



# Imperial County Planning & Development Services Planning / Building

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Jim Minnick  
DIRECTOR

TO: Commissioner Mike Goodsell  
Commissioner Eddie Cedeno  
Commissioner Dennis Logue  
Commissioner Sylvia Chavez  
Commissioner Jerry Arguelles

FROM: Jim Minnick, Secretary  
Planning & Development Services Director

SUBJECT: Public Hearing for the consideration of a proposed 160-foot tall communications tower (Conditional Use Permit #21-0002, V#21-0001) located at 373 E. Aten Road, Imperial, CA (APN 044-230-014-000) to determine Consistency with the Airport Land Use Compatibility Plan (ALUCP). [Jeanine Ramos, Planner I] (**ALUC 03-21**)

DATE OF REPORT: July 21, 2021

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AGENDA ITEM NO: 1

HEARING DATE: July 21, 2021

HEARING TIME: 6:00 p.m.

HEARING LOCATION: County Administration Center  
Board of Supervisors Chambers  
940 Main Street  
El Centro, CA 92243

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## STAFF RECOMMENDATION

It is Staff's recommendation that the Airport Land Use Commission finds the proposed 160-foot telecommunication tower, located at 373 E. Aten Road, Imperial, CA to be consistent with the 1996 Airport Land Use Compatibility Plan.

## SECRETARY'S REPORT

### **Project Location:**

The proposed telecommunications tower will be located at 373 E. Aten Road, Imperial, CA, east of the City of Imperial. The property is identified as Assessor's Parcel Number (APN) 044-230-014-000 and is further described as that portion of the north one-half of Tract 69, Township 15 South, Range 14 East, S. B.M., according to the plat of resurvey approved December 22, 1908, and filed in the District Land Office, Latitude 32° 49' 25.6787N – Longitude 115° 30' 23.3294W.

### **Project Description:**

The applicant is InSite Towers Development 2, LLC, represented by IntelliSites, LLC, and the property is owned by the County of Imperial. They are proposing to install a 160-foot, lattice telecommunications tower with shelter, antennas and ancillary equipment. The applicant has also applied for Variance #21-0001 to go over the height limitation for a Government/Special (GS) zoned area by 60 feet. The current height limitation for a GS zone is 100 feet. The new tower will be co-locatable and will stand at 160 feet.

The proposed tower site will be located within a 60' x 60' leased area, with a 6' tall Concrete Masonry Unit (CMU) block walled equipment compound and the entire parcel is approximately 21.95 acres. The project will also include the installation of 2 Global Positioning System (GPS) antennas, a back-up generator, and an AT&T Mobility Walk Up Cabinet (WUC) that will be placed near the base of the tower. AT&T will be the anchor tenant of the proposed facility. The WUC includes a proposed 15KW backup generator, an equipment shelter, and backup batteries within the shelter.

The proposed telecommunications tower has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan, although the proposed site is not located or within the vicinity of any of the Imperial County Airports.

### **General Plan/ALUCP Analysis:**

The proposed telecommunications tower is located in an Agriculture area and is not located near any County Public Airport or airstrip. The nearest airport is the Imperial County Airport, which is located about 4 miles west of the project site.

The project site is zoned GS (Government/Special) per the Imperial County Land Use Ordinance Title 9, Division 25, Section 92501.00.

The Airport Land-Use Compatibility Plan (ALUCP), Chapter 2, Policies, Section 2.3.1, provides "Types of Actions Reviewed" by the Commission, which shall include:

"Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities" (Section 2.1.3.3h, pg. 2-4)

The proposed conditional use permit has been submitted for the Airport Land Use Commission's review and determination of consistency with the 1996 Airport Land Use Compatibility Plan (ALUCP) due to the nature of the application (telecommunications tower).

