

STAFF REPORT
Planning Commission Meeting
April 23, 2025

Project Name: **Time Extension #25-0012 for Conditional Use Permit #99-0021**

Applicant: **Lumen Technologies**
 7835 Noffsinger Road
 Niland, CA 92233

Project Location:

The existing unmanned fiber optic facility is located at 7835 Noffsinger Road, Niland, CA 92233, on a 22.06 acre lot, further identified as PAR1 PM2236 SE4 SEC12 11-14 SLY OF RR 22.06 AC, of the San Bernardino Base and Meridian (S.B.B.M.) with Assessor's Parcel Number 021-290-023-000 located in the unincorporated townsite of Niland (Supervisorial District #4) of the County of Imperial, State of California.

The proposed project site is zoned A-2 and is surrounded by parcels zoned as A-2 (General Agricultural) on the north, south, east and west.

Project Summary:

The applicant, Lumen Technologies, has submitted a time extension request for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #99-0021 for an existing unmanned fiber optic facility, located at 7835 Noffsinger Road, Niland, California; property identified under Assessor's Parcel Number (APN) 021-290-023-000.

Should the time extension be approved, Conditional Use Permit #99-0021 will be valid for three (3) years and will subsequently require time extension requests every three (3) years until March 8, 2030, when a new (15) fifteen-year term will be required. After a thorough review of the project file, and compliance report, it can be determined that CUP #99-0021 complies with the CUP's conditions of approval and applicable County Land Use regulations.

Project Background:

- CUP #99-0021 was approved by the Imperial County Planning Commission on February 9, 2000, for a (15) fifteen-year term.
- CUP #99-0021 was recorded on March 8, 2000.
- First Time Extension from March 8, 2003, to March 8, 2006.
- Second Time Extension from March 8, 2006, to March 8, 2009.
- Third Time Extension from March 8, 2009, to March 8, 2012.
- Fourth Time Extension from March 8, 2012, to March 8, 2015.
- New 15-year term request from March 8, 2015, to March 8, 2030.

- On February 19, 2025, ICPDS received from Lumen Technologies a Time Extension request and a compliance report for a new (15) fifteen-year term for Conditional Use Permit (CUP #99-0021).

Land Use Analysis:

Per Imperial County’s General Plan, the land use designation for this project is Agricultural and is zoned as A-2 (General Agricultural) per Zoning Map #11 of the Imperial County Title 9 Land Use Ordinance. Per County’s Land Use Ordinance (Title 9), Division 5, Section 90508.02, Subsection (r), unmanned fiber optic facility is allowed in an A-2 (General Agricultural) zone through an approved Conditional Use Permit (CUP). The proposed project is consistent with the County’s General Plan, County’s Land Use Ordinances (Title 9) and with the general agriculture land use.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND	ZONING	GENERAL PLAN
Project Site	Vacant	A-2 (General Agriculture)	Agriculture
North	Vacant	A-2 (General Agriculture)	Agriculture
South	Farmland	A-2 (General Agriculture)	Agriculture
East	Farmland	A-2 (General Agriculture)	Agriculture
West	Farmland	A-2 (General Agriculture)	Agriculture

Environmental Determination:

Time Extension #25-0012 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

Staff Recommendation:

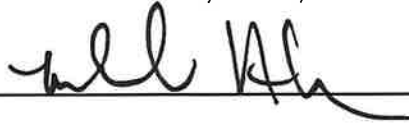
Staff recommends that the Planning Commission conducts a public hearing and hear all the opponents and proponents of the proposed project, and then take the following actions:

1. Find that the project is categorically exempt from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #25-0012 for Conditional Use Permit #99-0021 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #25-0012 for Conditional Use Permit #99-0021 for a new 15-year term, subject to the existing conditions.

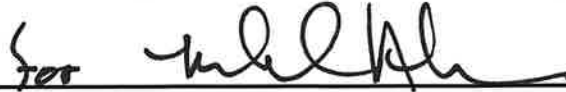
Prepared By: Luis Valenzuela, Planner II



Reviewed By: Michael Abraham, AICP, ICPDS Assistant Director



Approved By: Jim Minnick, Planning & Development Services Director

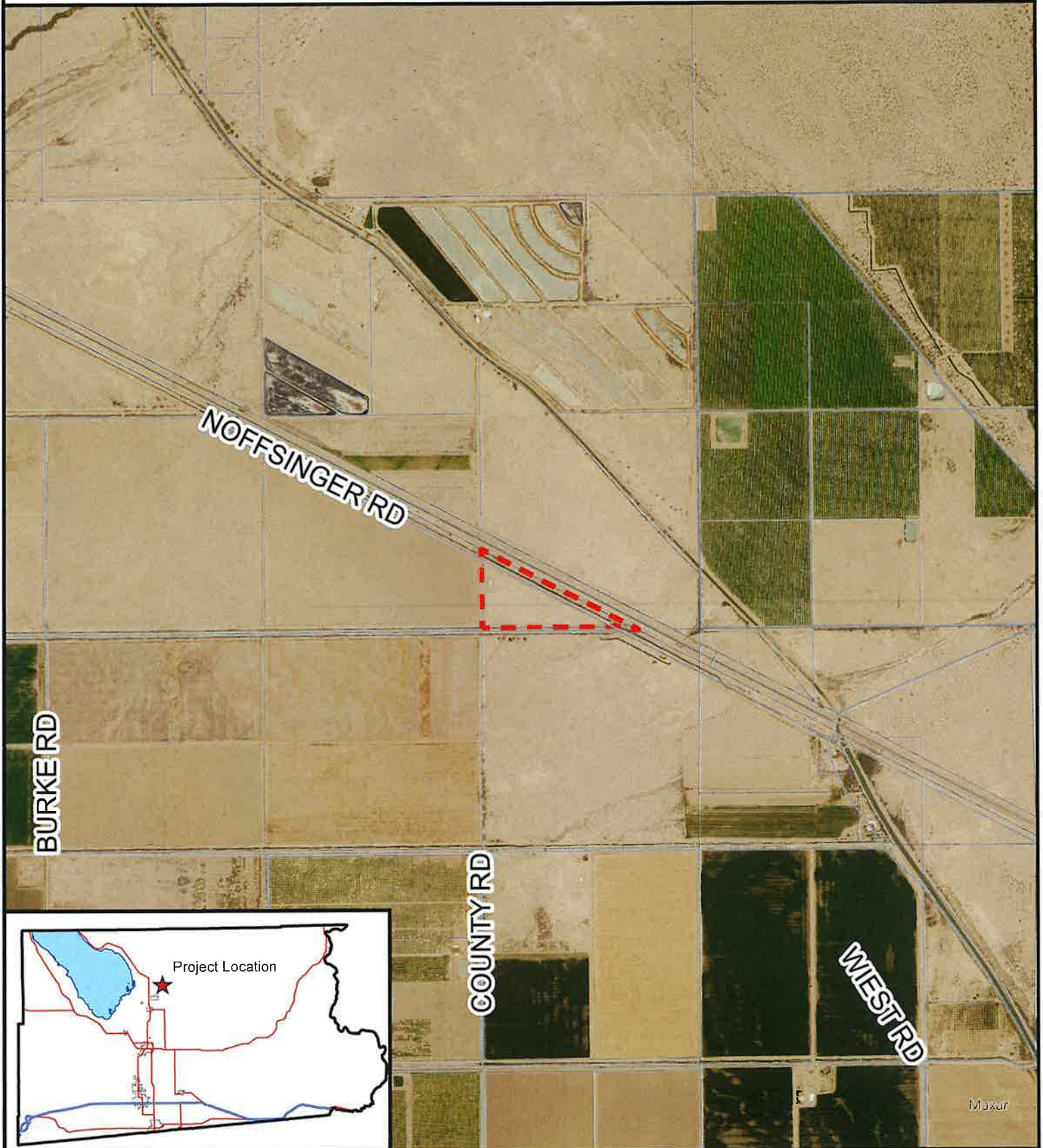


Attachments:




- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolution
- D. Previously Approved Conditional Use Permit CUP#99-0021
- E. Time Extension Request Documentation
- F. Comment Letters

ATTACHMENT "A"
VICINITY MAP

PROJECT LOCATION MAP



TOM WILLIAMS
EXT #25-0012
CUP #99-0021
APN: 021-290-023

-  Project Location
-  Centerline
-  Parcels



**ATTACHMENT “B”
SITE PLAN**

LUMEN

Mastec
Network Solutions

SD
CAPITAL DESIGN SERVICES
1910 W. 14TH ST., SUITE 100
SILICO OAK, CA 92382
WWW.CAPITALDESIGNSERVICES.COM

VECTOR
DESIGN

DRAWING NO.	C1	
CHECKED BY:	C1	
DRAWING REVISION		
VER.	DATE	DESCRIPTION
1	11/18/24	PRELIMINARY LUMEN DRAWINGS
2	12/18/24	CLIENT COMMENT

