

PROJECT REPORT

TO: **PLANNING COMMISSION**

AGENDA DATE March 25, 2026

FROM: **PLANNING AND DEVELOPMENT SERVICES**

AGENDA TIME 9:00 AM/No. 4

PROJECT TYPE: SBA Towers II, LLC
Conditional Use Permit #25-0017 SUPERVISOR DIST: #5

LOCATION: 493 Third Avenue APN: 056-291-010-000
Winterhaven, CA 92283 PARCEL SIZE: +/- .5 Acres

GENERAL PLAN (existing) Urban (Winterhaven) GENERAL PLAN (proposed) N/A

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: 03/25/2026
 APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____
 APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A
INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
SHERIFF	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER				

Agua Caliente Band of Cahuilla Indians, Ft. Yuma Quechan Tribe

REQUESTED ACTION:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

1. FIND THAT CONDITIONAL USE PERMIT (CUP) #25-0017 IS EXEMPT FROM CEQA PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES AND THAT NO FURTHER ENVIRONMENTAL DOCUMENTATION IS NECESSARY; AND
2. APPROVE THE ATTACHED RESOLUTION AND SUPPORTING FINDINGS, APPROVING CONDITIONAL USE PERMIT (CUP) #25-0017 SUBJECT TO ALL THE CONDITIONS, AND AUTHORIZE THE PLANNING & DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP UPON RECEIPT FROM THE PERMITTEE.

STAFF REPORT
Planning Commission
March 25, 2026

Project Name: SBA Towers II, LLC
Conditional Use Permit #25-0017
Initial Study #25-0036

Applicant/Owner: SBA Towers II, LLC
5900 Broken Sound Parkway NW,
Boca Raton, FL 33487

Project Location:

The proposed project site is located at 493 Third Avenue, Winterhaven, CA, comprising approximately .5 acres. The project site is identified with Assessor's Parcel Number 056-291-010-000 (formally APN 056-291-006-000) and is legally described as a portion of the south 120 feet of Lots 17 through 21, inclusive, in Block 13 of the Central Addition, together with a portion of the adjacent street. Section 27, Township 16 South, Range 22 East of the San Bernardino Base and Meridian (S.B.B.M.).

Project Summary:

The Imperial County Planning and Development Services Department received a Conditional Use Permit application and supporting documentation from SBA Towers II, LLC for the re-entitlement of a previously approved Conditional Use Permit #01-0004; this previously approved CUP was recorded on August 10, 2001. The CUP was approved for a total of 15 years, expiring on August 10, 2016.

The applicant intends to continue operation of the existing 180-foot above ground level "AGL" wireless telecommunication facility within a 4,130 Sq. Ft. fenced area, including associated ancillary equipment, security fencing, control structures, and related infrastructure. No modifications or physical changes to the existing tower or equipment are proposed as part of this request.

The re-entitlement of the Conditional Use Permit will update the existing permit conditions to conform with current telecommunication facility standards, including Condition G-8, to satisfy the minimum ten-year term required under the California Government Code Section 65964. Upon approval, the new Conditional Use Permit (CUP #25-0017) will be valid from August 9, 2016, through August 9, 2026, and will include a provision for a five-year time extension requirement upon expiration, subject to review and approval by the Imperial County Planning & Development Services Department.

Conditional Use Permit #25-0017 will supersede previously approved Conditional Use Permit #01-0004.

Project Background:

NTCH-CA, Inc. dba Rio Tel submitted their application for Conditional Use Permit #01-0004 and Variance # 01-0003 on January 19, 2001. Variance #01-0003 was submitted to install a 180-foot self-support tower with equipment structures and related improvements for co-location in the current location where it was allowed for only an 80-foot structure; the variance allowed a height limit up to 180 feet. The height variance was necessary to transmit communications frequency in the Winterhaven area. The project was found to be consistent with the General Plan in the previously approved Conditional Use Permit #01-0004 and Variance #01-0003. In 2008, the tower ownership was transferred to SBA.

Land Use Analysis:

The project site is designated as “Urban” under the Land Use Element of the General Plan and designated as “Government/Special Public” under the Winterhaven Urban Area Plan. The project was found to be consistent with the General Plan in the previously approved Conditional Use Permit #01-0004 and Variance #01-0003. The site is classified as G/S (Government/Special Public Zone) under the Imperial County Land Use Ordinance (Title 9), Zoning Map 65. The project is consistent with this ordinance since the tower is allowed with a Conditional Use Permit, as per section(s) 90520.02(c) of the Imperial County Land Use Ordinance.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Tower Site	G/S	Urban
North	Agricultural Field	Nat-Amer	Agriculture
South	Vacant Land	R-1	Urban
East	Residential	R-2	Urban
West	Water treatment plant	G/S	Urban

Environmental Determination:

The previously approved Conditional Use Permit #01-0004 was environmentally assessed and reviewed by the Environmental Evaluation Committee on February 15, 2001. The project received a Negative Declaration which was circulated for a 20-day period. During the circulation of the Initial Study, several comment letters were received and incorporated into the project conditions.

Conditional Use Permit #25-0017 is found to be exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

Staff Recommendation:

Staff recommend that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that Conditional Use Permit (CUP) #25-0017 is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and
2. Approve the attached Resolution and supporting findings, approving Conditional Use Permit (CUP) #25-0017 subject to all the conditions, and authorize the Planning & Development Services Director to sign the CUP upon receipt from the Permittee.

PREPARED BY: Luis Bejarano, Planner II
Planning & Development Services

for [Signature]

REVIEWED BY: Michael Abraham, AICP, Assistant Director
Planning & Development Services

[Signature]

APPROVED BY: Jim Minnick, Director
Planning & Development Services

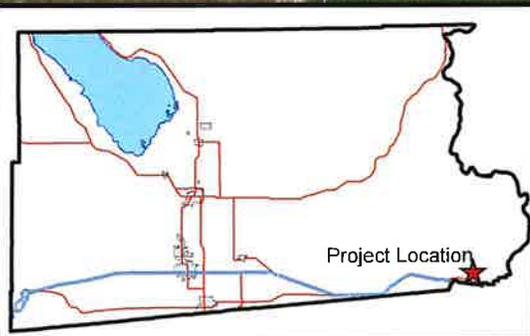
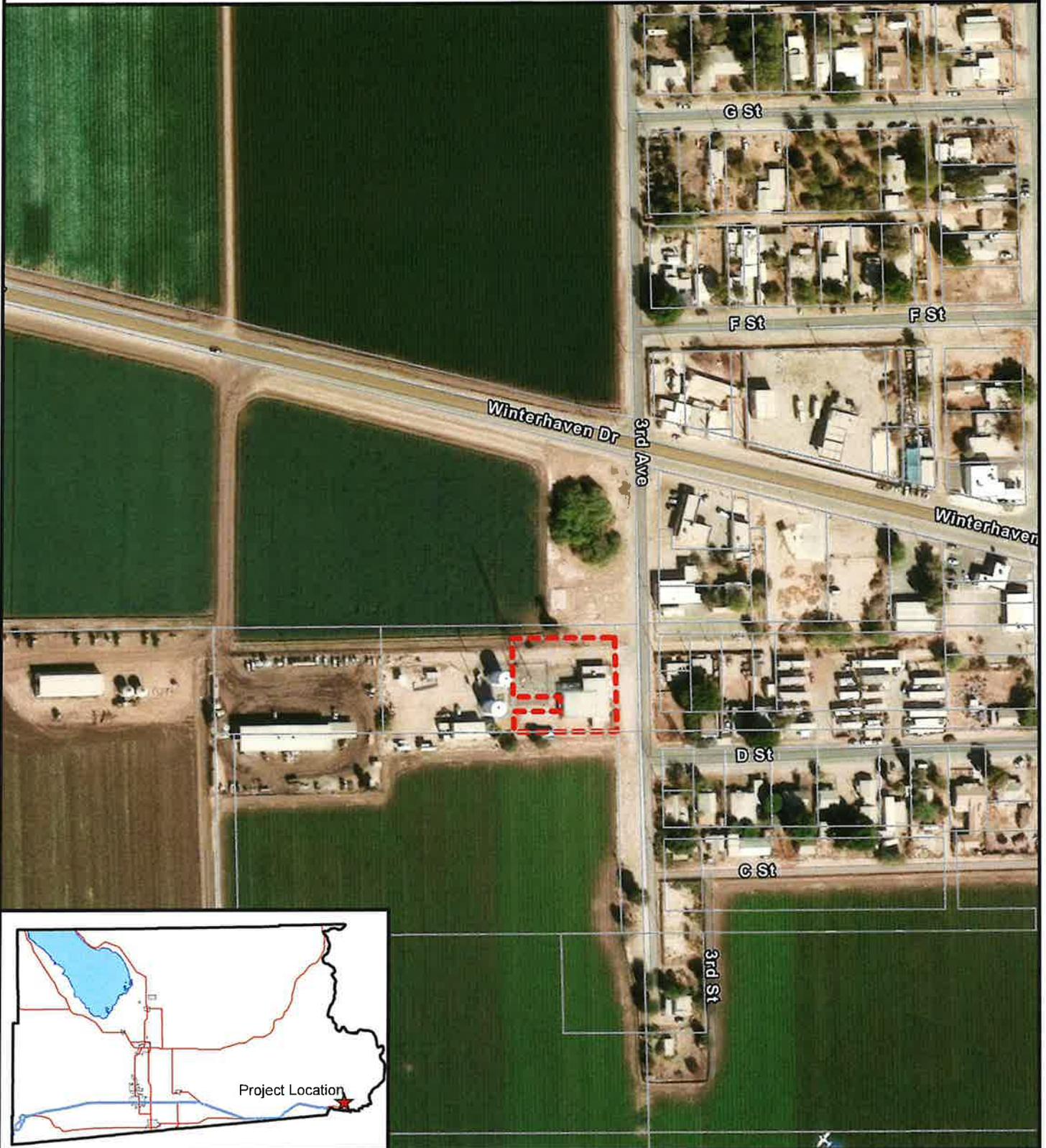
for [Signature]

