Guillermo Mendoza; Scott Sheppard; Thomas Garcia; ceo@pioneersmuseum.net; Donald Vargas; Stefan T. Chatwin - City of Imperial Manager; ltylenda@cityofimperial.org; Jill McCormick; Quechan Indian Tribe ; Katy Sanchez; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

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PLANNING & DEVELOPMENT SERVICES

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EEC ORIGINAL PKG

EEC ORIGINAL PKG

Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Thursday, March 11, 2021 12:34 PM
To: Jeanine Ramos
Cc: ICPDSCommentLetters
Subject: RE: Request for Comments CUP21-0002

CAUTION: This email originated outside our organization; please use caution.
This email is to inform you that we have no comments on this project.

From: Jeanine Ramos [mailto:JeanineRamos@co.imperial.ca.us]
Sent: Thursday, March 11, 2021 12:47 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Ray Castillo; Vanessa Ramirez; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Malek; Andrew Loper; Margo Sanchez; John Gay; Carlos Yee; Guillermo Mendoza; Scott Sheppard; Thomas Garcia; ceo@pioneersmuseum.net; Donald Vargas; Stefan T. Chatwin - City of Imperial Manager; ltylenda@cityofimperial.org; Jill McCormick; Quechan Indian Tribe ; Katy Sanchez; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Diana Robinson
Subject: RE: Request for Comments CUP21-0002

Good morning,

This email is to serve as a reminder of the opportunity to comment for CUP #21-0002. Comments are due by March 15, 2021 at 5:00 PM.

Thank you,

Jeanine Ramos
Planner I
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243
(442) 265-1736
(442) 265-1735 (Fax)
jeanineramos@co.imperial.ca.us

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MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick

EEC ORIGINAL PKG

<historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St El Centro, CA 92243
(442) 265-1736

This email has been checked for viruses by Avast antivirus software.
www.avast.com

EEC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

March 11, 2021

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit 21-0002—InSite Towers Development 2, LLC

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 21-0002 and Variance submitted by InSite towers Development 2, LLC to construction a new 160-foot wireless telecommunication tower at 373 East Aten Road, Imperial, California, also identified as Assessor's Parcel Number (APN) 044-230-014-001.

The applicant should be aware that all construction activities on the site must adhere to the Air District's Regulation VIII for the control of fugitive dust emissions, including the submittal of a construction notification to the Air District 10 days prior to any earthmoving activities. As to the backup generator, since the size of the generator is not disclosed please contact the Air District to discuss any potential permitting requirements. Finally, the Air District is requesting additional information regarding the installation of a temporary Cell on Wheels (COW).

For your convenience, the Air District's rules and regulations are available via the web at https://apcd.imperialcounty.org. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

EEC ORIGINAL PKG

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Kimberly Noriega

From:	Margo Sanchez
Sent:	Thursday, March 11, 2021 12:47 PM
To:	ICPDSCommentLetters; Jeanine Ramos
Subject:	FW: Request for Comments CUP21-0002
Attachments:	CUP21-0002 Request for Comments.pdf

Good afternoon Ms. Ramos,

The Imperial County Agricultural Commissioner's office has No Comment on this project other than a request for comments be given to Imperial County Applicators, representative Byron Nelson at Frontier Ag Service, 760-357-1967, for possible comments on this project.

Thank you.

Best regards,
Margo

RECEIVED
MAR 11 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

EEC ORIGINAL PKG

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

EEC ORIGINAL PKG

Valerie Grijalva

From: Andrew Loper
Sent: Monday, March 15, 2021 8:35 AM
To: Gabriela Robb
Cc: Rosa Soto; Carina Gomez; Maria Scoville; John Robb; Kimberly Noriega; Valerie Grijalva; Michael Abraham; Jeanine Ramos; Robert Malek; Alfredo Estrada Jr; Mark Schmidt
Subject: RE: Request for Comments CUP21-0002
Attachments: CUP21-0002 Request for Comments.pdf

Good Morning
This is email is for requesting some additional time to comment on CUP21-0002 as requested by Mark Schmidt at IVECA. Mr. Schmidt was not on the original email and was forward the information and would like to request some additional time to comment on the CUP. Please let us know if this is possible thank you.