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## **A. VICINITY MAP**

# PROJECT LOCATION MAP



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

- PROJECT LOCATION
- TOWER LOCATION



**B. PROJECT**

# CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1. PROPERTY OWNER'S NAME The County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 940 W Main Street, El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 998-0313
3. APPLICANT'S NAME InSite Towers Development 2, LLC	EMAIL ADDRESS Debbie DePompei debbie@intellisitesllc.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1199 N. Fairfax Street #700 - Alexandria, VA	ZIP CODE 22314	PHONE NUMBER (702) 501-0882 (Debbie DePompei, Rep.)
4. ENGINEER'S NAME Morrison Hershfield Corporation	CA LICENSE NO. 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com
5. MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St. Suite #200, Seattle, WA	ZIP CODE 98101	PHONE NUMBER 206-268-7385
6. ASSESSOR'S PARCEL NO. 044-230-014	SIZE OF PROPERTY (in acres or square foot) 21.95 acres	ZONING (existing) GS
7. PROPERTY (site) ADDRESS 373 E. Aten Road - Imperial, CA 92251		
8. GENERAL LOCATION (i.e. city, town, cross street) At the Pioneers Museum located at the SWC of E. Aten Rd & State Highway 111 (South of Imperial Valley College)		
9. LEGAL DESCRIPTION See attached legal description of property		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'.
11. DESCRIBE CURRENT USE OF PROPERTY	Pioneers Museum
12. DESCRIBE PROPOSED SEWER SYSTEM	N/A - not proposed with this project.
13. DESCRIBE PROPOSED WATER SYSTEM	N/A - not proposed for this project.
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	
15. IS PROPOSED USE A BUSINESS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? Un-manned wireless communication facility

### REQUIRED SUPPORT DOCUMENTS

A	SITE PLAN
B	FEE
C	OTHER
D	OTHER

FOR I.C.P.S.  
 Jurg Heuberger 11.25.20  
 Print Name Date  
 Signature  
 Tony Roussos 12/05/20  
 Print Name Date  
 Signature

APPLICATION RECEIVED BY	DATE	ICP/ICD APPROVAL BY
APPLICATION DEEMED COMPLETE BY	DATE	OTHER DEPT'S REQUIRED
APPLICATION REJECTED BY	DATE	ICP/W
INITIATIVE HEARING BY	DATE	ICHS
FINAL ACTION <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	DATE	ICAPCO
		ICLS

**CUP #**  
21-0002

# VARIANCE

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.  
801 Main Street, El Centro, CA 92243 (760) 482-4236

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

1	PROPERTY OWNER'S NAME County of Imperial	EMAIL ADDRESS Jurg Heuberger jurgheuberger@gmail.com	
2	MAILING ADDRESS (Street / P O Box, City, State) 9540 W. Main St. - El Centro, CA	ZIP CODE 92243	PHONE NUMBER (760) 996-0313
3	ENGINEERS NAME Morrison Hershfield Corporation	CA. LICENSE NO 2806970	EMAIL ADDRESS Roy Lorete RLorete@morrisonhershfield.com
4	MAILING ADDRESS (Street / P O Box, City, State) 600 Stewart St., Suite #200 - Seattle, WA	ZIP CODE 98101	PHONE NUMBER (206) 268-7385
5	ASSESSOR'S PARCEL NO. 044-230-014	ZONING (existing) GS	
6	PROPERTY (site) ADDRESS 373 E. Aten Rd. - Imperial, CA 92251	SIZE OF PROPERTY (in acres or square foot) 21.95 acres	
7	GENERAL LOCATION (i.e. city, town, cross street) At the Pioneer's Museum located at the SWC of E. Aten Rd. & State Hwy 111 (South of Imperial Valley College)		
8	LEGAL DESCRIPTION See attached legal description of parcel.		
8	DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) Applicant is requesting a Conditional Use Permit for the installation of a 160' wireless communication tower, in addition to a variance since the height exceeds the height limitation for the GS zoning district by 60'		
9.	DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : InSite Towers is proposing to build a 160' wireless communication facility in order to accommodate multiple tenants; AT&T is the anchor tenant who has requested the top RAD center on the tower in order to provide improved service to the college and surrounding area, in addition to providing First Net services.		
10.	DESCRIBE THE ADJACENT PROPERTY East Zoned "Hospital" West Zoned "Agriculture" North Zoned "College" - Imperial Valley College South Zoned "Agriculture"		

### REQUIRED SUPPORT DOCUMENTS

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

PRINT NAME: JURG HEUBERGER Date: 11.25.20  
 Signature: [Signature]  
 PRINT NAME: Tony Requeras Date: 12/03/20  
 Signature: [Signature]

APPLICATION RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 APPLICATION DEEMED COMPLETE BY \_\_\_\_\_ DATE \_\_\_\_\_  
 APPLICATION REJECTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TENTATIVE HEARING BY \_\_\_\_\_ DATE \_\_\_\_\_  
 FINAL ACTION  APPROVED  DENIED