- ATTACHMENTS:**
- A. Vicinity Map
 - B. Site Plan
 - C. Planning Commission Resolutions
 - D. CUP #25-0017 Conditions of Approval
 - E. Previously approved CUP #01-0004
 - F. Conditional Use Permit #25-0017 Application & Supporting Documents
 - G. Comment Letters

ATTACHMENT "A"

VICINITY MAP

PROJECT LOCATION MAP



SBA TOWERS II LLC
CUP #25-0017 / IS#25-0036
APN: 056-291-010-000

-  Project Location
-  Parcels
-  Centerline



ATTACHMENT "B"

SITE PLAN

NOTE
 ALL EXISTING CONDITIONS REFERENCED IN DRAWINGS ARE DERIVED FROM
 FIELD SURVEY DATA, AERIAL PHOTOGRAPHS, AERIAL IMAGES, PHOTOS AND FIELD
 VERIFIED DATA.

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1		ISSUE FOR PERMITTING

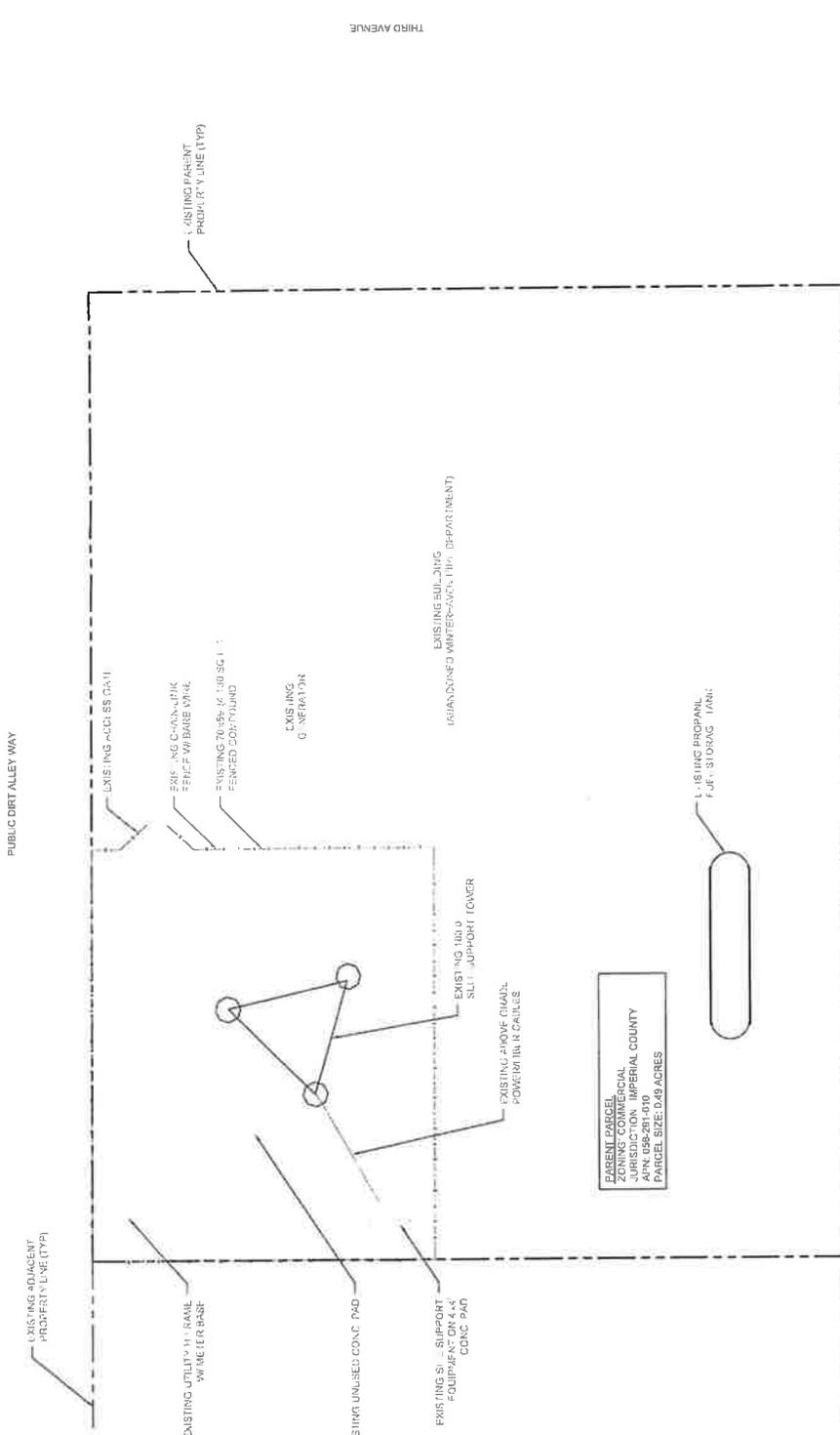


**WINTERHAVEN
 BOMBEROS**

CA 10518
 483 THIRD AVENUE
 WINTERHAVEN, CA 92283

**OVERALL
 SITE PLAN**

A-1



PARENT PARCEL
 ZONING: COMMERCIAL
 JURISDICTION: IMPERIAL COUNTY
 PARCEL SIZE: 0.49 ACRES



OVERALL SITE PLAN 1

GRAPHIC SCALE 1" = 100'-0"
 GRAPHIC SCALE 1" = 100'-0"

ATTACHMENT "C"

PC RESOLUTIONS CUP#25-0017

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #25-0017 AND CONDITIONS OF APPROVAL OF THE PROPOSED PROJECT BY SBA TOWERS II, LLC.

WHEREAS, SBA Towers II, LLC, has submitted an application for Conditional Use Permit #25-0017 for the re-entitlement of the previously approved Conditional Use Permit #01-0004 for the operation of a 180-foot above ground level (AGL) wireless telecommunication tower within a 4,130 Sq. Ft fenced area; and,

WHEREAS, the project is categorically exempt in accordance with section 15301 of 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 approvals 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 March 25, 2026; and,

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

SECTION 1. The Planning Commission has considered the proposed Conditional Use Permit #25-0017 prior to approval. The Planning Commission finds and determines that the Conditional Use Permit is adequate and 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.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving the Conditional Use Permit #25-00017 have been made as follows:

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

The project site is designated as "Urban" under the Land Use Element of the General Plan and designated as "Government/Special Public" under the Winterhaven Urban Area Plan. The project was found to be consistent with the General Plan in the previously approved Conditional Use

Permit #01-0004 and Variance #01-0003. 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. It is determined to be consistent with Division 24, Section 92401.00 – Purpose, "...This Section standards are intended to protect, and promote public health, safety, community welfare and the unique visual character of the Imperial County [by] minimizing the number of towers throughout the community...".

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The site is classified as G/S (Government/Special Public Zone) under the Imperial County Land Use Ordinance (Title 9), Zoning Map 65. The project is consistent with this ordinance since the tower is allowed with a Conditional Use Permit, as per section(s) 90520.02(c) of the Imperial County Land Use Ordinance.

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 communications tower is listed as a use subject to a Conditional Use Permit in Imperial County Land Use Ordinance, Section 90520.02(c).

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California.

The Project complies with the minimum requirements of Title 9 by obtaining a CUP & Variance pursuant to Title 9, Division 5, and Section 90520.02(c). 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.