Thank You
Andrew Loper
Imperial County Fire Department
Lieutenant/Fire Prevention Specialist
2514 La Brucherie Road, Imperial CA 92251
Office: 442-265-3021
Cell: 760-604-1828

RECEIVED
MAR 15 2021
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Gabriela Robb <GabrielaRobb@co.imperial.ca.us>
Sent: Monday, March 1, 2021 4:55 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Vanessa Ramirez <VanessaRamirez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Guillermo Mendoza <GuillermoMendoza@co.imperial.ca.us>; Scott Sheppard <scottsheppeard@icso.org>; Thomas Garcia <tgarcia@icso.org>; ceo@pioneersmuseum.net; Donald Vargas <dvargas@iid.com>; Stefan T. Chatwin - City of Imperial Manager <schatwin@cityofimperial.org>; ltylenda@cityofimperial.org; Jill McCormick <historicpreservation@quechantribe.com>; Quechan Indian Tribe <tribalsecretary@quechantribe.com>; Katy Sanchez <katy.sanchez@nahc.ca.gov>; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Rosa Soto <RosaSoto@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>
Subject: Request for Comments CUP21-0002

Good afternoon,

Please see attached Request for Comments Packet for Conditional Use Permit #21-0002. Comments are due by **March 15, 2021 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

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Should you have any questions regarding this project, please feel free to contact Planner Jeanine Ramos at (442)265-1736 ext. 1750 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Gabriela Robb
Office Assistant III
Imperial County Planning & Development Services
801 Main St. El Centro, CA 92243
(442) 265-1736

EEC ORIGINAL PKG

Attachment H: Comment Letters

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

February 17, 2022

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: **Notice of Intent for a Negative Declaration for Conditional Use Permit 21-0002 / Variance 21-0001 for Infra Towers, LLC.**

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on the Notice of Intent for a Negative Declaration for Conditional Use Permit 21-0002 / Variance 21-0001 for Infra Towers, LLC. The applicant plans to construct a 160-foot wireless telecommunications tower with shelter, antennas and ancillary equipment at 373 East Aten Road, also identified as Assessor's Parcel Number 044-230-014-000.

The Air District has no comment.

Respectfully,

Curtis Blondell

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

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Kimberly Noriega

From: Krug, Robert@DTSC <Robert.Krug@dtsc.ca.gov>
Sent: Thursday, February 10, 2022 11:04 AM
To: Kimberly Noriega
Subject: RE: Notice of Intent - CUP21-0002 Infra Towers, LLC

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated outside our organization; please use caution.

They will likely need to be in the CUPA program.
Bob

Robert Krug
Supervisor / Senior Environmental Scientist
DTSC Imperial CUPA
627 Wake Avenue
El Centro, CA 92243
Robert.Krug@dtsc.ca.gov
(760) 336-8919 Work
(760) 457-7376 Cell

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FEB 01 2022
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From: Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>
Sent: Thursday, February 10, 2022 10:34 AM
To: Campos, Abraham@ELCENTRO <acampos@cityofelcentro.org>; Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Ana L Gomez <analgomez@co.imperial.ca.us>; Andrea Montano-City of Brawley <amontano@brawley-ca.gov>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Belinda D. Henderson <BelindaDHenderson@co.imperial.ca.us>; Ben Salorio <BenSalorio@co.imperial.ca.us>; Blanca Acosta <BlancaAcosta@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; County Ag Commissioner, Imperial@CDPR <carlosortiz@co.imperial.ca.us>; Catherine Hoff - City of Calipatria Clerk <c_hoff@calipatria.com>; Cecilia Griffiths Vogel (cg4557600@gmail.com) <cg4557600@gmail.com>; County Counsel <CountyCounsel@co.imperial.ca.us>; Cynthia Medina <CynthiaMedina@co.imperial.ca.us>; David Black <DavidBlack@co.imperial.ca.us>; Derek Newland <DerekNewland@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Donald Vargas - IID <DVargas@IID.com>; Edie Harmon-Sierra Club <desertharmon@gmail.com>; Emma Cordova <EmmaCordova@co.imperial.ca.us>; Eric Havens <EricHavens@co.imperial.ca.us>; Faye Winkler <fayewinkler@co.imperial.ca.us>; Francisco Olmedo <FranciscoOlmedo@co.imperial.ca.us>; Gloria M. Flores <GloriaMFlores@co.imperial.ca.us>; J Volker - Volker - Law Firm <jvolker@volkerlaw.com>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jesus Villegas - City of Imperial <jvillegas@cityofimperial.org>; Jim Minnick <JimMinnick@co.imperial.ca.us>; John Corcoran - Aggregate Products Inc <jc@ma-inc.com>; John Gay <JohnGay@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jorge Serrano <JorgeSerrano@co.imperial.ca.us>; Joseph.mirelez@torresmartinez-nsn.gov; Jurg Heuberger (jurgh@iclafco.com) <jurgh@iclafco.com>; Kaylee Hart <Asstribalsecretary@quechantribe.com>; Linda Hunt <LindaHunt@co.imperial.ca.us>; Linsey Dale <LinseyDale@co.imperial.ca.us>; Rodriguez, Magdalena@Wildlife <Magdalena.Rodriguez@wildlife.ca.gov>; Marcela Piedra <mpiedra@cityofelcentro.org>; Sanchez, Margo <margosanchez@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>; Mario Salinas