REVIEW / APPROVAL BY  
 P W  
 E H S  
 A P C D  
 G E S  
 \_\_\_\_\_  
 \_\_\_\_\_

V #  
21-0001



**County of Imperial, CA Planning Department**

**InSite Towers CA070 Imperial**



**RECEIVED**

JAN 29 2021

IMPERIAL COUNTY  
PLANNING & DEVELOPMENT SERVICES

**PROJECT DESCRIPTION**

**Project Name:** InSite Towers – CA070 Imperial Wireless Communication Tower

**Location:** 373 E. Aten Rd.  
Imperial, CA 92251  
APN# 044-230-014

**Applicant:** InSite Towers Development 2, LLC  
1199 N. Fairfax Street, Suite 700  
Alexandria, VA 22314  
Contact: (702) 501-0882 – Debbie DePompei

**Owner:** The County of Imperial (Owner) and  
The Imperial County Historical Society (Sublessor)  
9540 W. Main Street  
El Centro, CA 92243  
Contact: (760) 996-0313 (County)  
(760) 996-0313 Jurg Heuberger (Pioneers Museum, Sublessor)

**Representative:** IntelliSites, LLC  
8822 Arroyo Azul Street  
Las Vegas, NV 89131  
Contact: (702) 501-0882 - Debbie DePompei  
[debbie@intellisitesllc.com](mailto:debbie@intellisitesllc.com)



**ABOUT INSITE TOWERS, LLC**

InSite Towers, a wholly-owned subsidiary of InSite Wireless Group, . LLC ([www.insitewireless.com](http://www.insitewireless.com)) is one of the largest privately-owned tower and wireless infrastructure companies in the United States. InSite currently owns and operates more than 2,000 wireless communication tower sites in the United States, Puerto Rico, U. S. Virgin Islands, Australia and Canada as well as more than 66 major DAS (“distributed antenna systems”) venues nationwide. InSite Towers primary business is building multi-tenant communications facilities for lease to wireless carriers and the enclosed notarized statement will serve as confirmation that the construction of the tower will be designed to accommodate the collocation of additional antennas for future users pursuant to Section 92409.01 (8).

InSite has strategically partnered with IntelliSites, LLC ([www.intellisitesllc.com](http://www.intellisitesllc.com)), which specializes in the marketing, management and development of multi-user communication tower sites. IntelliSites LLC provides a full array of infrastructure network development services for InSite Towers including site acquisition, land use entitlement, construction management and on-going site management.

### **Project Description**

InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit for the construction and operation of a permanent multi-carrier wireless telecommunications facility to be designed as a 160' lattice tower (camouflaged as an oil tower) to be located at the Pioneers Museum (operated by the Imperial County Historical Society) at 373 E. Aten Rd. – Imperial, CA 92251. InSite is also requesting a Variance for the height since the 160' proposed structure exceeds the 100' height limitation for the GA zone by 60'.

AT&T will be the anchor tenant of the proposed facility upon site completion who proposes to co-locate at the 145' RAD level, which will include installation of the following: (2) 6' panel antennas per sector total of six (6), (3) remote radio units (RRU) per sector, total of (9), (3) surge protectors and (3) fiber spool boxes by the antenna area, in addition to (3) fiber cable trunks and (9) DC power cable trunks.

Associated equipment would include the installation of (2) Global Positioning System (GPS) antennas, a back-up generator (that is California emissions compliant & low acoustic noise) and an AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower. The entire site will be secured within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound. The proposed facility is structurally designed to accommodate multiple wireless carriers' antennas and associated equipment within the 60' x 60' leased compound.

Please note that AT&T has been approved to install a Cell on Wheels (C.O.W.) facility at the location temporarily until the permanent facility being proposed with this application is constructed in order to expedite the deployment of FirstNet services to the area.