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 project is designated "Urban" by the Imperial County General Plan. The surrounding areas are designated as "Government/Special Public", "Low Density Residential", and "Native American" under the Winterhaven Urban Area Plan; these areas are zoned G/S, R-1, and R-2 (Government/Special Public Zone, Low Density Residential and Medium Density Residential). Therefore, the continued use of this existing 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 conditions of approval, and current Federal, State and Local regulations. The proposed 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 #25-0017 under Land Use Ordinance, Section 92404.01 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 #25-0017 subject to the attached Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on March 25, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

ATTACHMENT "D"

CUP #25-0017 CONDITIONS OF APPROVAL

1 Recorded Requested By and
When Recorded Return To:

2 _____
3 Imperial County Planning & Development Services
4 801 Main Street
El Centro California 92231
5 _____

6
7 **AGREEMENT FOR CONDITIONAL USE PERMIT CUP #25-0017**
8 **Superseding Conditional Use Permit #01-0004**
9 (SBA Towers II, LLC)
(056-291-010-000)

10 Conditional Use Permit #25-0017 was approved by the Imperial County Planning
11 Commission Board of Supervisors and has the Effective Date of x, x, xxxx. This
12 Conditional Use Permit is by and between SBA Towers II, LLC (hereinafter referred to as
"Permittee"), and the COUNTY OF IMPERIAL, a political subdivision of the State of
13 California, (hereinafter referred to as "COUNTY").

14 **WHEREAS**, Permittee is the owner or successor in interest in certain land in Imperial
County identified as Assessor's Parcel Number(s) 056-291-010-000 (formally APN 056-291-
15 006-000), and further identified by the following legal description: that portion of the South
16 120 feet of Lots 17 to 21 inclusive, Block 13 and a portion of Highway Avenue of the Central
Addition to Winterhaven on file in Book 3 Page 26, 27 of Official Maps in the Office of the
County Recorder of Imperial County; and

17 **WHEREAS**, SBA Towers II, LLC, and/or any subsequent owner(s) would be required
18 to and intend to fully comply with all of the terms and conditions of the project as specified
in this Conditional Use Permit (CUP). This Conditional Use Permit Agreement #25-0017
19 supersedes Conditional Use Permit Agreement #01-0004 and any other prior Conditional
Use Permit Agreements. In the event of a conflict between the attached CUP Agreement
20 and conditions, these conditions govern; and

21 **WHEREAS**, Permittee has requested a permit to construct and/or operate a 180-foot
22 above ground level "AGL" co-locatable tower, including therewith the necessary security
fencing, control structure and appurtenances; and

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

25 **WHEREAS**, Permittee intends to operate the tower for its own use, Permittee shall
26 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,
27 thereby minimizing the number of towers required within the confines of the County; and

1
2 **G4 RECORDATION:**

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

12 **G5 COMPLIANCE/REVOCAATION:**

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

26 **G6 PROVISION TO RUN WITH LAND:**

27 The provisions of this project are to run with the land/project and shall bind the current and
28 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.

29 **G7 RIGHT OF ENTRY:**

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

36 **G8 TIME LIMIT:**

37 Unless otherwise specified within the project specific conditions this project shall be limited
38 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

1 and Development Services Director. Any request beyond the (15) fifteen years the permittee
2 shall file a written extension request with the Imperial County Planning and Development
3 Services Department and shall be considered by the Planning Commission. The CUP may
4 be revoked, or the extension may not be granted if the project is in violation of any one or all
5 of the conditions or if there is a history of non-compliance with the project conditions.

4 **G9 DEFINITIONS:**

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

10 **G10 SPECIFICITY:**

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

16 **G11 HEALTH HAZARD:**

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

22 **G12 ENCROACHMENT PERMIT:**

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

25 **G13 REPORT(S):**

26 Permittee shall file an annual report with the Planning and Development Services
27 Department to show that Permittee is in full compliance with this Conditional Use Permit.
28 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

1 name & phone number of the responsible person whom to contact, and a checklist to show
2 the status of each condition herein. It shall be the responsibility of the Permittee to provide
3 all reports and to include the information about other users. The County may request
4 information at any time from Permittee or other users if applicable, however it shall be the
5 responsibility of the permittee to assure the County that such information is received.

6 **G14 RESPONSIBLE AGENT:**

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

12 **G15 INDEMNIFICATION:**

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

24 **G16 CHANGE OF OWNER/OPERATOR:**

25 In the event the ownership of the site or the operation of the site transfers from the current
26 Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms
27 and conditions of this permit as if said successor was the original Permittee. Current
28 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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.

(TOTAL “G” CONDITIONS are 17)

This space intentionally left blank.

Site Specific Conditions:

S1 PROJECT DESCRIPTION:

This permit authorizes the Permittee to operate a Wireless Telecommunication Facility (tower) with the necessary ancillary equipment, generally being a small control structure(s), backup generator(s) and fencing. The Tower height shall not exceed 180 feet above ground level (AGL). In this case, the tower shall be a Free-Standing tower with no guy wire support, and this 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 assessor's plat map, and/or as approved by or through an encroachment permit.

S3 NO TRESPASSING SIGNS:

Permittee shall post the site for "No Trespassing" on each side all along the fence.

S4 HOURS OF OPERATION:

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

S5 ANCILLARY USES & ADDITIONAL LAND USE PERMITS:

This permit authorizes the Permittee to operate the site as described under 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.

S6 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.

S7 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 the violation is caused by another party using the tower. It shall be the responsibility of Permittee to ensure that the tower is operated in compliance with all terms and conditions of the CUP.

S8 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.

S9 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.

S10 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.

S11 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 antennae 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.

S12 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.); and,
2. Provide the Imperial County Applicators' notification under the NOCC system and its updates at no cost; and,
3. Work with Imperial County Air Applicators on the repair schedule and flight path rerouting; and,
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 and 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.

1 **S13 VARIANCE**

2 In conjunction with this Conditional Use Permit a height variance VAR #01-0003 has been
3 previously approved and issued to allow for the construction of the communication tower to
4 a height not to exceed 180 feet above ground level (AGL).

4 **S14 COMMUNICATION FREQUENCY:**

5 Transmission frequency, amount of radiated power, and antennae characteristics shall be
6 in compliance with requirements by the Federal Aviation Authority (FAA), Federal
7 Communications Commission (FCC), Planning and Development Services Department and
8 other applicable agencies.

8 **S15 FREQUENCY COORDINATION:**

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

11 **S16 TOWER EMERGENCY INFORMATION:**

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

13 **S17 RESTORATION SURETY:**

14 (a) Upon the expiration of this CUP, Permittee shall restore the site upon which the project
15 is located back to its undeveloped condition. To ensure that such restoration is completed,
16 Permittee shall provide security that is in conformance with the County's Financial
17 Assurance Guideline, is acceptable to the Office of County Counsel, and in an amount not
18 less than \$50,000. Said security shall cover Permittee, as well as any co-locators, users, or
19 other subleases located at the site.

17 (b) The amount of security may be administratively increased by the Planning Department
18 or the Planning Commission, upon a finding that the characteristic of the site warrants
19 additional security. The security must be filed with the County within six (6) months of the
20 approval of this CUP, and/or prior to the issuance of any building or grading permit,
21 whichever comes first.

20 (c) The security shall remain in effect until the project has been completely removed, and
21 the site has been fully restored to its undeveloped condition. In the event there is a history
22 of noncompliance with the conditions of this CUP, or any other applicable federal, State or
23 local law, regulation, rule, policy or procedure, the minimum amount of required security may
24 be administratively increased by the Planning Department or Planning Commission to
25 \$75,000.

24 **S18 AIR POLLUTION CONTROL DISTRICT:**

25 The Permittee shall show compliance with the APCD letter dated December 2nd, 2025¹,
26 stating that the project must comply with all Air District rules and regulations.
27

28 ¹ Air Pollution Control District Comment Letter, December 2nd, 2025

1 **S19 PERPETUAL EASEMENT:**

2 The Perpetual Easement established for the purpose of accommodating a cellular radio
3 transmission facility is authorized pursuant to Government Code Section 66412(j) of the
4 California Subdivision Map Act and shall remain valid only so long as a telecommunications
5 transmission facility exists and is actively operated within the easement area. In the event
6 that the telecommunications facility is removed, abandoned, or ceases operation, and the
7 lease is terminated, the basis for the exemption provided under Government Code Section
8 66412(j) shall no longer apply. Upon such occurrence, the land shall be turned back to the
9 parcel in order to avoid a code violation to be opened against the property. The lessee shall
10 be responsible for recording any document necessary to formally acknowledge the
11 termination of the easement.

12 (TOTAL "S" CONDITIONS are 19)

13 This space intentionally left blank.

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

1 **NOW THEREFORE**, County hereby issues Conditional Use Permit #25-0017, and
2 Permittee hereby accepts such permit upon the terms and conditions set forth herein:

3 **IN WITNESS THEREOF**, the parties hereto have executed this Agreement the day
4 and year first written.
5

6
7
8
9
10 **PERMITTEE**

11
12 _____
13 Ed Roach, VP Associate General Counsel
14 SBA Towers II, LLC

_____ Date

15
16 **COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA**

17
18
19 _____
20 James A. Minnick, Director of
21 Planning & Development Services

_____ Date

22
23
24
25
26
27
28

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 _____

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 "E"

PREVIOUSLY APPROVED CUP #01-0004

RECORDING REQUESTED BY AND

2001-018186

Ntch (DBA Rio-Tel).