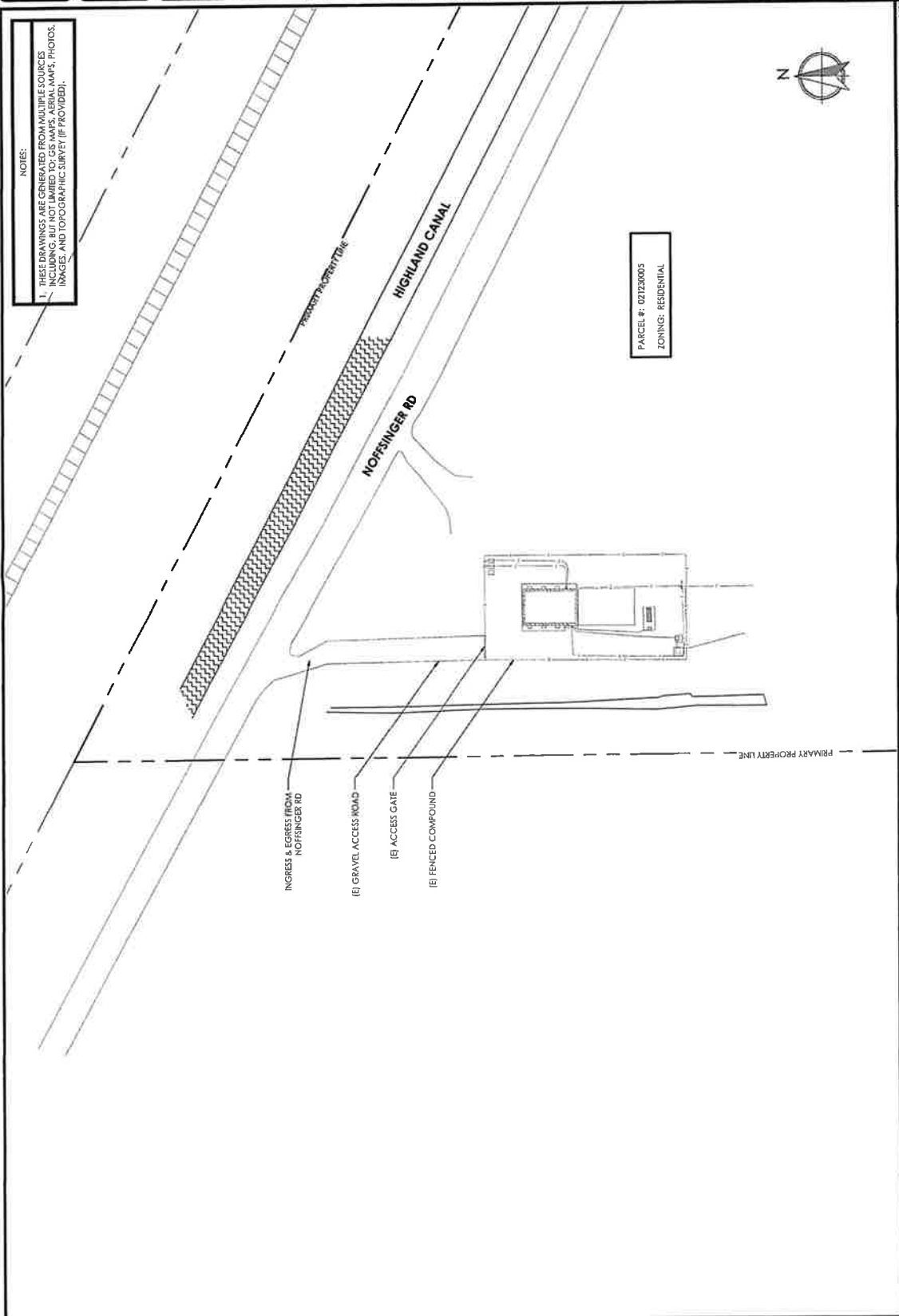
LICENSER
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7835 NOFFSINGER RD
NILAND, CA 92233

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
A1.0

NOTES:
1. THESE DRAWINGS ARE GENERATED FROM MULTISOURCE DATA, INCLUDING, BUT NOT LIMITED TO, GIS DATA, AERIAL MAPS, PHOTOS, SURVEYS, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



11 X 17 SCALE: 1" = 80'-0"
22 X 34 SCALE: 1" = 40'-0"

1 OVERALL SITE PLAN

LUMEN

Mastec
Network Solutions

CAPITAL DESIGN SERVICES
1918 JAMES A. SHERBURN
SUITE 110
780 S. 15th ST
MILWAUKEE, WI 53234
www.capitaldesignservices.com

VECTOR
ENGINEERING

DRAWN BY: CL
CHECKED BY: CL

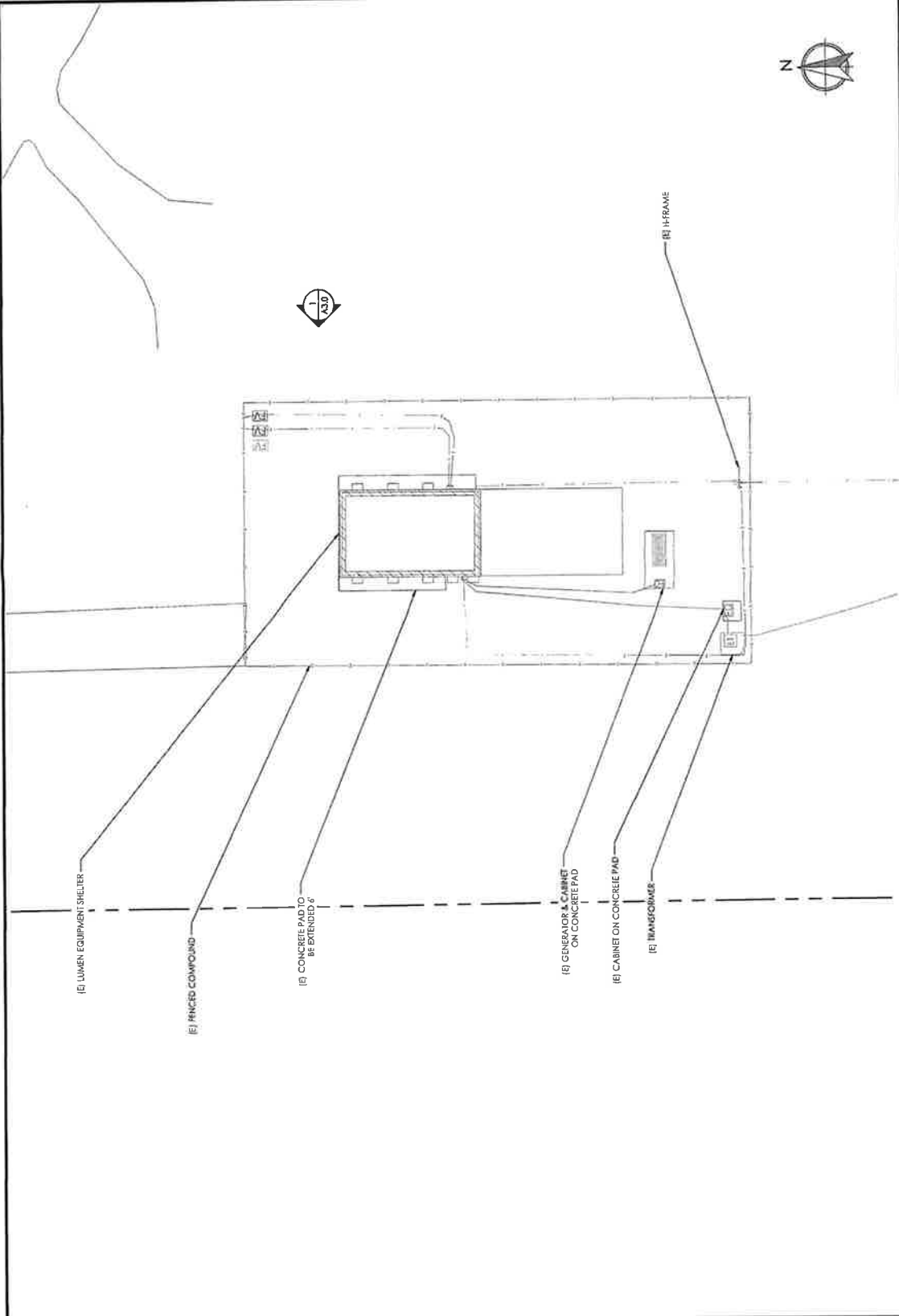
REV	DATE	DESCRIPTION
1	11/15/24	PRELIMINARY UT DRAWINGS
2	12/18/24	CLIENT COMMENT

LICENSED
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7835 NOFFSINGER RD
NILAND, CA 92233

SHEET TITLE
EXISTING ENLARGED
SITE PLAN

SHEET NO.
A2.0



11 X 17 SCALE: 1/32" = 1'-0"
22 X 34 SCALE: 1/16" = 1'-0"

1 EXISTING ENLARGED SITE PLAN

LUMEN

Mastec Network Solutions

CAPITAL DESIGN SERVICES
1910 W. 14th St., Suite 100
San Mateo, CA 94401
www.capitaldesignservices.com

VECTOR CONSULTING

DRAWN BY: CL
CHECKED BY: CL

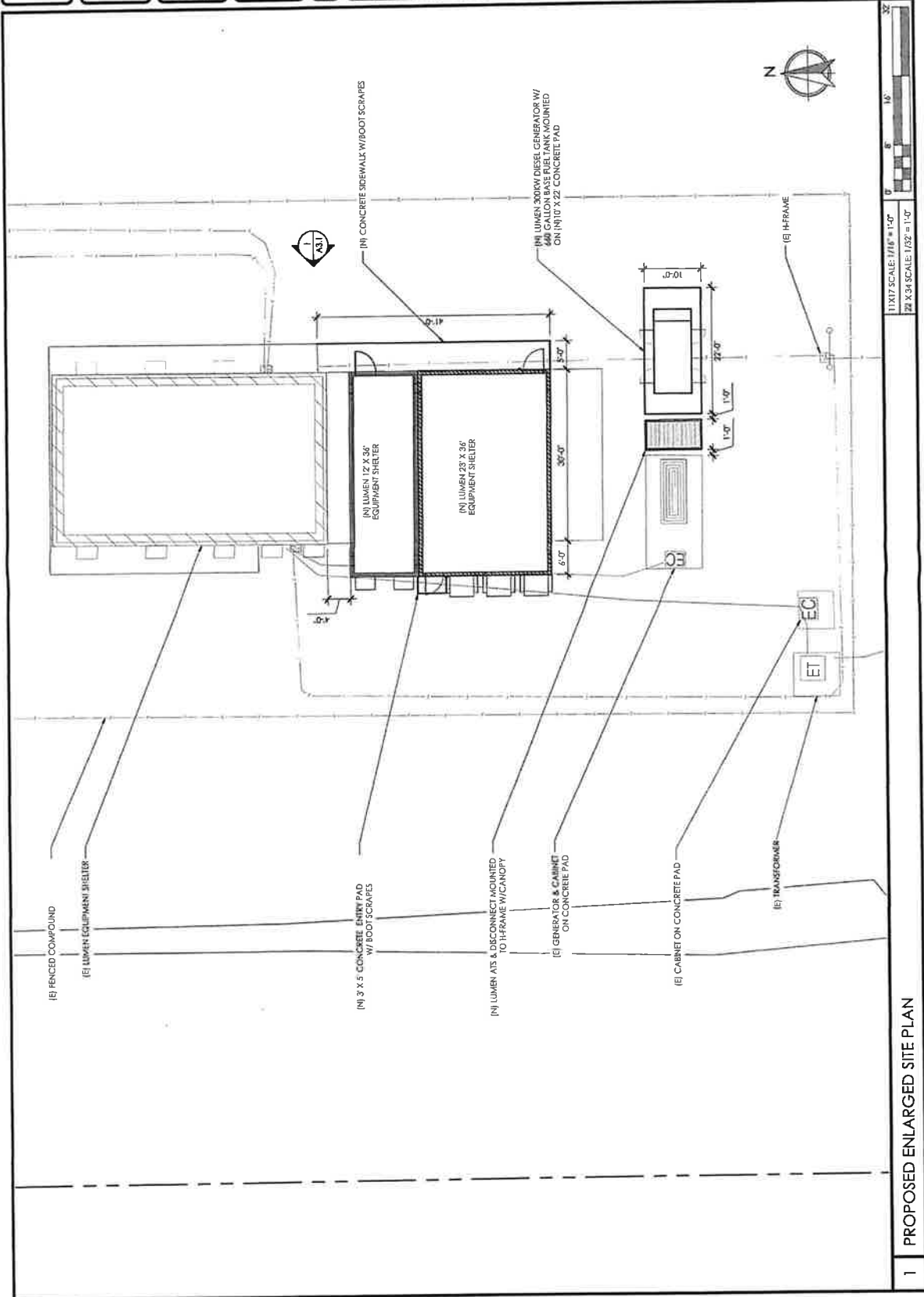
REV	DATE	DESCRIPTION
1	11/15/24	PRELIMINARY DRAWINGS
2	12/14/24	CLIENT COMMENT

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7835 NOFFSINGER RD
NILAND, CA 92233