### **Objective**

The objective of the proposed facility is to assist AT&T (and other wireless carriers) to fill a significant gap in 4G LTE and 5G coverage to the Imperial Valley College and surrounding community, which is deficient due to the lack of infrastructure to co-locate on. AT&T's specific coverage objectives at the site include the following:

- Improve coverage at Imperial Valley Pioneers Expy Hwy 111 from South to North between S80 & Ralph Rd.
- Improve coverage at Aten Rd from East to West McConnell Rd to Cooley Rd .
- Improve coverage and capacity at Imperial Valley College

Furthermore, the site will enable the anchor tenant, AT&T, to carry out its FirstNet commitment to the state of California to provide reliable communications that are critical to the safety and success of first responders and the public. And, with AT&T's selection by the federal First Responder Network Authority, FirstNet, as the wireless services provider to build and manage

the first-ever nationwide public safety wireless network, each new site will help to improve first responder communications. First conceived by the 9/11 Commission Report as a necessary strategy to coordinate first responder communications, Congress created FirstNet as the nationwide first-responder wireless network. AT&T's goal is to support the public safety community by putting advanced wireless technologies into the hands of first responders.<sup>1</sup>

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the Southern California area. The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. Only after careful analysis of many candidates and successful lease negotiations has been completed is a land use application such as this one submitted.

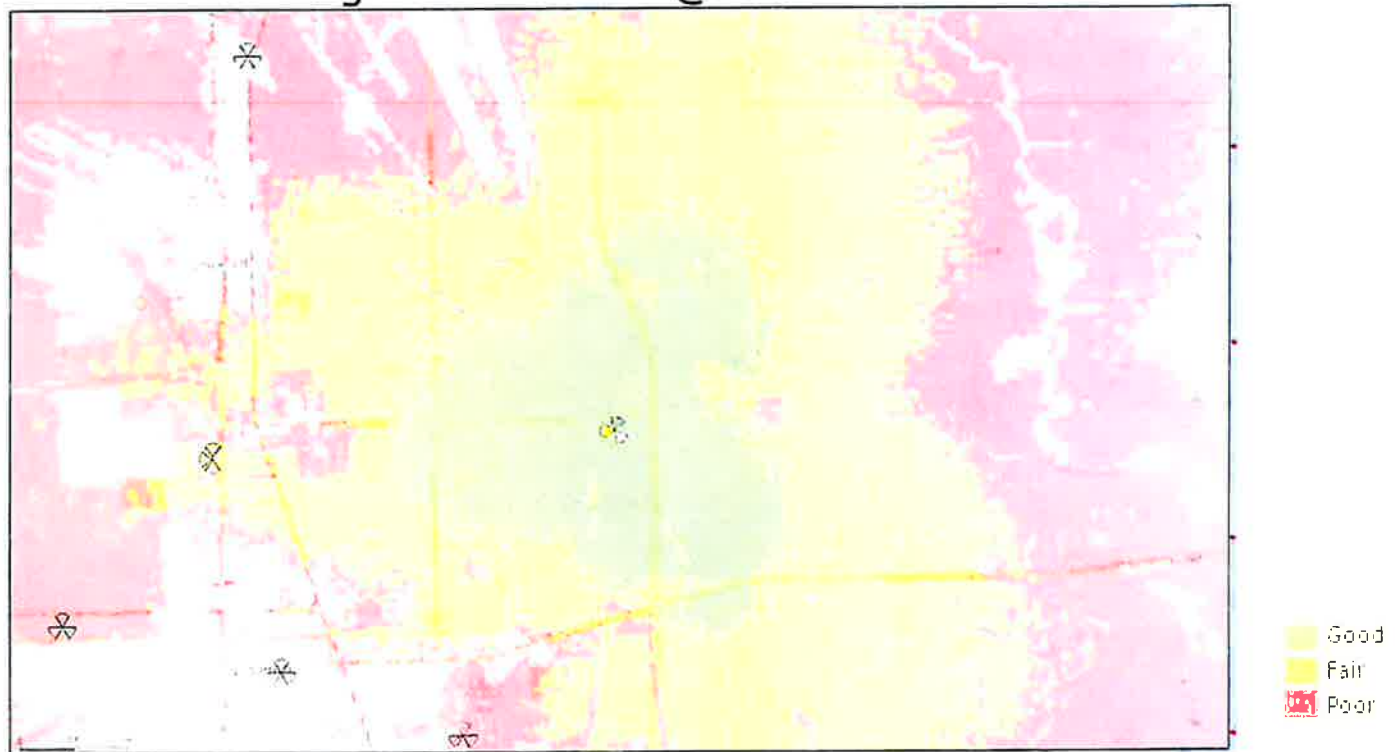
The following page details the current coverage (without the new site) and the coverage (with the new site):