CUP 01-0004/V01-0003

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

When Recorded Return To:

Imperial County Planning/Building Department
939 Main Street
El Centro, California 92243

HOLD

TL\$	42.00
RG	15
RF	13
MC	1
IX	1
TF	12
NL	
PY	
PR	

RECORDED
OFFICIAL RECORDS
IMPERIAL COUNTY, CA
BOOK 2075 PAGE 389
2001 AUG 10 AM 11 20
DOLORES PROVENCIO
COUNTY RECORDER

AGREEMENT FOR CONDITIONAL USE PERMIT # 01-0004

(Cellular Communication Tower)
(056-291-06-01)

(Winterhaven Fire District Property)
(Approved by PC April 11, 2001)
(Reference also V 01-0003)

This Agreement is made and entered into on this 5th day of June, 2001, by and between NTCH (dba Rio-tel) (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 known as "that portion of the South 120 feet of lots 17 to 21 inclusive blocks 13 and a portion of Highway Ave of the central addition to Winterhaven Block 3 Page 26, 27, SBB &M", and;

WHEREAS, Permittee has applied to the County for permission to construct and operate a Cellular Telephone Tower site, upon the above site, which is also referred to as "APN 056-291-06-01", and;

WHEREAS, Permittee has requested a permit construct and operate a 180 foot above ground level "AGL" tower, including therewith the necessary security fencing, control structure, and;

1
2 **WHEREAS**, Permittee intends to operate the tower for its own use, Permittee
3 may at some future date desire to allow another "compatible" use communication, or
4 electronic transmission operator (hereinafter referred to as a "subsidiary user", to use
5 the same tower, thereby minimizing the number of towers required within the confines
6 of the County, and;

7 **WHEREAS**, the County would like to encourage multiple use of such towers to
8 the extent that "sharing" of towers is compatible in use, frequency and meets applicable
9 regulatory standards of all permitting jurisdictions, and ;

10 **WHEREAS**, though the "sharing" of tower space is physically possible, it is
11 recognized that additional structural considerations must be addressed and if
12 applicable, permitted by the Building Inspection Division, to assure that the tower is
13 structurally adequate, and;

14 **WHEREAS**, County, after a review of the project, after a noticed public hearing
15 before the Environmental Evaluation Committee, after a noticed public hearing before
16 the Planning Commission, agreed to issue Conditional Use Permit # 01-0004 (and
17 Variance 01-0003) to Permittee, and/or his or her successor in interest subject to all of
18 the following conditions:

19 **NOW THEREFORE** the County issued the CUP (# 00-0004) subject to all of the
20 following conditions.

INDEX TO CONDITIONS:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

G-1	Costs
G-2	Audit of Bills
G-3	Permits/Licenses
G-4	Recordation
G-5	Compliance/Revocation
G-6	Provisions to Run with Land
G-7	Right of Entry
G-8	Time Limit
G-9	Definitions
G-10	Specificity
G-11	Health Hazard
G-12	Encroachment Permit
G-13	Report(s)
G-14	Responsible Agent
G-15	Indemnification
G-16	Change of Owner/Operator
S-1	Project Description
S-2	Access to Site
S-3	No Trespass Signs
S-4	Hours of Operation
S-5	Ancillary uses and Additional Land Use Permits
S-6	Suspension of Operations
S-7	Enforcement Action
S-8	Light & Glare
S-9	Conflicting Permit Conditions
S-10	Minor Administrative Modification
S-11	Latest Codes Govern
S-12	Variance
S-13	Lighting
S-14	Communication Frequency
S-15	Frequency Coordination
S-16	Restoration Surety
S-17	EMERGENCY/COMMUNICATION PARTICIPATION
S-18	DEVELOPMENT AGREEMENT (ALTERNATIVE)

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/Building Department or any County Department for costs incurred as a result of this permit, shall be billed through the Planning/Building 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/Building 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/Building Department, the explanation or audit shall be performed by said Department and a report provided to both the Permittee and the Planning/Building Dept..

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 Recorders 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/Building 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 provision 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 with out prior notification to the Planning/Building 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 either the landowner, the permittee or a subsidiary user..

G8 TIME LIMIT:

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (3) three years from the recordation date of the CUP. The CUP may be extended for successive three (3) year(s) by the Planning Director upon a finding by the Planning Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) of the County of Imperial. Unless specified otherwise herein no conditional use permit shall be extended for more than four consecutive periods. If an extension is necessary or requested beyond fifteen years, Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall 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/Building Department to show that Permittee is in full compliance with this Conditional Use Permit and with the Surface Mining Reclamation Plan. 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 amount of material produced during the prior year, the amount of material shipped from the site, the current area disturbed, the current excavation depth (max.), the name & phone number of the responsible site attendant, 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

1 the information about other users. The County may request information at any time
2 from Permittee or other users if applicable, however it shall be the responsibility of the
3 permittee to assure the County that such information is received.

4 **G14 RESPONSIBLE AGENT**

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

10 **G15 INDEMNIFICATION**

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

21 **G16 CHANGE OF OWNER/OPERATOR**

22 In the event the ownership of the site or the operation of the site transfers from the
23 current Permittee to a new successor Permittee, the successor Permittee shall be
24 bound by all terms and conditions of this permit as if said successor was the original
25 Permittee. Current Permittee shall inform the County Planning/Building Department in
26 writing at least 60 days prior to any such transfer. Failure of a notice of change of
27 ownership or change of operator shall be grounds for the immediate revocation of the
28 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 has agreed to provide a local benefit per a negotiated agreement between the County and the permittee. This local benefit agreement allows the permittee to provide one of the following: (a) tower space reserved for County/IVECA use the reservation to be held for a period of three years during which the County/IVECA must notify the permittee of its intent to use the facility or in the absence thereof notify its intention not to use the facility; (b) in lieu of the reservation of space, pay an equivalent amount equal to the rental value of the space for the three year period, the funds to be dedicated to a trust account under the control of the Planning Department for allocation to the public communications systems being developed by IVECA, IID and ICOE; (c) provide electronic equipment of equivalent value of the three year rental value of the tower space, the type of equipment to be determined by the IVECA, ICOE and IID systems; (d) engineering services of equivalent value as defined in (b) and (c). The Director of Planning/Building, based upon current community needs determined in consultation with IVECA, ICOE and IID, shall approve the choice of the alternative. The in lieu of fee may be paid in a lump sum at time of recordation in which case the total value shall be discounted by 20% of the aggregate value that would have been paid on a monthly basis for the three year period. It may also be paid at the end of the three year term of the CUP, prior to the renewal of the CUP in which case the total cost will be the aggregate total for the three year period plus 10% interest on the total.

(TOTAL "G" CONDITIONS are 18)

The balance of this page was intentionally left blank

SPECIFIC PROJECT CONDITIONS:**S1 PROJECT DESCRIPTION**

This permit authorizes the Permittee to construct and operate a cellular communication tower with the necessary ancillary equipment, generally being a small control structure and fencing. The Tower height shall not exceed 180 feet and the total developed height of any antenna thereon shall not exceed 180 feet above ground level (AGL). The tower shall be constructed to the specifications contained in the application or as modified. In this case the tower shall be a "free standing" tower with no guy wire support. In addition to the information contained in the application, and as a result of the County, the applicant and the other interested parties desiring to minimize the number of towers in the County, this tower may be used by multiple user 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 NO TRESPASSING SIGNS

Permittee shall post the site for "No Trespassing" at least every side along the active perimeter of the site

S4 HOURS OF OPERATION

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

S5 ANCILLARY USES & ADDITIONAL LAND USE PERMITS

This permit authorizes the Permittee to operate the site as described under 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.

S6 SUSPENSION OF OPERATIONS

(a) 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.

(b) Permittee shall file (with the County) surety in the amount of \$3,000, in a form acceptable to County Counsel. Said surety shall be filed within six (6) months of the approval of this CUP, and/or prior to issuance of any construction permit, whichever comes first, and shall guarantee restoration of the land to its condition prior to development.

1 (c) If there are other persons, firms or corporations using said tower, in addition to the
2 Permittee, the surety shall increase at the rate of \$2000.00 per user and shall be
3 provided to the County by said persons, firms or corporations.

4 **S7 ENFORCEMENT ACTION**

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

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

15 **S8 LIGHT & GLARE**

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

19 **S9 CONFLICTING PERMIT CONDITIONS**

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

22 **S10 MINOR ADMINISTRATIVE MODIFICATION**

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

S11 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 antennae 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.

S12 VARIANCE

In conjunction with this CUP a height variance has been processed and issued to allow
for the construction of the communication tower to a height not to exceed 180 feet
above ground level (AGL)

S13 LIGHTING

Aircraft warning lights are to be installed on the tower to meet Federal Aviation Administration (FAA) specifications. Electrical backup power shall be provided for these lights on the proposed tower according to FAA standards and at a minimum shall include lights at the top and at the mid-point of the structure. Permittee shall submit evidence of compliance with the FAA requirements within six (6) months from the approval date of this CUP. As required by the Airport Land Use Commission meeting, Permittee shall install a high intensity strobe beacon (for daylight use only) and a red flashing warning light to warn aircraft in the vicinity.