SHEET TITLE
PROPOSED ENLARGED
SITE PLAN

SHEET NO.
A2.1



1 PROPOSED ENLARGED SITE PLAN

**ATTACHMENT “C”
PC RESOLUTIONS**

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “TIME EXTENSION #25-0012” FOR A NEW (15-YEAR) TERM UNDER “CONDITIONAL USE PERMIT #99-0021” FOR LUMEN TECHNOLOGIES.

WHEREAS, Lumen Technologies has submitted Time Extension #25-0012 requesting a new 15-year term for the previously approved Conditional Use Permit (CUP) #99-0021 for an existing unmanned fiber optic facility, located at 7835 Noffsinger Road, Niland California; property identified under Assessor’s Parcel Number (APN) 021-290-023-000; and,

WHEREAS, this existing unmanned fiber optic facility, was previously approved under Conditional Use Permit #99-0021; 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 CEQA determinations, and adoptions and certifications of CEQA documents; and,

WHEREAS, public notice of said request 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 April 23, 2025; 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 Time Extension #25-0012 request for Conditional Use Permit #99-0021 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #99-0021 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 Time Extension #25-0012 have been made as follows:

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

The General Plan designates the subject site as “Agricultural”. This site is zoned A-2 (Heavy Agricultural) per Zoning Map #11 of the Imperial County Title 9 Land Use Ordinance. The Time Extension request is found consistent with the previously approved Conditional Use Permit #99-0021 and with the goals and policies of the General Plan.

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

The Project is consistent with the purpose of the A-2 zone it is located within. The existing use is consistent with a Conditional Use Permit pursuant to Title 9, Division 5, Section 90508.02, subsection (r), which authorizes unmanned fiber optic facility only through a Conditional Use Permit when approved by the County.

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 existing unmanned fiber optic facility is consistent with the definition of Land Use Ordinance, Section 92404.01, subsection (B), All wireless communication facilities and all wired or fiber regeneration facilities other than those designated as exempt under Section 92401.03 require a conditional use permit (CUP).

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 existing unmanned fiber optic facility complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90508.02, subsection (r), which authorizes an unmanned fiber optic facility only through a Conditional Use Permit when approved by the County. The existing Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #99-0021, General Condition 08 (Time Limit), this project shall be limited to a maximum of three (3) years from the date of recordation of the CUP. The CUP may be extended for successive three (3) year periods by the Planning Director upon 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) and extension fees 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. Therefore, the existing Conditional Use Permit (CUP #99-0021) meets the minimum requirements of the Land Use Ordinance of Imperial County.

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 existing unmanned fiber optic facility will operate as established on previously approved Conditional Use Permit #99-0021. This use 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 project consists of the request for a new fifteen (15) year term for the existing Conditional Use Permit (CUP #99-0021) which is currently subjected to Federal, State, and Local regulations and will not violate any laws or ordinances.

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

The existing unmanned fiber optic facility complies with the minimum requirements of this Title and with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, Section 90508.02, subsection (r), which authorizes an unmanned fiber optic facility only through a Conditional Use Permit when approved by the County. The existing Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Additionally, pursuant to CUP #99-0021, General Condition 08 (Time Limit), this project shall be limited to a maximum of three (3) years from the date of recordation of the CUP. The CUP may be extended for successive three (3) year periods by the Planning Director upon 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) and extension fees 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; therefore, the proposed time extension (EXT #25-0012) for Conditional Use Permit (CUP #99-0021) will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #25-0012 for a new 15-year term under Conditional Use Permit #99-0021, subject to the existing 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 **April 23, 2025**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

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

**ATTACHMENT “D”
PREVIOUSLY APPROVED CUP#07-
0022**

00 04231

Williams Communication Group Inc. CUP 99-0021

TL\$	33.00
RG	12
RF	10
MC	1
IX	1
TF	9
NL	
PY	
PR	

RECORDING REQUESTED BY AND

When Recorded Return To:

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

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 2007 PAGE 1205
'00 MAR 8 PM 1 08

OFFICIAL RECORDS
IMPERIAL COUNTY, CA

HOLD

AGREEMENT FOR CONDITIONAL USE PERMIT # 99-0021
(Williams Communication Group)
(APN 021-290-12-01)
(Flowing Wells Area)

This Agreement is made and entered into on this 9th day of February, 2000, by and between Williams Communication Group, Inc., (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 the; "that portion the SW 1/4 of the NE 1/4 and that portion of the SE 1/4 of Section 12, T 11 S, R 14 E, SBBM, and as on file in the office of the County Recorder of Imperial County", and;

WHEREAS, Permittee has applied to the County for permission to construct and operate a Fiver Optic Regeneration site, upon the above site, which is also referred to as "APN 021-290-12-01", and;

WHEREAS, Permittee has requested a permit construct and operate a Fiber Optic Regeneration facility, including therewith the necessary security fencing, control structure, and;

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

WHEREAS, Permittee intends to operate the Regeneration Facility for its own use, Permittee may at some future date desire to allow another "compatible" use communication, or electronic transmission operator (hereinafter referred to as a "subsidiary user", to use the same facility, thereby minimizing the number of such facility location required within the confines of the County, and;

WHEREAS, County, after a review of the project, after a noticed public hearing before the Environmental Evaluation Committee, after a noticed public hearing before the Planning Commission, agreed to issue Conditional Use Permit # 99-0021 to Permittee, and/or his or her successor in interest subject to all of the following conditions:

NOW THEREFORE the County issued the CUP (# 99-0021) subject to all of the following conditions.

GENERAL CONDITIONS:

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

G1 COSTS:

Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other laws that apply. Any billing against this project, now or in the future, by the Planning/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 CUP (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 shall not be granted if the request for an extension is filed after the expiration date.

G5 COMPLIANCE/REVOCAION:

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 facility 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. Permittee to provide all reports and to include the information about other users, if any. The County may request information at any time from Permittee or other users if applicable, however it shall be the responsibility of the permittee to assure the County that such information is received.

G14 RESPONSIBLE AGENT

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

G15 INDEMNIFICATION

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

G16 CHANGE OF OWNER/OPERATOR

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning/Building 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 or becomes 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.

(TOTAL "G" CONDITIONS are 16)

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 Fiber Optic Regeneration Facility, which is to be an unmanned facility used for the transmission of communication, data etc only, provided the conditions stated herein are followed.

S2 ACCESS TO SITE

Access to the site shall be through the use of the access right of way as depicted on the drawings on file with the Planning. Access to the site shall be vis-à-vis authorized rights-of-way for any non public road or easement.

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.

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 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 facility. It shall be the responsibility of Permittee to assure that the facility 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 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 RESTORATION SURETY

The original surety shall remain in effect until the facility 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.

The rest of this page is intentionally left blank.

NOW THEREFORE, County hereby issues Conditional Use Permit # 99-0021 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

[Signature] Williams Communication Group Inc. Agent/Representative J. DAVID KENNON

By: [Signature] Jurg Heuberger, AICP, Planning Director

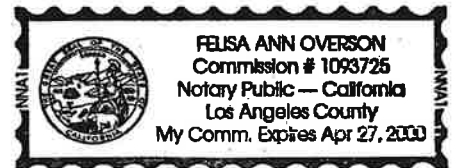
Dated FEB 24, 2000

STATE OF CALIFORNIA COUNTY OF Orange } S.S.

On February 24, 2000 before me, Felisa Ann Overson a Notary Public in and for said County and State, personally appeared J. David Kennon, 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 [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 Cup # 99-0021 Number of Pages 14 Date of Document Feb. 9, 2000 Signer(s) Other Than Named Above Jurg Heuberger



STATE OF CALIFORNIA
COUNTY OF IMPERIAL } S.S.

On MARCH 7, 2000 before me,
JOSE M. HERNANDEZ a Notary Public in and for
said County and State, personally appeared
JURG HEUBERGER, 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 Jose M. Hernandez



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 AGREEMENT FOR CONDITIONAL USE PERMIT # 99-0021
Number of Pages 10 Date of Document 2-9-00
Signer(s) Other Than Named Above J. DAVID KENNON

ATTACHMENT "E"
TIME EXTENSION REQUEST



February 19, 2025

Imperial County
Planning Division
801 Main St,
El Centro, CA 92243

RE: CUP Application – Request for re-entitlement and extension of CUP 99-0021
Project Address: 7835 Noffsinger Rd., Niland, CA 92233
APN: 021-290-023

To Whom It May Concern:

Lumen Technologies is a global telecommunications company that provides network, cloud, and security services. In order to meet increasing demand for core services, Lumen needs to upgrade infrastructure and increase available capacity within Imperial County. To that end, Lumen desires to upgrade their existing, unmanned facility located at 7835 E Noffsinger Rd in Niland.