<MarioSalinas@co.imperial.ca.us>; Mark Schmidt <MarkSchmidt@co.imperial.ca.us>; Mary Beth Dreusike <marybeth.dreusike@navy.mil>; Matt Dessert <MattDessert@co.imperial.ca.us>; Melissa Pacheco <MelissaPacheco@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Molly Greene <molly@lozeaudrury.com>; Soucier, Monica@Imperial <monicasoucier@co.imperial.ca.us>; Norma Wyles <nwyles@cityofelcentro.org>; Patricia Valenzuela <PatriciaValenzuela@co.imperial.ca.us>; R Duarte - Teamster 542 <rduarte@teamsters542.org>; Ray Loera - Sherriff <rloera@icso.org>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Richard Drury - Lozeau Drury <richard@lozeaudrury.com>; Rita Ramos <RitaRamos@co.imperial.ca.us>; Krug, Robert@DTSC <Robert.Krug@dtsc.ca.gov>; Robert Malek <RobertMalek@co.imperial.ca.us>; Sanchez Rangel, Rogelio@DOT <roger.sanchez-rangel@dot.ca.gov>; Medina, RJ@CALIPATRIA <rj_medina@calipatria.com>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Sergio Cabanas <sergio.cabanas@cthermal.com>; Sergio Rubio <SergioRubio@co.imperial.ca.us>; Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>; Sheila M, Sannadan <ssannadan@adamsbroadwell.com>; Stephen C. Volker - Volker Law Firm <svolker@volkerlaw.com>; Steve Chung, U CIV NAVFAC SW, ESWD <steve.u.chung@navy.mil>; Jesus Escobar <JesusEscobar@co.imperial.ca.us>; Luis Plancarte <LuisPlancarte@co.imperial.ca.us>; Michael Kelley <MichaelKelley@co.imperial.ca.us>; Kelley, Ryan (El Centro) <ryankelley@co.imperial.ca.us>; Ray Castillo <RayCastillo@co.imperial.ca.us>; Tyler Salcido <tsalcido@brawley-ca.gov>; Perez, Vanessa@SLC <Vanessa.Perez@slc.ca.gov>
Subject: RE: Notice of Intent - CUP21-0002 Infra Towers, LLC

EXTERNAL:

Good morning Commenting Agencies,

In an effort to increase the efficiency at which information is distributed and reduce paper usage, please find attached Results Agenda, and Notice of Intent for Initial Study #21-0003 Infra Towers, LLC.