S14 COMMUNICATION FREQUENCY

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

S15 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.

S16 RESTORATION SURETY

The original surety shall remain in effect until the tower and the ancillary facilities are removed and the site restored to its original condition. In the event there is a history of "non-compliance with these conditions, prior to the renewal terms herein, the surety may be administratively increased to \$5,000.00 maximum and \$10,000.00 maximum, if the renewal is considered by the Planning Commission.

S17 EMERGENCY/COMMUNICATION PARTICIPATION

The permittee shall, in exchange for the benefit of this authorization, create a public benefit to the County by supporting the County in its program to establish and maintain a County Wide emergency communication system as well as a County Wide High Speed Internet Communication system. This support shall be in accordance with condition G-18.

S18 DEVELOPMENT AGREEMENT

In lieu of Condition S17 the permittee may enter into a "development agreement" with the County, the terms of which shall substantially support the concept of G-18. The Development Agreement may however provide alternative benefits that the County desires in lieu of direct payments. The permittee may exercise this option within 30 days from the date of approval by the Planning Commission, but prior to recordation, however in doing so agrees to be bound by condition S17 until such time as a "development agreement" becomes effective. If the development agreement process is commenced but not completed condition S17 shall continue to govern.

Permittee is advised that County does have a "development agreement" ordinance which governs the processing of such an agreement. Furthermore permittee is advised that a development agreement can only be approved by the Board of Supervisors, therefore a hearing before the Board will be necessary to effectuate such an agreement

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Recorder's Memo: Poor Record is due to quality of original document.

NOW THEREFORE, County hereby issues Conditional Use Permit #01-0004 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 COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA

Adilia Aguilar 01/5/01
NTCH (dba Rio-tel)
Agent/Representative
ADILIA AGUILAR PRESIDENT

By: Jurg Heuberger, AICP, Planning Director

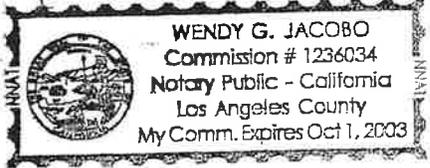
Dated June 5/01

STATE OF CALIFORNIA
COUNTY OF Los Angeles } S.S.

On June 5/01 before me, a Notary Public in and for said Wendy G Jacobo County and State, personally appeared Adilia Aguilar, personally known to me (or 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.

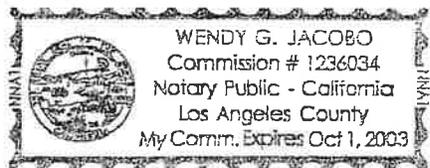
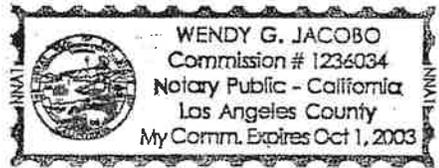
WITNESS my hand and official seal

Signature Wendy G Jacobo



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 _____



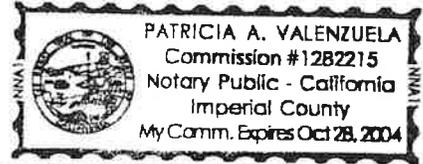
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA
COUNTY OF IMPERIAL } S.S.

On August 9, 2001 before me,
PATRICIA A. VALENZUELA a Notary Public in and for
said County and State, personally appeared
JURG HEUBER GER, personally known to me
(~~or 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/hers/their authorized capacity(ies), and that by
his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Patricia A. Valenzuela



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 Conditional Use Permit
Number of Pages 13 Date of Document JUNE 5, 2001
Signer(s) Other Than Named Above _____

ATTACHMENT “F”

**CUP#25-0017 APPLICATION &
SUPPORTING DOCUMENTS**

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

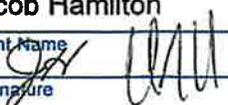
- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES - Please type or print -

1. PROPERTY OWNER'S NAME Winterhaven Fire District	EMAIL ADDRESS	
2. MAILING ADDRESS (Street / P O Box, City, State) P O Box 906 Winterhaven CA 92283	ZIP CODE 85364	PHONE NUMBER 442-265-6000
3. APPLICANT'S NAME SBA TOWERS II LLC	EMAIL ADDRESS amasuda@sbsite.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 5900 Broken Sound Parkway NW, Boca Raton, FL	ZIP CODE 33487	PHONE NUMBER 561-322-7817
4. ENGINEER'S NAME ACOM Consulting, Inc.	CA. LICENSE NO.	EMAIL ADDRESS rick.matteson@acomconsultinginc.com
5. MAILING ADDRESS (Street / P O Box, City, State) 5200 SW Meadows Rd, Ste 150, Lake Oswego, OR	ZIP CODE 97035	PHONE NUMBER 425-209-6723
6. ASSESSOR'S PARCEL NO. 056-291-006-001	SIZE OF PROPERTY (in acres or square foot) 0.495 acres	ZONING (existing) Conditional use permit
7. PROPERTY (site) ADDRESS 493 Third Avenue, Winterhaven, CA 85364		
8. GENERAL LOCATION (i.e. city, town, cross street) By 3rd Ave. and Hwy 8. 1 block south of intersection. Winterhaven, California.		
9. LEGAL DESCRIPTION A portion of Lots 17, 18, 19, 20 and 21 of Block 13, and a portion to winteraven according to the map thereof, recorder in boock 3 at page 26 and 27 of official maps, in the office of the County recorder of imperial county, California.		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	
EXISTING TELECOMMUNICATIONS FACILITY. WE ARE NOT MAKING ANY CHANGES. WE ARE PROPOSING ANOTHER 10 YEAR CUP.	
11. DESCRIBE CURRENT USE OF PROPERTY	Telecommunication facilities.
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A
13. DESCRIBE PROPOSED WATER SYSTEM	N/A
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	N/A
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

Jacob Hamilton 09/23/2025
 Print Name _____ Date _____
 Signature  _____
 Print Name _____ Date _____
 Signature _____

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN	_____
B. FEE	_____
C. OTHER	_____
D. OTHER	_____

APPLICATION RECEIVED BY: _____	DATE _____	REVIEW / APPROVAL BY _____
APPLICATION DEEMED COMPLETE BY: _____	DATE _____	OTHER DEPT'S required
APPLICATION REJECTED BY: _____	DATE _____	<input type="checkbox"/> P.W.
TENTATIVE HEARING BY: _____	DATE _____	<input type="checkbox"/> E.H.S.
FINAL ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE _____	<input type="checkbox"/> A.P.C.D.
		<input type="checkbox"/> O.E.S.
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____

CUP #
 25-0017
 IS25-0036



September 29, 2025

APPLICATION FOR THE RENEWAL OF CONDITIONAL USE PERMIT #01-0004

Site Name: CA10518 Winterhaven Bomberos

Site Address: 493 Third Avenue, Winterhaven, CA 92283

Parcel Number: 056-291-010 (Also shown as: 056-291-006-001)

Introduction:

SBA Towers II, LLC, herein referenced as Applicant, proposes to renew the CUP for the wireless facility at the referenced location for at least another 10 years. The purpose of this application is to renew the conditional use permit for the tower and all carriers attached to the tower. The underlying property is owned by the Winterhaven Fire District. However, NTCH-CA, Inc signed a permanent easement with the fire department in 2001 and SBA TOWERS II LLC was assigned those rights in 2007. Please see the attached Lease documentation proving the transaction.

We are including all of the following documents in this application:

1. CUP Application - Signed
2. Notice to Applicant – Signed
3. Imperial County Indemnification Agreement – Signed
4. Owner’s Affidavit – Signed
5. Zoning Map
6. Lease Document and Assignment
7. T-Mobile Coverage Map – With Site, Without Site, and Isolated Site
8. Drawings

Please determine the fee and we will have a check sent directly from SBA to Imperial County. Thank you for your consideration in this renewal.