This letter is drafted to formally request the re-entitlement and extension of CUP 99-0021 pursuant to the historical schedule listed below:

ACTION	TERM	FOR PERIOD
First Time Extension	FIRST	03/08/2003-03/08/2006
Second Time Extension	FIRST	03/08/2006-03/08/2009
Third Time Extension	FIRST	03/08/2009-03/08/2012
Fourth Time Extension	FIRST	03/08/2012-03/08/2015
New 15-Year Term: CUP Re-Entitlement	SECOND	03/08/2015-03/08/2030
First Time Extension	SECOND	03/08/2018-03/08/2021
Second Time Extension	SECOND	03/08/2021-03/08/2024
Third Time Extension	SECOND	03/08/2024-03/08/2027

Sincerely,

A handwritten signature in black ink that reads 'Tom Williams'.

Tom Williams
Site Acquisition
(714) 726-9424
tom@amwireco.com

12672 Limonite Ave., Suite 3E-742, Eastvale, CA 92880



February 19, 2025

Imperial County
Planning Division
801 Main St,
El Centro, CA 92243

RE: CUP Application – Compliance Report for CUP 99-0021
Project Address: 7835 Noffsinger Rd., Niland, CA 92233
APN: 021-290-023

To Whom It May Concern:

Lumen Technologies is a global telecommunications company that provides network, cloud, and security services. In order to meet increasing demand for core services, Lumen needs to upgrade infrastructure and increase available capacity within Imperial County. To that end, Lumen desires to upgrade their existing, unmanned facility located at 7835 E Noffsinger Rd in Niland.

This letter is drafted to confirm compliance with the specific conditions associated with CUP 99-0021.

S2 - Access to Site: Confirmed access to site through use of right of way as depicted on drawings.

S3 – No Trespassing Signs: Confirmed the appropriate No Trespassing Signs are present at the compound.

S8 – Light & Glare: Confirmed lighting is shielded and directed to minimize off site interference from unacceptable levels of glare.

All other general and specific conditions within CUP 99-0021 are also in compliance. For any additional questions or clarifications, please contact the applicant via the contact information below.

Sincerely,

A handwritten signature in black ink that reads 'Tom Williams'.

Tom Williams
Site Acquisition
(714) 726-9424
tom@amwireco.com



February 19, 2025

Imperial County
Planning Division
801 Main St,
El Centro, CA 92243

RE: CUP Application – Project Narrative
Project Address: 7835 Noffsinger Rd., Niland, CA 92233
APN: 021-290-023

To Whom It May Concern:

Lumen Technologies is a global telecommunications company that provides network, cloud, and security services. In order to meet increasing demand for core services, Lumen needs to upgrade infrastructure and increase available capacity within Imperial County. To that end, Lumen desires to upgrade their existing, unmanned facility located at 7835 E Noffsinger Rd in Niland.

The proposed scope of work involves the installation of (2) new equipment shelters, (1) new backup emergency generator and (1) new Utility H-Frame.

All work will be conducted within the existing, fenced compound and will adhere to the conditions of approval associated with CUP 99-0021.

Should you have any questions or need additional information, please contact the applicant at the information provided below.

Sincerely,

A handwritten signature in black ink that reads 'Tom Williams' followed by a horizontal line.

Tom Williams
Site Acquisition
(714) 726-9424
tom@amwireco.com



CURRENT

VIEW #1
LOOKING EAST ON SITE



PROPOSED

LUMEN®

NILAND

7835 E NOFFSINGER RD, NILAND, CA




CURRENT


VIEW #2
LOOKING SOUTH ON SITE




PROPOSED

TIM BRADLEY IMAGING







DRAWN BY:	CL
CHECKED BY:	CL

VER.	DATE	DESCRIPTION
1	11/15/24	PRELIMINARY IJ DRAWINGS
2	12/11/24	CLIENT COMMENT

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7835 NOFFSINGER RD
NILAND, CA 92233

SHEET TITLE
TITLE SHEET

SHEET NO.
T1.0

TITLE SHEET	SHEET INDEX
T1.0	TITLE SHEET
LS-1	SURVEY
LS-2	SURVEY
A1.0	OVERALL SITE PLAN
A2.0	EXISTING ENLARGED SITE PLAN
A2.1	NEW ENLARGED SITE PLAN
A3.0	EXISTING ELEVATION
A3.1	PROPOSED ELEVATION
A4.0	GENERATOR SPECIFICATIONS
A4.1	GENERATOR SPECIFICATIONS

LUMEN®

NILAND

7835 E NOFFSINGER RD
NILAND, CA 92233
EL PASO TO RIVERSIDE
ZONING DRAWINGS

DRIVING DIRECTIONS

FROM SACRAMENTO INTERNATIONAL AIRPORT:

- GET ON I-10 E IN THOUSAND PALMS FROM RAMON RD
- USE THE RIGHT 2 LANES TO TAKE EXIT 145 FO CA-86 S
- CONTINUE ONTO CA-86 S
- USE THE LEFT LANE TO TAKE THE 60th AVE RAMP TO CA-111 S
- TURN LEFT ONTO 60TH AVE
- TURN LEFT ONTO LINCOLN ST
- TURN RIGHT TOWARD CA-111 S
- MERGE ONTO CA-111 S
- TURN LEFT ONTO NOFFSINGER RD
- TURN LEFT TO STAY ON NOFFSINGER RD

TOTAL MILES: 80.6 MILES

PROJECT INFORMATION

SITE NAME:
NILAND
7835 E NOFFSINGER RD
NILAND, CA 92233

SEGMENT NAME:
EL PASO TO RIVERSIDE

LEGACY ROUTE:
WITTEL

TELECOMM: CUI:
NILAND

JURISDICTION:
IMPERIAL COUNTY

PARCEL #:
021290023

ZONING:
RESIDENTIAL

LATITUDE:
33.22167389663207°

LONGITUDE:
-115.4668071700705°

GROUND ELEVATION:
-66.0'

OCCUPANCY:
U

GROUP:
R-3

GOVERNING CODES


2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2021 INTERNATIONAL BUILDING CODE

U.S.A. CONFORMANCE
INSTALLATIONS UNMAINTAINED / NOT FOR HUMAN
HABITATION - HANDICAP ACCESS IS NOT REQUIRED
PER A.D.A.

PROJECT SCOPE

- PROPOSED MODIFICATIONS TO AN EXISTING TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR LUMEN.
- PROPOSED INSTALLATION OF THE FOLLOWING LUMEN EQUIPMENT WITHIN (E) COMPOUND:
 - (1) 2X 3M EQUIPMENT SHELTER ON EXTENDED CONCRETE PAD
 - (1) 12 X 36 EQUIPMENT SHELTER ON EXTENDED CONCRETE PAD
 - (1) 300 KW DIESEL GENERATOR ON NEW 10' X 22' CONCRETE PAD WITH 60 GALLON BASE FUEL TANK
 - (1) UTILITY FRAME WITH A CANOPY

LOCALIZED MAP



PROJECT CONTACTS

APPLICANT:
ATTENTION: LUMEN
10000 MONROE LA 71203

PROPERTY OWNER:
LEVEL 5 COMMUNICATIONS

PROJECT CONTACT:
COMMUNICATIONS GROUP
ROSEHILL TOWER
rosheilly@comcast.net

ZONING/PERMITTING AGENT:
MASTEC COMMUNICATIONS GROUP
JESSICA O'BRIEN
jessica.obrien@mastec.com

VICINITY MAP





LUMEN[®]



FIELD BY: TO
DRAWN BY: JML
CHECKED BY: RLF

REVISIONS

NO.	DATE	DESCRIPTION
0	1/17/24	PRELIMINARY



PROJECT NO.
2400978

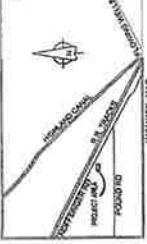
SITE NAME:
NILAND

SITE ADDRESS:
7855 E NOFFSINGER RD
NILAND, CA 92233

SHEET TITLE:
SURVEY BOUNDARY

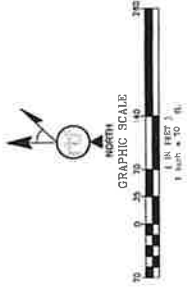
SHEET NO.
LS-1

REVISION



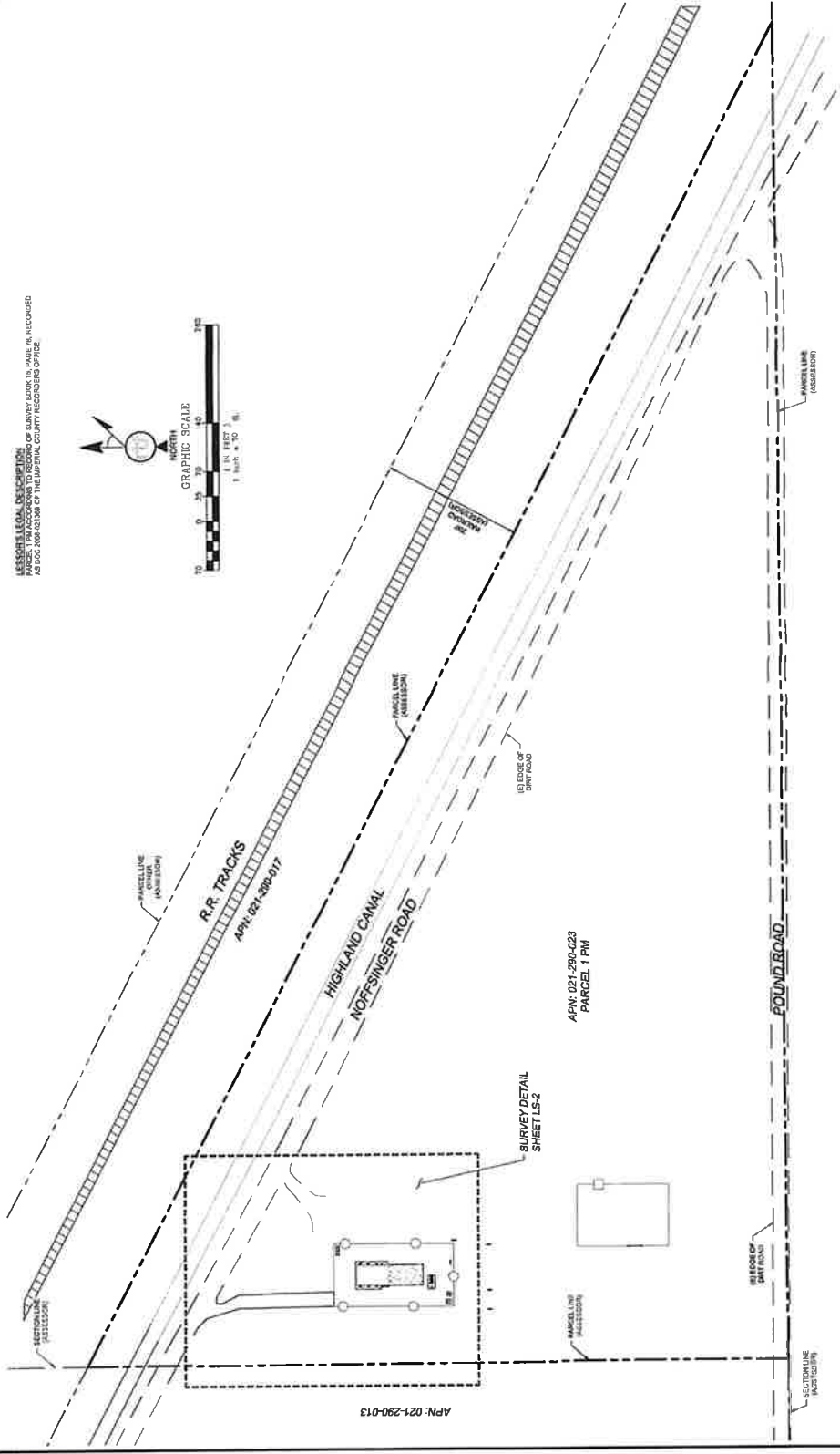
- SURVEYOR NOTES**
- A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
 - SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
 - THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY WARRANT OF THE PROPERTY.
 - SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ADJACENT TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO OBTAIN ANY AND ALL NECESSARY PERMITS AND OR RECORDS FROM THE APPROPRIATE AGENCIES AND OR TO OBTAIN THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION
PARCEL 1 PM ACCORDING TO RECORD OF SURVEY BOOK 18, PAGE 68, RECORDED AS DOC 200642306 OF THE IMPERIAL COUNTY RECORDERS OFFICE.