Please feel free to view the EEC Original Hearing Package by clicking on the following link: https://www.icpds.com/hearings/environmental-evaluation-committee

Should you have any questions regarding this project, please feel free to contact Jeanine Ramos, Planner II at (442)265-1736 or by email at JeanineRamos@co.imperial.ca.us

Thank you,

Kimberly Noriega
Office Assistant III

Imperial County
Planning and Development Services
801 Main St.
El Centro, CA 92243
☎**Phone:** (442) 265-1736
☎**Fax:** (442) 265-1735

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From: Kimberly Noriega
Sent: Wednesday, February 9, 2022 5:29 PM
To: Abraham Campos <acampos@cityofelcentro.org>; Alfredo Estrada Jr <AlfredoEstradaJr@co.imperial.ca.us>; Ana L Gomez <analgomez@co.imperial.ca.us>; Andrea Montano-City of Brawley <amontano@brawley-ca.gov>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Belen Leon <BelenLeon@co.imperial.ca.us>; Belinda D. Henderson <BelindaDHenderson@co.imperial.ca.us>; Ben Salorio <BenSalorio@co.imperial.ca.us>; Blanca Acosta - COB <blancaacosta@co.imperial.ca.us>; Carina Gomez - ICPDS <carinagomez@co.imperial.ca.us>; Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Catherine Hoff - City of Calipatria Clerk <c_hoff@calipatria.com>; Cecilia Griffiths Vogel (cg4557600@gmail.com) <cg4557600@gmail.com>; County Counsel <CountyCounsel@co.imperial.ca.us>; Cynthia Medina <CynthiaMedina@co.imperial.ca.us>; David Black - ICPDS <davidblack@co.imperial.ca.us>; Derek Newland - ICPDS <dereknewland@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Donald Vargas - IID <DVargas@IID.com>; Edie Harmon-Sierra Club <desertharmon@gmail.com>; Emma Cordova <EmmaCordova@co.imperial.ca.us>; Eric Havens <EricHavens@co.imperial.ca.us>; Faye Winkler <fayewinkler@co.imperial.ca.us>; Francisco Olmedo <FranciscoOlmedo@co.imperial.ca.us>; Gloria M. Flores <GloriaMFlores@co.imperial.ca.us>; J Volker - Volker - Law Firm <jvolker@volkerlaw.com>; Jeanine Ramos <JeanineRamos@co.imperial.ca.us>; Jeff Lamoure - EHS <jefflamoure@co.imperial.ca.us>; Jesus Villegas - City of Imperial <jvillegas@cityofimperial.org>; Jim Minnick <JimMinnick@co.imperial.ca.us>; John Corcoran - Aggregate Products Inc <jc@ma-inc.com>; John Gay <JohnGay@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jorge Serrano - ICPDS <jorgeserrano@co.imperial.ca.us>; Joseph.mirelez@torresmartinez-nsn.gov; Jurg Heuberger (jurgh@iclafco.com) <jurgh@iclafco.com>; Kaylee Hart <Assttribalsecretary@quechantribe.com>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Linda Hunt - ICPDS <lindahunt@co.imperial.ca.us>; Linsey Dale <LinseyDale@co.imperial.ca.us>; magdalena.rodriguez@wildlife.ca.gov; Marcela Piedra <mpiedra@cityofelcentro.org>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Maria Scoville-ICPDS <mariascoville@co.imperial.ca.us>; Mariela Moran <MarielaMoran@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Mark Schmidt <MarkSchmidt@co.imperial.ca.us>; Mary Beth Dreusike <marybeth.dreusike@navy.mil>; Matt Dessert <MattDessert@co.imperial.ca.us>; Melissa Pacheco - ICPDS <melissapacheco@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Molly Greene <molly@lozeaudrury.com>; Monica Soucier - APCD <monicasoucier@co.imperial.ca.us>; Norma Wyles <nwyles@cityofelcentro.org>; Patricia Valenzuela - ICPDS <patriciavalenzuela@co.imperial.ca.us>; R Duarte - Teamster 542 <rduarte@teamsters542.org>; Ray Loera - Sherriff <rloera@icso.org>; Rebecca Terrazas-Baxter <rebeccaterrazas-baxter@co.imperial.ca.us>; Richard Drury - Lozeau Drury <richard@lozeaudrury.com>; Rita Ramos <RitaRamos@co.imperial.ca.us>; Robert Krug <Robert.Krug@dtsc.ca.gov>; Robert Malek <RobertMalek@co.imperial.ca.us>; Roger Sanchez <roger.sanchez-rangel@dot.ca.gov>; Romualdo Medina - City of Calipatria <rj_medina@calipatria.com>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>; Sandra Mendivil <SandraMendivil@co.imperial.ca.us>; Sergio Cabanas <sergio.cabanas@cthermal.com>; SERGIO RUBIO <sergiorubio@co.imperial.ca.us>; Shannon Lizarraga <ShannonLizarraga@co.imperial.ca.us>; Sheila M, Sannadan <ssannadan@adamsbroadwell.com>; Stephen C. Volker - Volker Law Firm <svolker@volkerlaw.com>; Steve Chung, U CIV NAVFAC SW, ESWD <steve.u.chung@navy.mil>; Supervisor 1- Jesus Escobar <jesusescobar@co.imperial.ca.us>; Supervisor 2 - Luis Plancarte <luisplancarte@co.imperial.ca.us>; Supervisor 3 - Mike Kelley <mkelley@co.imperial.ca.us>; Supervisor 4 - Ryan Kelley <ryankelley@co.imperial.ca.us>; Supervisor 5 - Ray Castillo <raycastillo@co.imperial.ca.us>; Tyler Salcido <tsalcido@brawley-ca.gov>; Vanessa M. Perez - CA State Land Commission <Vanessa.Perez@slc.ca.gov>
Subject: Notice of Intent - CUP21-0002 Infra Towers, LLC