### CAL02227 Coverage Without New Site



<sup>1</sup> For more information about FirstNet, see <https://www.firstnet.gov/> and <https://www.youtube.com/embed/p-zyDCSaDug>.  
Project Description & Findings Page 3 of 15

## CAL02227 Coverage With New Site @145'



### **Alternate Site Analysis**

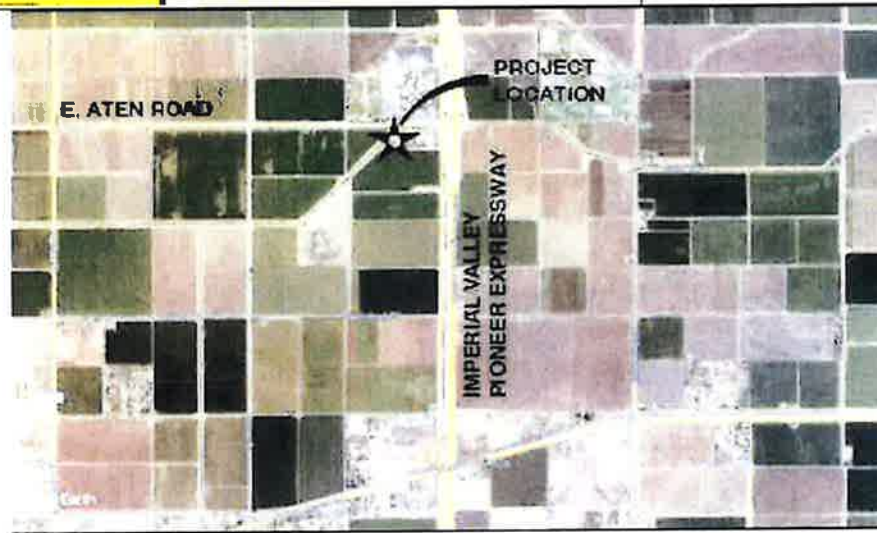
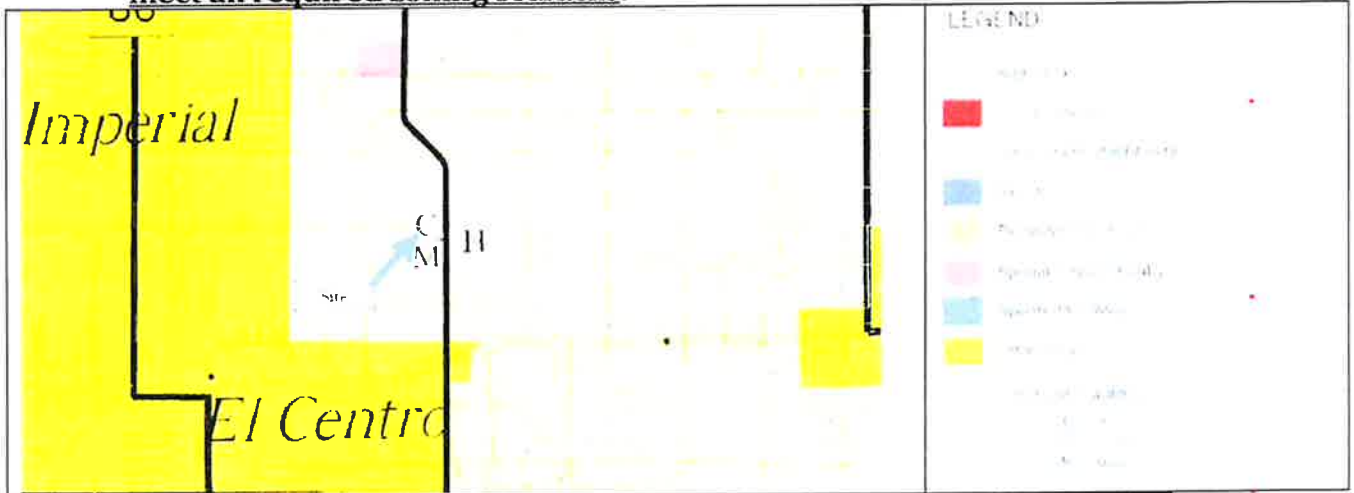
InSite Towers seeks to minimize the visual impact to the immediate area when searching for suitable candidates for its' telecommunication towers. This project was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area. The following outlines the research that was conducted on the availability of existing infrastructure in the area:

AT&T was close to securing a site that was located at 2095 Highway 111, El Centro, CA; AT&T obtained zoning approval and submitted for building permit (BP# 59320), then the property owner would not sign the lease. AT&T then reviewed an existing Verizon tower located at 1990 US Highway 111 – El Centro, CA, but the tower did not have the available RAD center (height on the tower) necessary to meet their coverage objectives, which was when AT&T's RF Engineer had to move the search ring closer to the college. The Imperial Valley College was also contacted, however, they were not interested in leasing their property for a communication tower site, which was when we commenced discussions with the Pioneer Museum, the subject site of this application.