- PROJECT DATA SHEET**
- ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE 1985 NORTH AMERICAN VERTICAL DATUM OF 1985 (NAD 83) ESTABLISHED BY THE NATIONAL CENTER FOR TIDAL GAUGES AND SURVEYING. THE DATUM POINT IS THE MEAN SEA LEVEL (MSL) AT THE TIDE GAUGE STATION AT THE PROJECT SITE.
 - BEARINGS SHOWN ARE BASED UPON U.S. STATE PLANE COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 10, ESTABLISHED BY THE NATIONAL CENTER FOR TIDAL GAUGES AND SURVEYING.
 - FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 1/17/24.

FLOOD ZONE DESIGNATION
THE PROPOSED LANE FRAMES BELOW HEREON APPEAR TO BE WITHIN FLOOD ZONE X-1, DETERMINED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. FLOOD ZONE X-1 IS DETERMINED AS AREAS DETERMINED TO BE OUTSIDE 80-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOOD PLANE.



APN: 021-290-013

APN: 021-290-023
PARCEL 1 PM

SURVEY DETAIL
SHEET LS-2

LUMEN

Mastec
Network Solutions

S CAPITAL DESIGN SERVICES
1910 BOWLING BLDG 2N
330 S 14TH ST
WWW.CAPITALDESIGNSERVICES.COM

VECTOR
ENGINEERING

DRAWN BY:	CL	
CHECKED BY:	CL	
DRAWING VERSION		
REV	DATE	DESCRIPTION
1	11/15/24	PRELIMINARY LID DRAINAGE
2	12/16/24	CLIENT COMMENT

LEGENDER

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION

NILAND
7835 NOFFSINGER RD
NILAND, CA 92253

SHEET TITLE

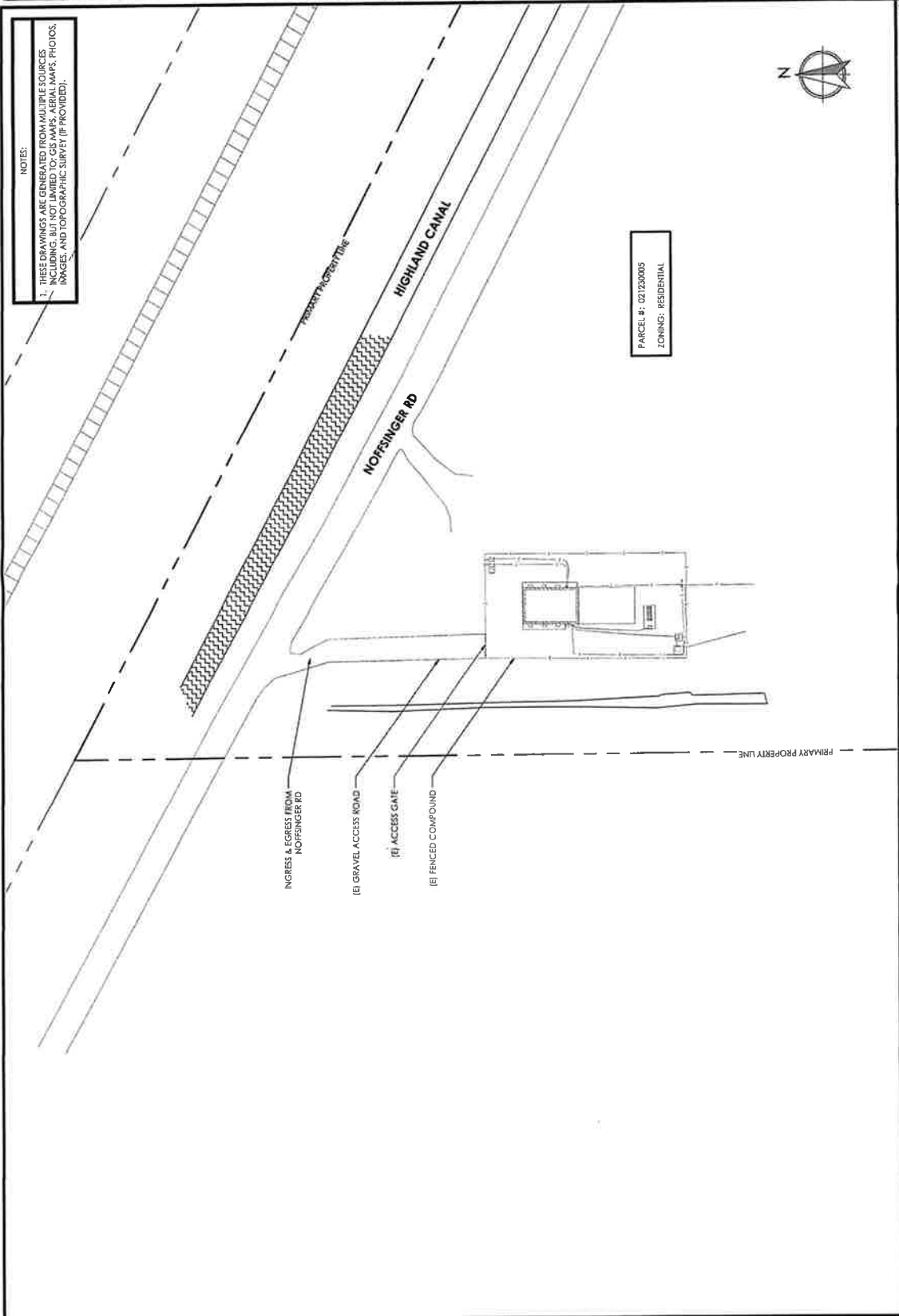
OVERALL SITE PLAN

SHEET NO.

A1.0

NOTES:

1. THESE DRAWINGS ARE GENERATED FROM MULTIPLE RESOURCES INCLUDING, BUT NOT LIMITED TO, GPS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



1 OVERALL SITE PLAN

LUMEN

Mastec Network Solutions

CAPITAL DESIGN SERVICES
1915 S. GARDEN ST., SUITE 100
SAN ANTONIO, TX 78205
WWW.CAPITALDESIGNSERVICES.COM

VECTOR ENGINEERS

DRAWN BY: CL
CHECKED BY: CL

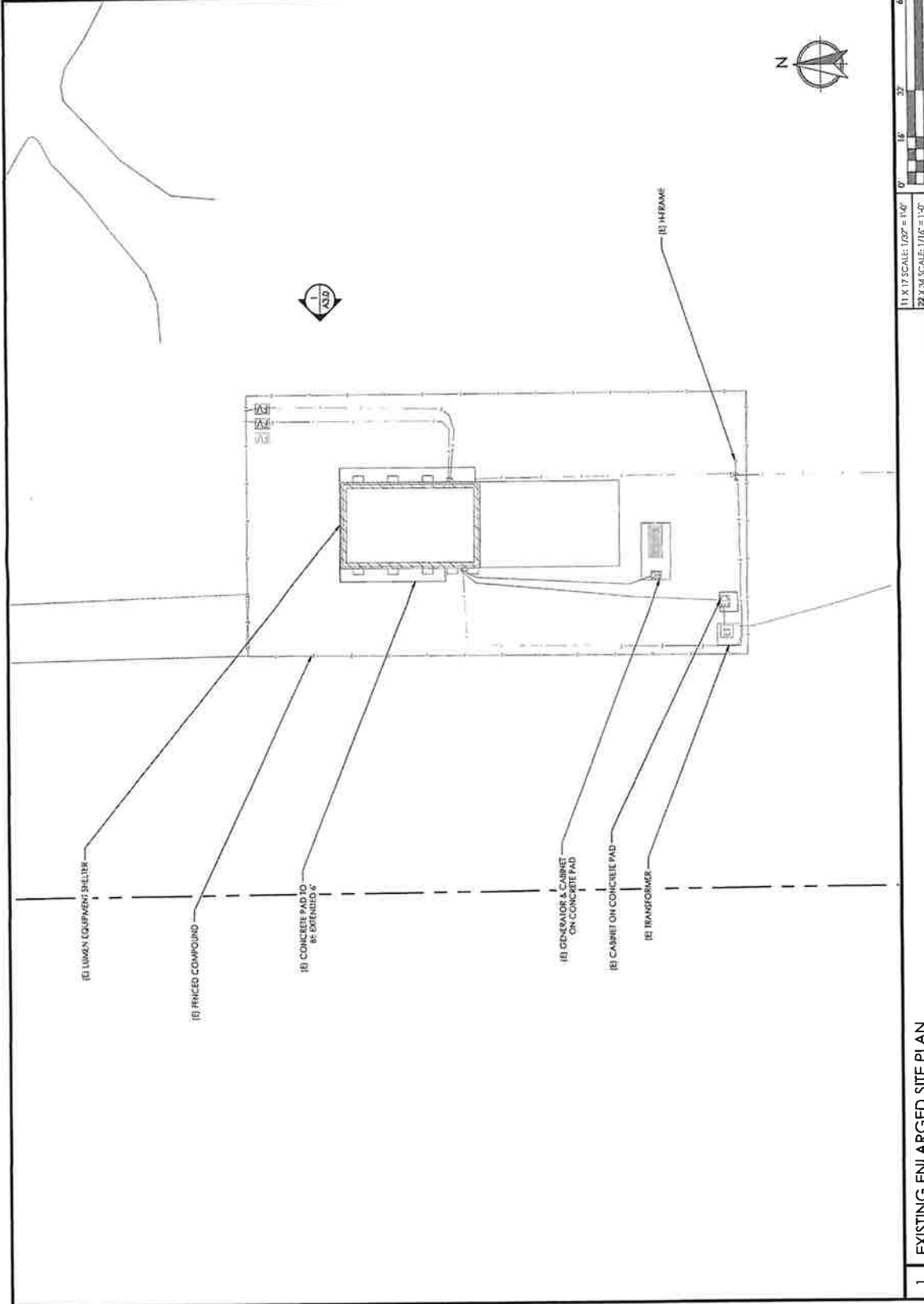
VIEW	DATE	DESCRIPTION
1	11/15/24	PRELIMINARY U DRAWINGS
2	12/14/24	CLIENT COMMENT