Good afternoon Commenting Agencies,

In an effort to increase the efficiency at which information is distributed and reduce paper usage, please find attached Results Agenda, and Notice of Intent for Initial Study #21-0003 Infra Towers, LLC.

Please feel free to view the EEC Original Hearing Package by clicking on the following link: https://www.icpds.com/hearings/environmental-evaluation-committee

Should you have any questions regarding this project, please feel free to contact Jeanine Ramos, Planner II at (442)265-1736 or by email at JeanineRamos@co.imperial.ca.us

Thank you,

Kimberly Noriega
Office Assistant III

Imperial County
Planning and Development Services
801 Main St.
El Centro, CA 92243
☎ **Phone**: (442) 265-1736
☎ **Fax**: (442) 265-1735

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Kimberly Noriega

From: Quechan Historic Preservation Officer <historicpreservation@quechantribe.com>
Sent: Thursday, February 10, 2022 6:22 AM
To: Kimberly Noriega; Mariela Moran; Jeanine Ramos
Subject: RE: Notice of Intent - CUP21-0002 Infra Towers, LLC

Follow Up Flag: Follow up
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CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we have no comments on this project.

From: Kimberly Noriega [mailto:KimberlyNoriega@co.imperial.ca.us]
Sent: Wednesday, February 09, 2022 6:28 PM
To: Carlos Ortiz; Sandra Mendivil; Jolene Dessert; Matt Dessert; Monica Soucier; Ray Castillo; Jorge Perez; Jeff Lamoure; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; John Gay; Guillermo Mendoza; Scott Sheppeard; Thomas Garcia; ceo@pioneersmuseum.net; Donald Vargas - IID; Stefan T. Chatwin - City of Imperial Manager; ltylenda@cityofimperial.org; dave.kereazis@dtsc.ca.gov; scott.morgan@opr.ca.gov; julianne.polanco@parks.ca.gov; felicia_sirchia@fws.gov; hhaines@augustinetribe.com; marcuscuero@campo-nsn.gov; chairman@cit-nsn.gov; cocotcsec@cocopah.com; tashina.harper@crit-nsn.gov; wmicklin@leaningrock.net; Quechan Historic Preservation Officer; frankbrown6928@gmail.com; Quechan Indian Tribe ; ljbirdsinger@aol.com; lp13boots@aol.com; Thomas.tortez@torresmartinez-nsn.gov; Joseph.mirelez@torresmartinez-nsn.gov; katy.sanchez@nahc.ca.gov; sha-lcr-webcomments@usbr.gov; byronfrontier@yahoo.com
Cc: Jeanine Ramos; Michael Abraham; Carina Gomez; John Robb; Maria Scoville; Rosa Soto; Shannon Lizarraga; Valerie Grijalva
Subject: Notice of Intent - CUP21-0002 Infra Towers, LLC

Good afternoon Commenting Agencies,

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Should you have any questions regarding this project, please feel free to contact Jeanine Ramos, Planner II at (442)265-1736 EXT.1747 or by email at JeanineRamos@co.imperial.ca.us

Thank you,

Kimberly Noriega

Office Assistant III

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