Sincerely,

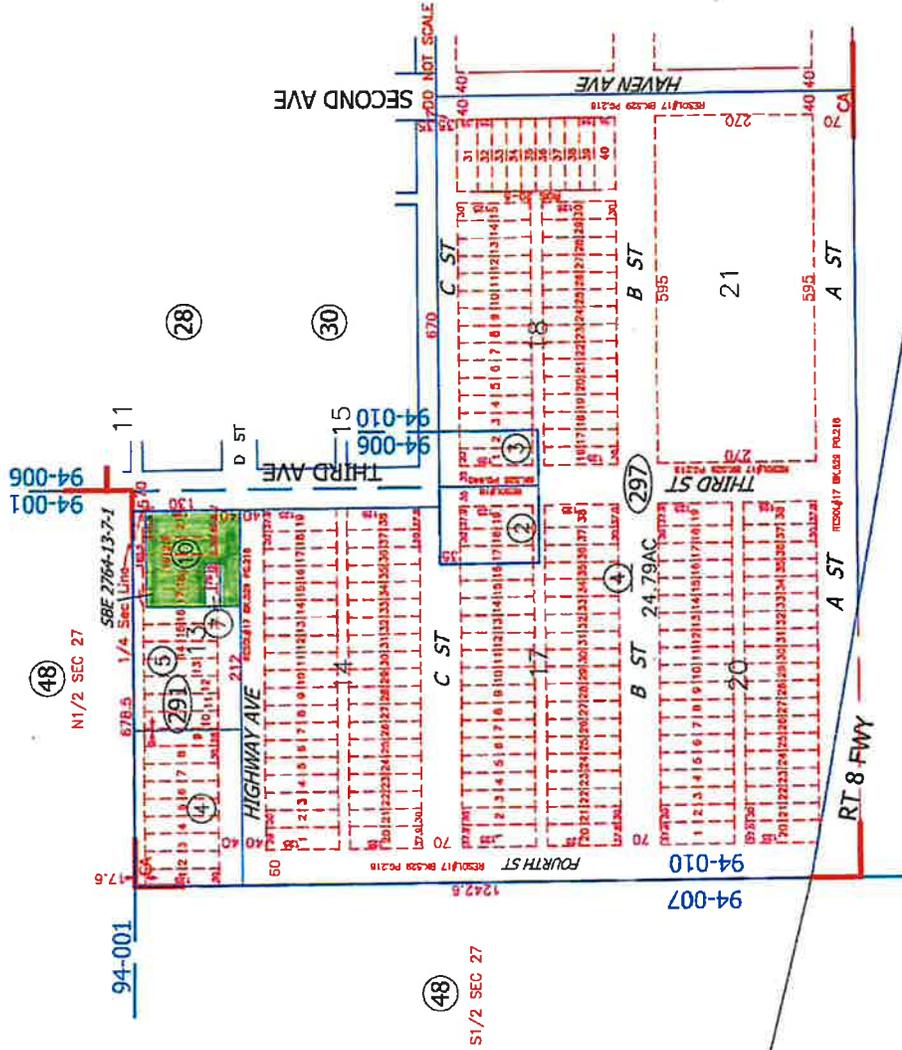
Jacob Hamilton, Agent to SBA Towers II LLC
Virtual Site Walk LLC
Phone: (619) 341-9208
Email: Jake@virtualsitewalk.com

RECEIVED
OCT 02 2025
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

56-29

Tax Area Code
94-006 MPR
94-010

POR. CENTRAL ADD., TOWNSITE OF WINTERHAVEN
POR SEC 27 T16S R22E
OM 3-27



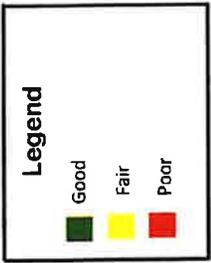
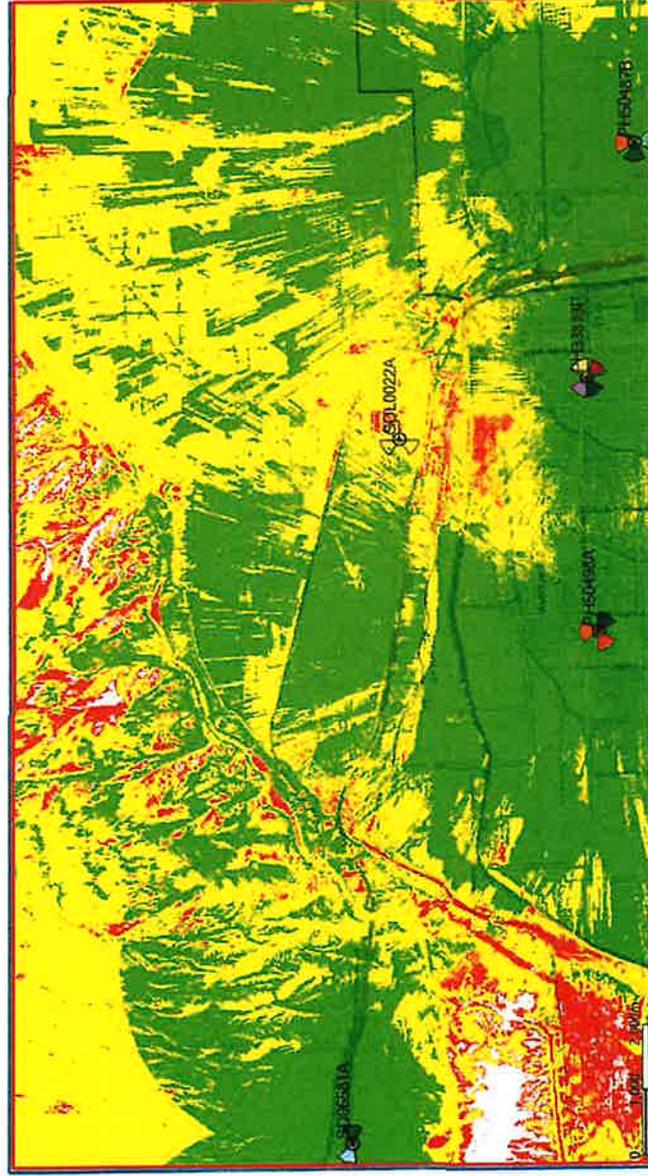
DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX. CODE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

- 3-11-13 MF
- 2-17-10 MF
- 4-27-04 RM
- 9-4-97 LS
- 1-12-90 RM
- 8-24-83 RM
- 5-20-75 A.P.K
- 2-23-18 MF
- 8-24-17 MF
- 6-25-14 MF

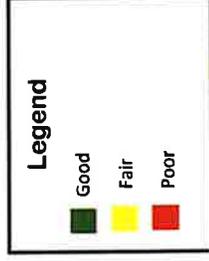
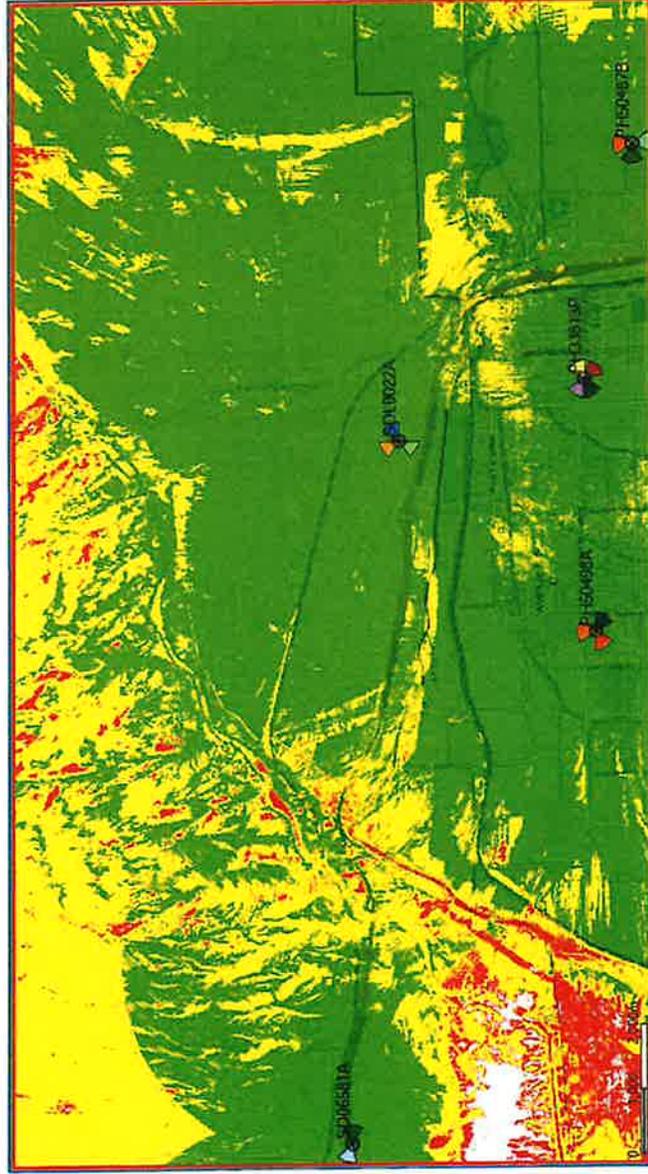
Assessor's Map Bk.56-Pg.29
County of Imperial, Calif.