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7835 NOPFINGER RD
NILAND, CA 92253

SHEET TITLE
EXISTING ENLARGED
SITE PLAN

SHEET NO.
A2.0



1 EXISTING ENLARGED SITE PLAN

LUMEN

Mastec
Network Solutions

CAPITAL DESIGN SERVICES
1910 S. 40th Ave., Suite 100
Denver, CO 80202
www.capitaldesignservices.com

VECTOR
CONSTRUCTION

DRAWN BY: CL
CHECKED BY: CL

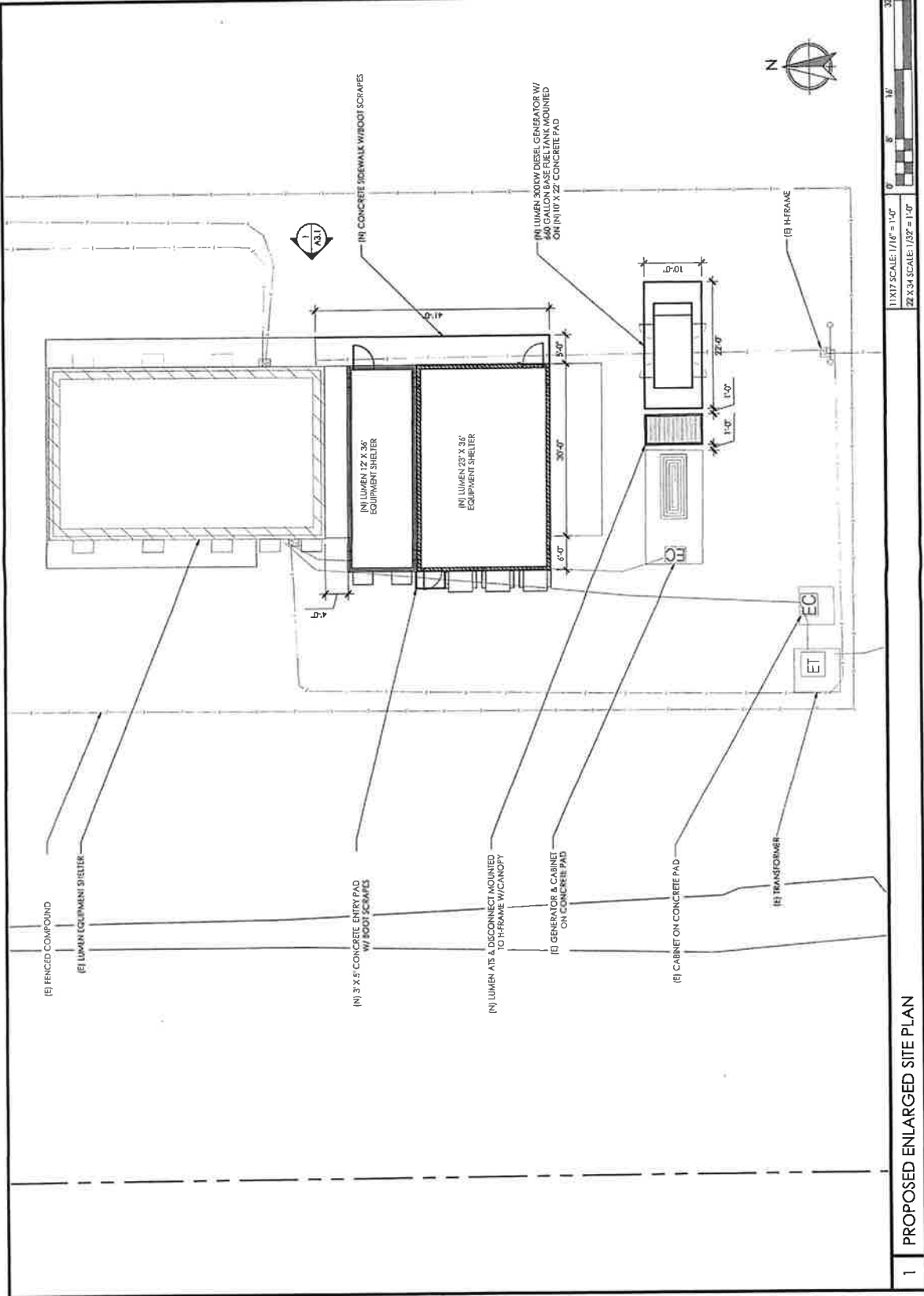
REV.	DATE	DESCRIPTION
1	11/15/24	PRELIMINARY DRAWINGS
2	12/18/24	CLIENT COMMENT

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7855 NOFFSINGER RD
NILAND, CA 92253

SHEET TITLE
**PROPOSED ENLARGED
SITE PLAN**

SHEET NO.
A2.1



11x17 SCALE: 1/8" = 1'-0"
22 x 34 SCALE: 1/32" = 1'-0"

1 PROPOSED ENLARGED SITE PLAN

LUMEN

Mastec Network Solutions

DIGITAL DESIGN SERVICES
1010 CHAMBERS ST. SUITE 100
SAN FRANCISCO, CA 94104
WWW.DIGITALDESIGNSERVICES.COM

VECTOR CONSULTING

DRAWN BY: CL
CHECKED BY: CL

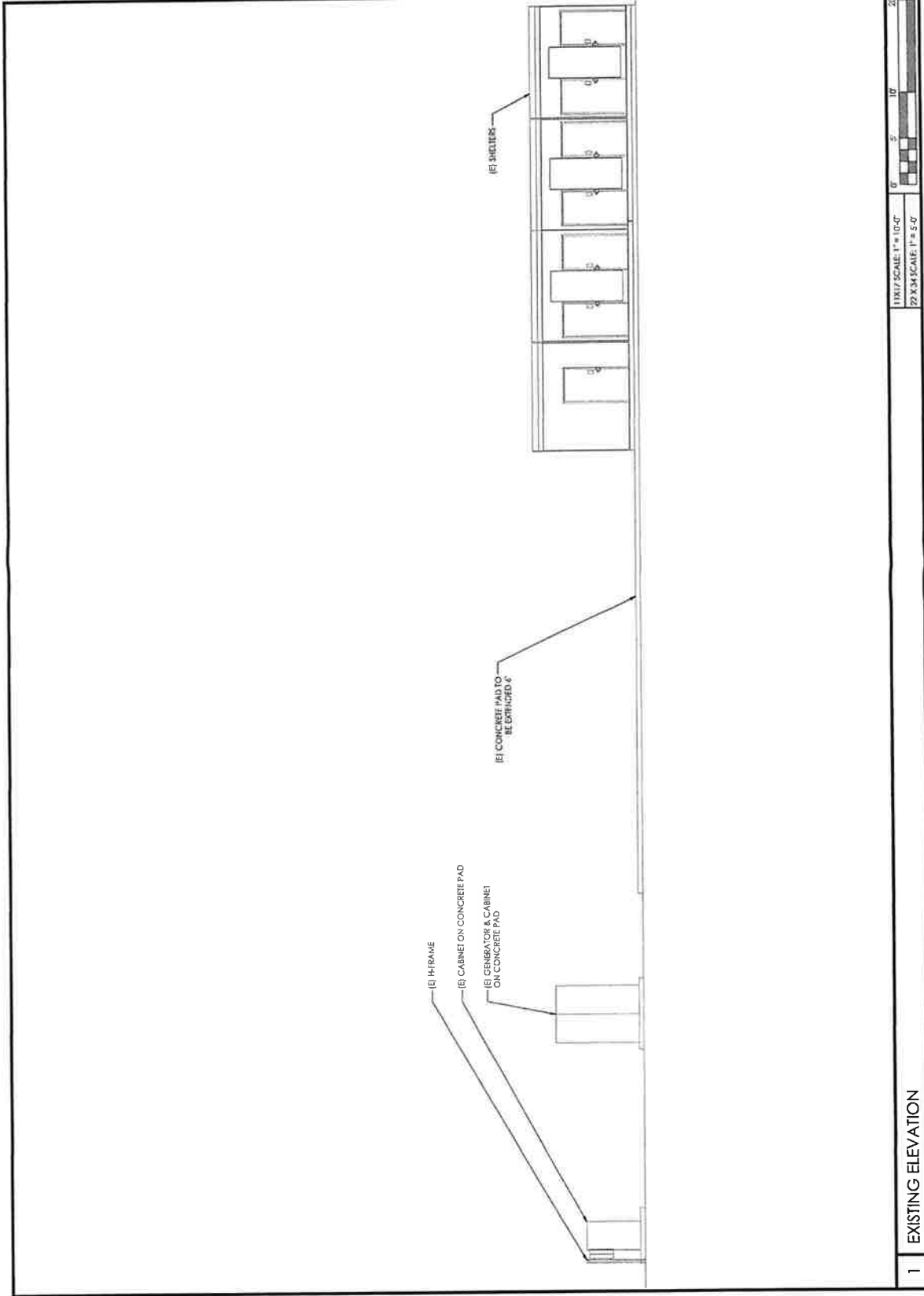
REV	DATE	DESCRIPTION
1	11/15/24	PRELIMINARY IJ DRAWINGS
2	12/16/24	CLIENT COMMENT