### **92401.04. General Requirements.**

Pursuant to Section 92401.04 (General Requirements) of the Imperial County Zoning Ordinance, please note the following findings in support of granting the Conditional Use Permit & Variance, as follows:

1. **Zones.** Wireless communication facilities may be located in all base zones which allow such facilities, upon approval of a conditional use permit as described below. **The project site will be located at the Pioneers Museum, which is currently zoned GS Government / Special Public within a preferred non-residential zone and will meet all required zoning setbacks.**



The entire area can be characterized as agricultural/rural with the exception of the Imperial Valley College to the north; the following details the existing land uses / parcels surrounding the project site:

<u>Direction</u>	<u>APN#</u>	<u>Existing Land Use</u>	<u>Planned Land Use</u>
North	044-510-007	Imperial Valley College	GS / Government Special Public
South	044-230-015	Agricultural (Fields)	A-2 / Agricultural
West	200-051-07-00	Agricultural (Fields)	A-2 / Agricultural
East	Old Highway 11		

2. **Use Permit Required.** All wireless communication facilities and all wired or fiber regeneration facilities other than those designated as exempt under \_\_\_\_\_ require a conditional use permit (CUP). To obtain a conditional use permit, a hearing is required before either the planning director or the planning commission, as provided for in this title. **InSite Towers, LLC is requesting the review and approval of a Conditional Use Permit application for this proposed facility.**

3. **Building Permit Required.** All communication facilities shall require a building permit issued by the county of Imperial. **Upon approval of the Conditional Use Permit, InSite Towers will submit and file for the necessary building permit prior to construction.**

4. **Design Consistency with the Surrounding Environment.** To the maximum extent feasible, all wireless communication facilities and all regeneration facilities shall blend in with the predominant features of the existing natural and/or built environments in which they are located. To this end, co-location, stealth mounts, structure mounts and ground mounts are particularly encouraged. **InSite is proposing to design the 160' lattice tower as an oil tower to blend in with the historic theme of the Pioneer's Museum and rural agricultural landscape of the surrounding environment. The site will be located in the far southwest corner of the parcel, which will be further screened by existing buildings on the property. Enclosed please find photo simulations for reference.**

5. **Height.** All communication facilities shall conform to the following height requirements:

a. All communication facilities shall be of the minimum functional height, with additional provisions for co-location, as allowed in the respective base zone unless a variance is approved concurrent with a CUP. (For example, if the number of co-locators that a particular facility is designed for is four and the required height is eighty (80) feet, then the allowed height of the facility would be one hundred ten (110) feet and if it is five co-locators, then it would be one hundred twenty (120) feet). **The base zone (GS) allows a 100' height.**

**The facility will be structurally designed to accommodate five or more co-locators and so according to the code, the allowed height of the facility would be one hundred and forty (140) feet. The proposed height is 160' so a Variance is being requested concurrent with this CUP application.**

b. All communication facilities constructed within three-quarters of a mile of a designated scenic corridor (as designated by the Imperial County general plan) shall conform with the height limit in the zone in which they are located. New facilities that are co-located with an existing facility may exceed their zone's height limit, provided that the installation of the new facility does not require a height increase of the existing facility. **After reviewing the General Plan, the maps did not indicate that the proposed facility is within ¾ of a mile of a designated scenic corridor.**

c. Outside of the three-quarter-mile range of a designated scenic corridor, communication facility, except an exempt facility, may exceed one hundred twenty (120) feet. A bonus of twenty (20) additional feet per facility, up to a maximum height of three hundred (300) feet, is permissible for operators co-locating on a single facility. **The proposed height of the facility is 160’.**

d. No roof-mounted wireless communication facility, except an exempt facility, may be more than twelve (12) feet taller than the roof of the building on which it is mounted, unless facility is fully screened and height does not exceed height permitted by applicable zoning code. **Not applicable.**

e. If an operator wishes to apply for an exception to these height limitations, then the facility shall be subject to the provisions at this title relating to conditional use permits and variances hearing processes. **The proposed height is 160’ so a Variance is being requested concurrent with this CUP application.**