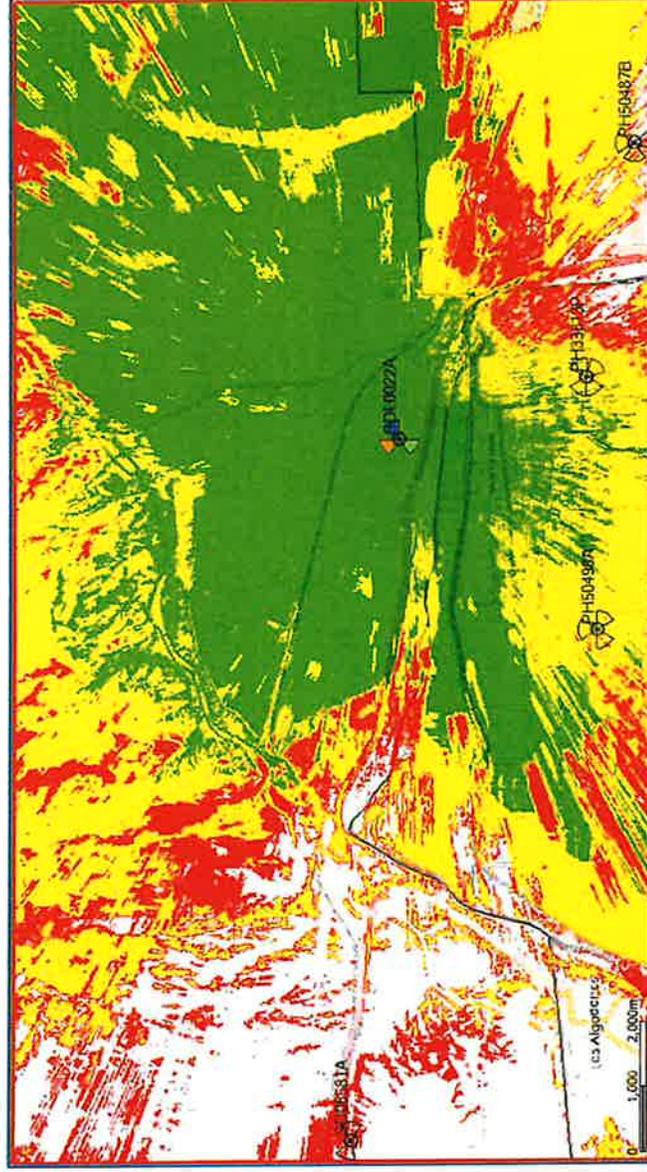
Coverage without SDL0022A



Coverage with SDL0022A



Coverage only with SDL0022A





PROJECT: LOS ANGELES COUNTY CUP RENEWAL
SITE NAME: WINTERHAVEN BOMBEROS
SBA SITE NUMBER: CA10518
SITE ADDRESS: 493 THIRD AVENUE
 WINTERHAVEN, CA 92283
SITE TYPE: SELF-SUPPORT TOWER

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

NO.	DATE	ISSUED FOR	BY
1			
2			
3			
4			



**WINTERHAVEN
 BOMBEROS**

CA10518
 493 THIRD AVENUE
 WINTERHAVEN, CA 92283

COVER SHEET

T-1

DRAWING INDEX

NO.	DESCRIPTION
T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLANS
A-2	EQUIPMENT SHELTER PLAN
A-2.1	EXISTING ANTENNA PLAN & SCHEDULE
A-3	WEST ELEVATION
A-3.1	EAST ELEVATION
A-3.2	SOUTH ELEVATION
A-3.3	NORTH ELEVATION

SCOPE OF WORK

NOTE:
 THE PURPOSE OF THIS PROJECT IS THE RENEWAL OF THE CUP AND OPERATIONS FOR 10-YEARS

AREA MAP



PROJECT CONTACT LIST

PROPERTY OWNER:
 IMPERIAL COUNTY FIRE DEPARTMENT
 483 3RD AVENUE
 WINTERHAVEN, CA 92283

APPLICANT:
 SBA COMMUNITY TOWERS III, LLC
 8051 CONGRESS AVENUE
 BOCA RATON, FL 33487

SBA AGENT:
 VIRTUAL SITE WALK, LLC
 JAKE HAMILTON
 jake@virtualsitewalk.com
 (916) 341-9206

LATITUDE (NAD83):
 N 32° 44' 16.72"
 N 32° 27' 56.53"

LONGITUDE (NAD83):
 W 114° 36' 17.719"
 W 114° 03' 11.11"

COUNTY:
 IMPERIAL COUNTY

ZONING JURISDICTION:
 IMPERIAL COUNTY

ZONING DISTRICT:
 COMMERCIAL

POWER COMPANY:
 I&D ENERGY

TELCO COMPANY:
 VERIZON

CONSTRUCTION TYPE:
 V/B

OCCUPANCY TYPE:
 UTILITY

PARCEL NUMBER:
 050-291 010

PARCEL SIZE:
 0.149 ACRES

LEASE AREA:
 4,130 SQ FT

APPROVAL / SIGN OFF OF PRELIMINARY CONSTRUCTION DRAWINGS

PROJECT MANAGER	DATE	SIGNATURE
SITE ACQUISITION		
CONSTRUCTION MANAGER		
RF ENGINEER		
DEVELOPMENT MANAGER		
OPERATIONS		

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING CODES AND ORDINANCES 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
- 2022 CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE AND LOCAL AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE AND LOCAL AMENDMENTS
- 2022 CALIFORNIA PLUMBING CODE AND LOCAL AMENDMENTS
- 2022 CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA REFERENCED STANDARD CODE

ACCESSIBILITY REQUIREMENTS FOR BUILDINGS WITH DISABILITIES:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
 ACCESSIBILITY IS NOT REQUIRED.

LOCATION MAP



REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

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 THIS DRAWING. ALL RIGHTS RESERVED. THESE DRAWINGS REMAIN THE PROPERTY OF ACOM CONSULTING AND SPECIFICATIONS.

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF ACOM CONSULTING. THEY MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ACOM.



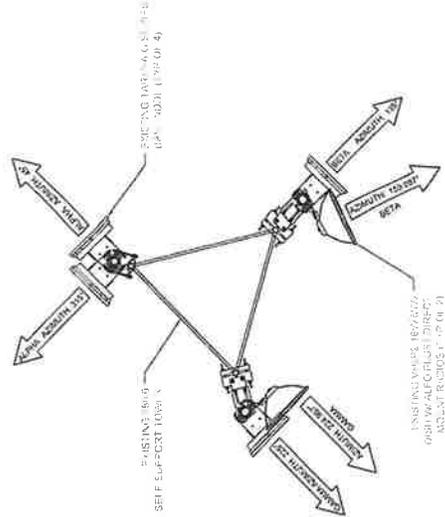
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO	DATE	BY	REVISION
1	08/05/2010	SM	ISSUE FOR PERMIT
2	08/05/2010	SM	ISSUE FOR PERMIT
3	08/05/2010	SM	ISSUE FOR PERMIT
4	08/05/2010	SM	ISSUE FOR PERMIT
5	08/05/2010	SM	ISSUE FOR PERMIT
6	08/05/2010	SM	ISSUE FOR PERMIT
7	08/05/2010	SM	ISSUE FOR PERMIT
8	08/05/2010	SM	ISSUE FOR PERMIT
9	08/05/2010	SM	ISSUE FOR PERMIT
10	08/05/2010	SM	ISSUE FOR PERMIT



EXISTING ANTENNA AND ANCILLARY EQUIPMENT SCHEDULE									
ALPHA SECTOR									
ANTENNA MODEL	AZIMUTH	ELEVATION	HEIGHT	TYPE	FEEDER MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH	REMARKS
(1) TARANA G SERIES BASE NODE	315°	180.0'		EXISTING HYBRID			EXISTING HYBRID	200'	
(1) TARANA G SERIES BASE NODE	45°	180.0'		EXISTING HYBRID			EXISTING HYBRID	200'	
BETA SECTOR									
ANTENNA MODEL	AZIMUTH	ELEVATION	HEIGHT	TYPE	FEEDER MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH	REMARKS
(1) TARANA G SERIES BASE NODE	135°	180.0'		EXISTING HYBRID			EXISTING HYBRID	200'	
(1) COMMSCOPE VHL P2-18W M/W DISH	135.887°	180.0'		ALFO PLUS2 RADIO			EXISTING HYBRID	200'	
GAMMA SECTOR									
ANTENNA MODEL	AZIMUTH	ELEVATION	HEIGHT	TYPE	FEEDER MODEL	JUMPER LENGTH	CABLE TYPE	CABLE LENGTH	REMARKS
(1) TARANA G SERIES BASE NODE	225°	180.0'		EXISTING HYBRID			EXISTING HYBRID	200'	
(1) COMMSCOPE VHL P2-18W M/W DISH	224.957°	180.0'		ALFO PLUS2 RADIO			EXISTING HYBRID	200'	

EXISTING ANTENNA SCHEDULE 1



NOTE:
ALL EXISTING EQUIPMENT SHALL REMAIN NO
CHANGES ARE PROPOSED AT THIS TIME.

EXISTING ANTENNA PLAN 1

DATE: 08/05/2010
DRAWN BY: SM
CHECKED BY: SM

NOTE
 ALL DIMENSIONS SHOWN SHALL REMAIN UNLESS OTHERWISE NOTED.
 PROPOSED AT THIS TIME.