LICENSURE
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7835 NOFFENGER RD
NILAND, CA 92233

SHEET TITLE
EXISTING ELEVATION

SHEET NO.
A3.0



1 EXISTING ELEVATION
1" = 10'-0"
1" = 5'-0"

LUMEN

Mastec Network Solutions

CAPITAL DESIGN SERVICES

VECTOR

DRAWN BY: C1
CHECKED BY: C1

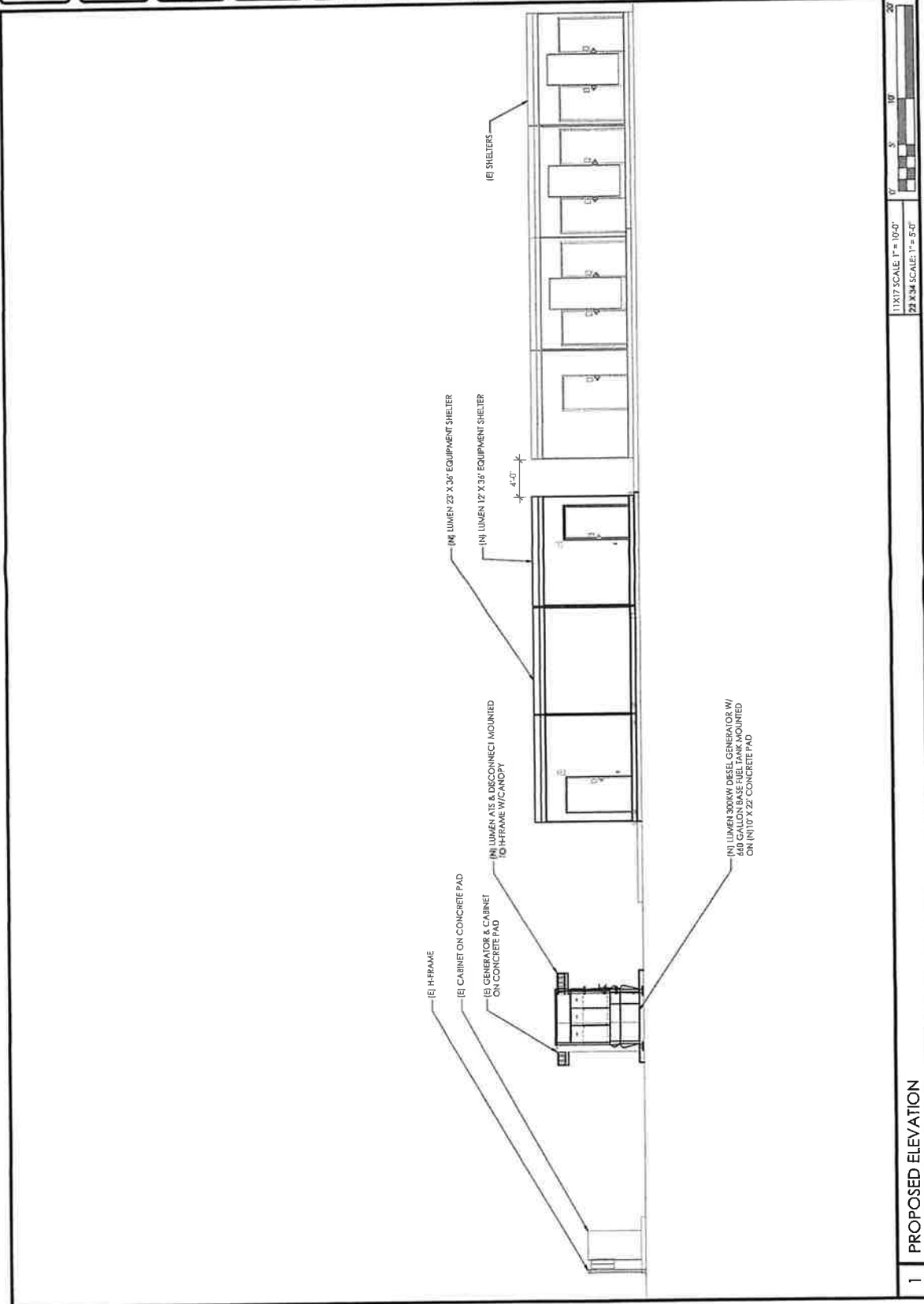
REV	DATE	DESCRIPTION
1	11/11/24	PRELIMINARY LU DRAWINGS
2	12/16/24	CLIENT COMMENT

LEADER
PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT INFORMATION
NILAND
7885 NOFFSINGER RD
NILAND, CA 92553

SHEET TITLE
PROPOSED ELEVATION

SHEET NO.
A3.1



1 PROPOSED ELEVATION



DRAWN BY:	CL
CHECKED BY:	CL
DRAWING VERSION	DESCRIPTION
1	11/15/24 PRELIMINARY LU DRAWINGS
2	12/16/24 CLIENT COMMENT



PROJECT INFORMATION
 NILAND
 7835 NOFFSINGER RD
 NILAND, CA 92233

SHEET TITLE
 GENERATOR SPECIFICATIONS

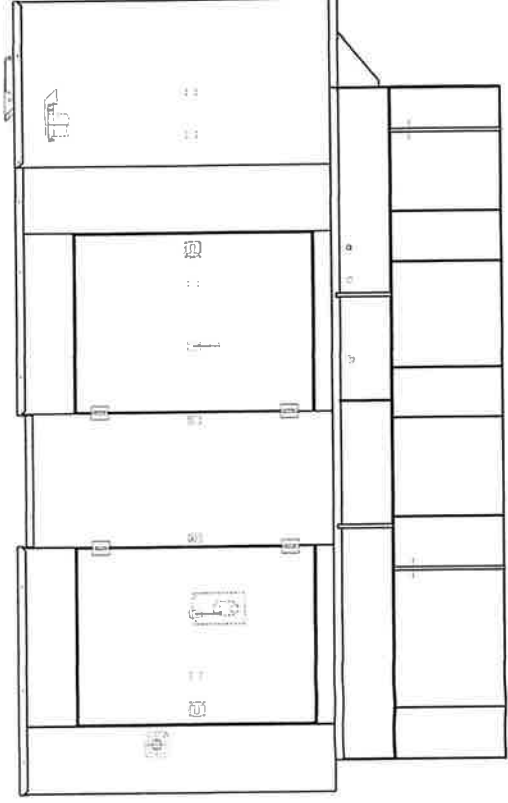
SHEET NO.
 A4.1

Model: C9 PGABR
 Quantity: 1
 Rating: 300KW nameplate rated.
 Certification: U.S. EPA Stationary Emergency Use Only
 Fuel: DIESEL
 Excitation: PM
 Frequency: 60 Hz
 Voltage: 480 V
 Duty: STANDBY
 436 horsepower (HP)

The following features will be included:

Quantity	Characteristic Name	Feature Description
1	APPLICATION INDICATOR	STANDBY POWER
1	PGS EMISSION CERTIFICATION	EPA STATIONARY EMERGENCY
1	UL LISTING	UL 2200 LISTED PACKAGE GEN SET
1	SEISMIC CERTIFICATION	IBC SEISMIC CERT OF COMPLIANCE
1	VOLTAGE OPTION	60HZ 480 VOLT (WYE)
1	ENGINE RATING	300kW, 60Hz, 1800rpm
1	CONFIGURATION	C9 60Hz, 300kW
1	ALTERNATOR TEMPERATURE RISE	105C TEMP RISE OVER 40C AMB
1	ALTERNATOR	LC611AB SE ALT UA
1	CONTROL PANEL MODEL	EMCP4 2B CONTROL PANEL
1	DECAL LANGUAGE	ENGLISH INSTRUCTION LANGUAGE
1	MARKET SEGMENT CODES	GENERAL ERG
1	CUSTOMER SEGMENT	COMMUNICATIONS
1	MARKET WORK CODE	STANDBY POWER
1	GEN RUNNING & FAULT RELAY	GEN RUNNING & FAULT RELAY
1	FUEL LEVEL ALARM	AUD&VIS FUEL ALARM (90% LEVEL)
1	CONTROL PANEL LOCATION	CONTROL PANEL MOUNTING LEFT
1	FIRST LOCAL ANNUNCIATOR	LOCAL ANNUN NIPFA99-1100CSA2B2
1	QTY REMOTE ANNUN (EMCP) (0.0 - 5.0) (ANNR001 S)	QTY REMOTE ANNUN (EMCP)
1	REMOTE E-STOP BUTTON (EMGSTP1 S)	REMOTE E-STOP BUTTON
1	LOCAL DISCRETE I/O PACKAGE	DISCRETE I/O MODULE
1	LOAD CENTER	125A LOAD CENTER
1	GFCI AC RECEPTACLE & WIRING	20A GFCI (CONTROLS SIDE)
1	CURRENT TRANSFORMER	600:5 QT RATIO
1	CIRCUIT BREAKER SELECTION	SINGLE CIRCUIT BREAKER
1	1ST CIRCUIT BREAKER	600A LSI SINGLE MANUAL CB
1	POWER CENTER LOCATION	POWER CENTER - RH MOUNTED
1	CIRCUIT BREAKER AUX CONTACTS	1ST BREAKER AUXILIARY CONTACTS
1	NEUTRAL BARS	NEUTRAL BAR NTS1
1	POWER CENTRE CABLES	CB CABLE GP ABB/T6-800/800
1	CB NEUTRAL CABLES	NEUTRAL CABLE GP 800A
1	BASE TYPE (MOUNTING OPTION)	WIDE BASE
1	SUB BASE FUEL TANK	660 GALLONS SUB TANK BASE 24-Hr
1	FUEL TANK OPTIONS	OVERFILL PREV & SPILL CONTAIN
1	GEN MOUNTING & DUCT PLATE	GEN MOUNTING DUCT PLATE
1	ENCLOSURE	WEATHER PROT ENC WHITE
1	RADIATOR	STANDARD RADIATOR
1	MUFFLERS	ENCLOSURE SILENCER
1	VOLTAGE REGULATOR	INTEGRATED VOLTAGE REGULATOR
1	ALT ATTACHMENTS	PERMANENT MAGNET EXCITATION 03
1	AIR CLEANER (ENGINE)	STD AIR CLEANER - LIGHT DUTY
1	SPACE (ALT) HEATER KITS	SPACE HEATER 12
1	BATTERY OPTIONS	STANDARD WET BATTERY
1	BATTERY CHARGERS	BATTERY CHARGER 10 AMP
1	JACKET WATER HEATER	JACKET WATER HTR PUMP STYLE 03
1	HEATERS CONTROL GROUP	HEATER CONTROL GROUP
1	TESTING - GENERATOR SET	STD TEST - PKG GEN SET 0.8 PF
1	PGS TEST REPORT	PGS TEST REPORT @ 0.8 PF