**6. Screening.** All communication facilities shall be screened to the maximum extent possible, pursuant to the following requirements.

a. Ground- and tower-mounted antennas and all sound structures shall be located within areas where substantial screening by vegetation, landform and/or buildings can be achieved. Additional vegetation and/or other screening may be required as a condition of approval. Each structural screening shall be based on a recommendation from the planning department having addressed the visual impacts, which in some instance may, in fact, warrant no screening. **All equipment and materials needed to operate the site are located within a screened 60’ x 60’ enclosed six-foot (6’) tall Concrete Masonry Unit (CMU) block walled equipment compound, which will be located in the far southwest corner of the parcel that provides further screening of the site by existing buildings on the property.**

b. The projection of structure-mounted antennas from the face of the structure to which they are attached shall be minimized. **The projection of structure-mounted antennas from the face of the tower shall be minimized as much as possible.**

c. Roof-mounted antennas shall be set back from the edge of the roof a distance greater than or equal to the height of the antenna, except when the antennas are fully screened. For roof-mounted antennas, a screening structure that is architecturally compatible with the building on which it is mounted may also be required as a condition of approval. Antenna panels mounted flush on the outside of the parapet wall of an existing building and painted to match the exterior of the building may be allowed. **Not applicable.**

7. **Radio-Frequency Exposure.** No communication facility shall be sited or operated in such a manner that it poses, either by itself or in combination with other such facilities, a potential threat to public health. To that end, no communication facility or combination of facilities shall produce at any time power densities that exceed the current FCC adopted standards for human exposure to RF fields. Certification that a facility meets this standard is required. A copy of the certification from the FCC shall be submitted to the county. **Please find enclosed copies of AT&T's FCC Authorizations for all licensed frequencies that will be utilized at the project site, in addition to a RF Environmental Evaluation Report.**

8. **Cabling.** For structure-mounted antennas, all visible cabling between equipment and antennas shall be routed within the building wherever feasible, or on the roof below the parapet wall. Cabling on the exterior of a building or monopole shall be located within cable trays painted to match. All cabling shall be performed in accordance with the NEC (National Electrical Code). **All cabling on the exterior of the lattice tower will be located within cable trays, and in accordance with the NEC.**

9. **Painting and Lighting.** All facilities shall be painted or constructed of materials to minimize visual impact. All towers shall be painted in a non-reflective and preferably earth tone colors. All towers shall be lit with approved lighting as required by the FAA and the Airport Land Use Commissions standards. **The proposed tower will be of a galvanized steel finish (not painted) which is being retained to mimic the oil tower design. The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Enclosed is a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which based on this evaluation, marking and lighting are not necessary for aviation safety.**

10. **Noise.** All communication facilities shall be designed to minimize noise. If a facility is located in or within one hundred (100) feet of a residential zone, noise attenuation measures shall be included to reduce noise levels to a maximum exterior noise level of fifty (50) Ldn at the facility site's property lines. **The proposed tower is not located within 100 feet of a residential zone and is surrounded by agricultural and government special public zones. The nearest residential development is located 1.65 miles to the southwest of the proposed facility.**

11. **Accessory Structures.** Enclosures and cabinets housing equipment related to a wireless communication facility shall meet setback and height restrictions for such structures in their zones. Such structures shall appear architecturally compatible (as determined by the planning director evaluating the facility on the basis of color and materials) with their surroundings and be designed to minimize their visual impact. To meet this requirement, underground vaults may be required. **The accessory structures included with this application include a back-up generator (that is California emissions compliant & low acoustic noise) and an**



**AT&T Mobility Walk Up Cabinet (WUC) that would be placed near the base of the tower within a 60' x 60' enclosed six-foot (6') tall Concrete Masonry Unit (CMU) block walled equipment compound, which will meet all setbacks.**

12. **Roads and Parking.** Communication facilities shall be served by the minimum roads and parking areas necessary and shall use existing roads and parking areas whenever possible. **The site will be accessed off of Aten Rd. through the main entrance of the Pioneers Museum via a 12' access easement to the site.**