EXISTING TOP OF SELF-SUPPORT TOWER
 180.0' AGL

EXISTING RAD CENTER OF MW & ANTENNAS
 180.0' AGL

EXISTING TOWER IS 50' HIGH
 DUAL 150' TOWER IS 120' DIRECT
 HEIGHT ANTENNAS (1 - 9 OF 2)
 EXISTING ANTENNAS IS SECTOR 3
 BASE NULL (VPH OF 4)

EXISTING 100' TOWER SUPPORT TOWER

EXISTING NON-PERFECT BEES

EXISTING 5' TOWER IS 150'
 SITE SUPPORT CANTILEVER

STANDARD

PROVIDED BY: [unclear]
 0.7' ABOVE

PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

NO	DATE	BY	CHK	APP
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



**WINTERHAVEN
 BOMBEROS**

CA10518
 483 THIRD AVENUE
 WINTERHAVEN, CA 92283

**EXISTING
 WEST
 ELEVATION**

A-3

EXISTING WEST ELEVATION 1



SCALE: 1/4" = 1'-0"
 1/8" = 1'-0"

NOTE
 ALL EXISTING EQUIPMENT SHALL REMAIN. NO EXISTING CHANGES
 PROPOSED AT THIS TIME.

EXISTING TOP OF SELF-SUPPORT TOWER
 100.0' AGL

EXISTING RAD CENTER OF MW & ANTENNAS
 180.0' AGL

EXISTING 150' TOWER
 150' TOWER
 150' TOWER
 150' TOWER

EXISTING 150' SELF-SUPPORT TOWER

EXISTING 150' SELF-SUPPORT TOWER

EXISTING 150' TOWER
 150' TOWER

EXISTING 150' TOWER
 150' TOWER

<p>PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUED BY</th> <th>REV. DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/20/20</td> <td>DB</td> <td>MW REVIEW/CLIP</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	ISSUED BY	REV. DESCRIPTION	1	03/20/20	DB	MW REVIEW/CLIP																				<p>CA10518 493 THIRD AVENUE WINTERHAVEN, CA 92283</p>	<p>EXISTING NORTH ELEVATION</p>	<p>A-3.3</p>
NO.	DATE	ISSUED BY	REV. DESCRIPTION																													
1	03/20/20	DB	MW REVIEW/CLIP																													

EXISTING NORTH ELEVATION 1

SCALE: 1/8" = 1'-0"
 1/4" = 3'-0"

ATTACHMENT "G"
COMMENT LETTERS

Kayla Henderson

From: Jill McCormick <historicpreservation@quechantribe.com>
Sent: Friday, November 14, 2025 8:06 AM
To: Kayla Henderson; Planning - ICPDSComentLetters
Subject: Re: [EXTERNAL]:CUP25-0017 - IS25-0036 Request for Comments

CAUTION: This email originated outside our organization; please use caution.

Good morning,

This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521



From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>
Sent: Thursday, November 13, 2025 4:09 PM
To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <johnhawk@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Claudia Valadez <Claudia.Valadez@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org <rkelley@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; iidenvironmental@iid.com <iidenvironmental@iid.com>; jjbrooks@iid.com <jjbrooks@iid.com>; JFLopez@iid.com <JFLopez@iid.com>;

marcuscuero@campo-nsn.gov <marcuscuero@campo-nsn.gov>; dtsosie@campo-nsn.gov <dtsosie@campo-nsn.gov>; Tribal Secretary <tribalsecretary@quechantribe.com>; Jill McCormick <historicpreservation@quechantribe.com>; THPO@aguacaliente.net <THPO@aguacaliente.net>; THPO@aguacaliente.net <THPO@aguacaliente.net>; byronfrontier@yahoo.com <byronfrontier@yahoo.com>
Cc: Luis Bejarano <luisbejarano@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>; Vanessa DeLaTeja <vanessadelateja@co.imperial.ca.us>
Subject: [EXTERNAL]:CUP25-0017 - IS25-0036 Request for Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please see attached Request for Comments packet for **CUP25-0017 / IS25-0036** SBA Towers II LLC

Comments are due by **December 1st, 2025 at 5:00PM.**

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, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Kayla Henderson

Office Assistant III
IC Planning & Development Services
801 Main Street
El Centro, CA 92243
(442)265-1736
(442)265-1735 (Fax)
kaylahenderson@co.imperial.ca.us

Kayla Henderson

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Tuesday, November 18, 2025 3:05 PM
To: Kayla Henderson; THPO Consulting
Subject: RE: CUP25-0017 - IS25-0036 Request for Comments

CAUTION: This email originated outside our organization; please use caution.

Greetings,

A records check of the Tribal Historic Preservation Office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,



Anthony Kline
Cultural Resources Analyst
akline@aguacaliente.net
C: (760) 413-5836 | D: (760) 883-1139
5401 Dinah Shore Drive, Palm Springs

RECEIVED

NOV 18 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>
Sent: Friday, November 14, 2025 4:54 PM
To: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Subject: FW: CUP25-0017 - IS25-0036 Request for Comments

This email was sent by a person from outside your organization. Please verify the authenticity of this email before taking further action.

Good Afternoon,

Please see attached Request for Comments packet for **CUP25-0017 / IS25-0036 SBA Towers II LLC**

Comments are due by **December 1st, 2025 at 5:00PM.**

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, please feel free to contact Alan Molina at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Kayla Henderson

From: Margo Sanchez
Sent: Thursday, November 20, 2025 1:41 PM
To: Kayla Henderson; Planning - ICPDSComentLetters
Cc: Alan Molina
Subject: RE: 251113-CUP25-0017 - IS25-0036 Request for Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

Please accept this email as confirmation of a No Comment response from the Agricultural Commissioner's Office.

Thank you.

Best regards,
Margo

Margo Sanchez

Deputy Agricultural Commissioner
Deputy Sealer of Weights & Measures
Special Projects / Weights & Measures Division
Imperial County Agricultural Commissioner's Office
442.265.1500
7-4:30pm / Off rotating Fridays
agcom.imperialcounty.org



From: Kayla Henderson <kaylahenderson@co.imperial.ca.us>

Sent: Thursday, November 13, 2025 3:10 PM

To: Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; John Hawk <Johnhawk@co.imperial.ca.us>; Rosa Lopez <RosaLopez@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Sheila Vasquez-Bazua <SheilaVasquezBazua@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Claudia Valadez <Claudia.Valadez@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; Robert Benavidez <RBenavidez@icso.org>; iidenvironmental@iid.com; jjbrooks@iid.com; JFLopez@iid.com; marcuscuero@campo-nsn.gov; dtsosie@campo-nsn.gov; tribalsecretary@quechantribe.com; historicpreservation@quechantribe.com; THPO@aguacaliente.net; THPO@aguacaliente.net; byronfrontier@yahoo.com
Cc: Luis Bejarano <luisbejarano@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva

AIR POLLUTION CONTROL DISTRICT



RECEIVED

DEC 02 2025

IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

December 2, 2025

Mr. Jim Minnick
Planning & Development Services Director
801 Main St.
El Centro, CA 92243

SUBJECT: Conditional Use Permit 25-0017 – Winterhaven SBA Tower

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") thanks you for the opportunity to review the application for Conditional Use Permit (CUP) 25-0017 that would allow the continued operation of an existing wireless communication facility located at 493 Third Avenue in Winterhaven, previously entitled under CUP 01-0004. The facility includes one 180-foot communication tower with associated ancillary equipment within a 4,130 sq. ft. area enclosed by a security fence. The purpose of the re-entitlement is to update the existing permit conditions to conform with current telecommunication facility standards, including Condition G-8, to satisfy the minimum 10-year term required under the California Government Code. The site is also identified as Assessor's Parcel Number 056-291-010.

The site plans included with the project packet indicate an existing generator at this facility. Therefore, Air District staff will need to arrange an inspection to verify that the generator meets either PERP or APCD requirements **prior to the issuance of any re-entitlement**. As the original CUP included in the application packet does not contain special conditions for air quality, the Air District requests that CUP 25-0017 **include a special condition** requiring adherence to all District rules and regulations. Finally, the Air District requests to review a **draft copy of CUP 25-0017** prior to recording.

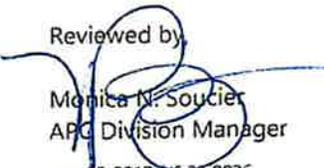
As for record keeping purposes, please note that the Assessor's Parcel Number identified on the project packet cover page is different than that on the CUP application and the original CUP.

The Air District's rules, regulations, CEQA Air Quality Handbook and forms can be accessed via the internet at <https://apcd.imperialcounty.org>. Should you have questions and/or to arrange an inspection, please call our office at (442) 265-1800.

Sincerely,


Curtis Blondell
APC Environmental Coordinator II

Reviewed by


Monica N. Soucier
APC Division Manager
CUP 25-0017 / 15-25-0036