CATERPILLAR C9-300KW GENERATOR PACKAGE WITH SOUND ATTENUATED ENCLOSURE AND 660 GALLON FUEL TANK BASE



1/1X17 SCALE: NTS
 2/2" X 3/4" SCALE: NTS

1 GENERATOR SPECIFICATIONS

**ATTACHMENT “F”
COMMENT LETTERS**

AIR POLLUTION CONTROL DISTRICT



RECEIVED

By Imperial County Planning & Development Services at 4:53 pm, Apr 03, 2025

April 3, 2025

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Time Extension 25-0012 for Conditional Use Permit 99-0021 – Tom Williams

Dear Mr. Minnick:

The Imperial County Air Pollution Control District (Air District) appreciates the opportunity to review and comment on Time Extension (EXT) 25-0012 (Project). The Project would allow for a fifteen (15) year time-extension for Conditional Use Permit (CUP) 99-0021, for an existing fiber optic regeneration facility. The Project is located at 7835 Noffsinger Rd, Niland, also identified as Assessor's Parcel Number 021-290-023.

Upon reviewing permitting records, the Air District identified the applicant maintains permit #2920 active for the Emergency Standby Electric Generator at the project location. The Air District concludes that maintaining the active permit supports the applicant's compliance with section G3 PERMITS/LICENSES of the CUP with respect to the Air District's Rules 201, 207, and 212. Given the project description has proposed future improvements, which include the installation of an additional emergency generator, the Air District informs the applicant that given Air District Rules 201, 204, and 207 an application for engineering review of the existing permit and the proposed combustion equipment must be submitted to the Air District prior to installation.

The Air District also reminds the applicant that the project must continue to comply with all Air District Rules and Regulations as well as all Permit Conditions. The Air District would emphasize Regulation VIII-Fugitive Dust Rules, which is a collection of rules designed to maintain fugitive dust emissions below 20% visual opacity.

Should the CUP be amended or updated the Air District requests a copy of the draft CUP prior to recording for review.

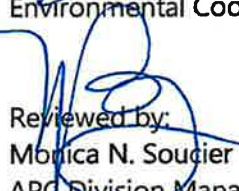
For your convenience and review all Air District's rules and regulations can be found online at <https://apcd.imperialcounty.org/rules-and-regulations/>. Should you have any questions please feel free to contact the Air District for assistance at (442) 265-1800.

Respectfully,



Ismael Garcia
Environmental Coordinator II

Reviewed by:



Monica N. Soucier
APC Division Manager



IID

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By Imperial County Planning & Development Services at 9:31 am, Apr 02, 2025

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April 2, 2025

Mr. Luis Valenzuela
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Fiber Optic Facility Project; EXT25-0012 for CUP99-0021

Dear Mr. Valenzuela:

On March 18, 2025, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Time Extension No. 25-0012 for Conditional Use Permit No. 99-0021. The applicant is requesting a 15-year time extension for the previously approved CUP of an existing fiber optic facility located at 7835 Noffsinger Road in Niland, CA (APN 021-290-023-000).

The IID has reviewed the application and has the following comments:

1. If modifications to the facility's existing electrical services are being considered, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at 760-339-9257 or e-mail Mr. Ramirez at GRamirez@IID.com, to initiate the customer service application process. In addition to submitting a formal application (available for download at the website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a project.
2. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.
3. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary

to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

4. The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.
5. The applicant will be required to provide rights of ways and easements for any power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.
6. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at the website <https://www.iid.com/about-iid/department-directory/real-estate>. No foundations or buildings will be allowed within IID's right of way. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
7. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
8. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would

Luis Valenzuela
April 2, 2025
Page 3

require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas
Compliance Administrator II

Jamie Asbury – General Manager
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr. Power Dept.
Geoffrey Holbrook – General Counsel
Joanna Smith-Hoff – Deputy General Counsel
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

Luis Valenzuela

From: Margo Sanchez
Sent: Tuesday, April 1, 2025 2:48 PM
To: Olivia Lopez; ICPDSCCommentLetters; Luis Valenzuela
Cc: Jaciel Lainez
Subject: RE: EXT25-0012/CUP99-0021 Request for Comments

Good Afternoon,

Our office has No Comment on EXT25-0012/CUP99-0021.

Best regards,
Margo

Margo Sanchez

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



From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Tuesday, March 18, 2025 3:26 PM
To: Antonio Venegas <AntonioVenegas@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>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@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>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Carmen Zamora <carmenzamora@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelly@icso.org; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com; roger.sanchez-rangel@dot.ca.gov
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres <marshatorres@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: EXT25-0012/CUP99-0021 Request for Comments

Good afternoon,

Luis Valenzuela

From: Jorge Perez
Sent: Wednesday, April 2, 2025 8:03 AM
To: Olivia Lopez
Subject: RE: EXT25-0012/CUP99-0021 Request for Comments

Hi Olivia,

EHD has no comments. Have a nice day!

Regards,

Jorge A. Perez

EHS Manager

Environmental Health Division

P: 442-265-1888 || C: 760-427-1190

From: Olivia Lopez <olivialopez@co.imperial.ca.us>

Sent: Tuesday, March 18, 2025 3:26 PM

To: Antonio Venegas <AntonioVenegas@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>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@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>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Carmen Zamora <carmenzamora@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelly@icso.org; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com; roger.sanchez-rangel@dot.ca.gov

Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres <marshatorres@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>

Subject: EXT25-0012/CUP99-0021 Request for Comments

Good afternoon,

Please see attached Request for Comments packet for **EXT25-0012/ CUP99-0021 (7835 Noffsinger Rd, Niland, CA 92233) Tom Williams**

Comments are due by **April 2nd, 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 Luis Valenzuela at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Luis Valenzuela

From: Andrew Loper
Sent: Wednesday, April 2, 2025 7:58 AM
To: Olivia Lopez; Antonio Venegas; Margo Sanchez; Belen Leon-Lopez; Monica Soucier; Jesus Ramirez; Ryan Kelley; Rebecca Terrazas-Baxter; Rosa Lopez; Alphonso Andrade; Marco Topete; Sheila Vasquez-Bazua; Jeff Lamoure; Jorge Perez; Carmen Zamora; Veronica Atondo; Carlos Yee; rkelley@icso.org; Fred Miramontes; dvargas@iid.com; roger.sanchez-rangel@dot.ca.gov
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Luis Valenzuela; Adriana Ceballos; Aimee Trujillo; Allison Galindo; Kamika Mitchell; Kayla Henderson; Marsha Torres; Valerie Grijalva
Subject: RE: EXT25-0012/CUP99-0021 Request for Comments

Good Morning

Imperial County Fire Department has no comments at this time for EXT25-0012/CUP99-0021. Thank you

**IMPERIAL COUNTY FIRE DEPARTMENT
OFFICE OF EMERGENCY SERVICES**



2514 LA BRUCHERIE ROAD
IMPERIAL, CA 92251
andrewloper@co.imperial.ca.us

OFFICE (442) 265-3020
CELL (760) 604-1828

From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Tuesday, March 18, 2025 3:26 PM
To: Antonio Venegas <AntonioVenegas@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>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@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>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Carmen Zamora <carmenzamora@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com; roger.sanchez-rangel@dot.ca.gov
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Luis Valenzuela <luisvalenzuela@co.imperial.ca.us>; Adriana Ceballos <adrianceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Allison Galindo <allisongalindo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Marsha Torres <marshatorres@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: EXT25-0012/CUP99-0021 Request for Comments

Good afternoon,

Luis Valenzuela

From: Carlos Yee
Sent: Tuesday, April 1, 2025 10:40 AM
To: Olivia Lopez; Antonio Venegas; Margo Sanchez; Belen Leon-Lopez; Monica Soucier; Jesus Ramirez; Ryan Kelley; Rebecca Terrazas-Baxter; Rosa Lopez; Alphonso Andrade; Marco Topete; Sheila Vasquez-Bazua; Jeff Lamoure; Jorge Perez; Andrew Loper; Carmen Zamora; Veronica Atondo; rkelley@icso.org; Fred Miramontes; dvargas@iid.com; roger.sanchez-rangel@dot.ca.gov
Cc: Jim Minnick; Michael Abraham; Diana Robinson; Luis Valenzuela; Adriana Ceballos; Aimee Trujillo; Allison Galindo; Kamika Mitchell; Kayla Henderson; Marsha Torres; Valerie Grijalva
Subject: RE: EXT25-0012/CUP99-0021 Request for Comments

Good morning,

Our Department has no comments on the above mentioned time extension.

Regards.

Carlos Yee | Permit Specialist

ICDPW - Engineering Division | 155 S. 11th Street. El Centro, CA 92243

Phone: (442)265-1818 x1838 | Fax: (442)265-1858 | Email: CarlosYee@co.imperial.ca.us

From: Olivia Lopez <olivialopez@co.imperial.ca.us>

Sent: Tuesday, March 18, 2025 3:26 PM

To: Antonio Venegas <AntonioVenegas@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>; Ryan Kelley <RyanKelley@co.imperial.ca.us>; Rebecca Terrazas-Baxter <RebeccaTerrazas-Baxter@co.imperial.ca.us>; Rosa Lopez <RosaLopez@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>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Carmen Zamora <carmenzamora@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; rkelley@icso.org; Fred Miramontes <fmiramontes@icso.org>; dvargas@iid.com; roger.sanchez-rangel@dot.ca.gov

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Subject: EXT25-0012/CUP99-0021 Request for Comments

Good afternoon,

Please see attached Request for Comments packet for **EXT25-0012/ CUP99-0021 (7835 Noffsinger Rd, Niland, CA 92233) Tom Williams**

Comments are due by **April 2nd, 2025, at 5:00PM.**