13. **Provisions for Future Co-location.** All commercial communication facilities shall be encouraged to promote future facility and site sharing. Technical evidence will be provided as to the infeasibility either technical and/or economic, of co-location or grouping prior to the issuance of a new use permit for a facility that would not be considered to be co-located or grouped under this division. **The construction of the tower will be designed to accommodate the co-location of additional antennas for future users pursuant to Section 92409.01(8).**

14. **Removal Upon Discontinuation of Use.** The operator's agreeing to such removal and allowing the county access across private property to effect such removal shall be a condition of approval of each permit issued. At its discretion, the county may require a financial guarantee acceptable to the county to ensure removal. **All equipment associated with the communication facility shall be removed within one hundred eighty (180) days of the discontinuation of the use and the site shall be restored to its original pre-construction condition.**

15. **Principal or Accessory Use.** Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. **The proposed tower will be an accessory use of the existing property, which is owned by the County and is operated as the Pioneers Museum by the Imperial County Historical Society.**

16. **Lot Size.** For purposes of determining whether the installation of a facility complies with county development regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on lease parcels within such lot. This shall also take into consideration the height of the tower in the event of a failure whereby it could fall thereby crossing property lines. **The parcel size is 21.98 acres of which the project site will occupy 3,600 square feet in the southwest corner of said parcel.**

17. **Inventory of Existing Sites.** Each applicant for a facility shall provide to the planning director an inventory of its existing towers, antennas, or sites approved for facilities, that are either within the jurisdiction of Imperial County or within one mile of the border thereof,

including specific information about the location, height and design of each facility. The planning director may share such information with other applicants applying for administrative approvals or special use permits under this division or other organizations seeking to locate facilities within the jurisdiction of Imperial County, provided, however that the planning director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable. **Please find enclosed a list detailing the inventory of AT&T's existing towers, antennas, or sites approved for facilities as requested with this application.**

18. **Aesthetics.** Towers and antennas shall meet the following requirements:

a. Towers shall either maintain a galvanized steel finish, or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obstructiveness. **The proposed tower will be maintained as a galvanized steel finish (conducive to the oil tower design being proposed) unless directed otherwise by conditions of approval.**

b. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings. **All materials being proposed will blend into the natural setting of the Pioneer Museum and surrounding buildings.**

c. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobstructive as possible. **Not applicable.**

19. **Lighting.** Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views and community. **The proposed tower is not required to be lighted by the FAA since it does not exceed 199'. Please find enclosed a copy of the applicant's FAA Aeronautical Study No. 2020-AWP-14523-OE, which states that based on the evaluation the structure does not exceed obstruction standards and would not be a hazard to air navigation so marking and lighting are not necessary for aviation safety.**

20. **State or Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this division shall bring such towers and antennas into compliance with such revised standards and regulations as mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with

such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The applicant will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.**

**21. Building Codes—Safety Standards.** To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the county concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense. **The tower will be structurally built and maintained in compliance with REV H standards for towers that are published by the Electronic Industries Association.**

**22. Measurement.** For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the unincorporated areas of the county of Imperial according to the provisions of this title for the respective base zone. **The GS base zone requires 0' setbacks from property lines, however, the tower will be setback from property lines as follows: 722' to the north (Imperial College parcel), 10' to the west and south and 1,580' from the compound to the east.**

**23. Not Essential Services.** Towers and antennas shall be regulated and permitted pursuant to this division and shall not be regulated or permitted as essential services, public utilities or private utilities. **The applicant recognizes that the tower, if approved, will not be permitted as essential services, public utilities or private utilities.**

**24. Franchises.** Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a communication system in Imperial County have been obtained and shall file a copy of all required franchises with the planning director. **This application for the proposed tower does not require a franchise for the operation of the facility.**

**25. Public Notice.** For purposes of this division, any conditional use permit request, variance request, or appeal of an administratively approved CUP or special use permit shall require public notice to all abutting property owners and all property owners of properties that are located within the corresponding separation distance listed for a CUP or variance in the respective base

zone, under this title, in addition to any notice otherwise required by the planning director.

**Applicant acknowledges the public notification process for this Conditional Use Permit and Variance application.**

**26. Signs.** No signs shall be allowed on an antenna or tower except as may be required by law or another permitting or licensing agency. **No signs will be installed on the tower except as may be required by law or another permitting or licensing agency such as the FCC and FAA.**

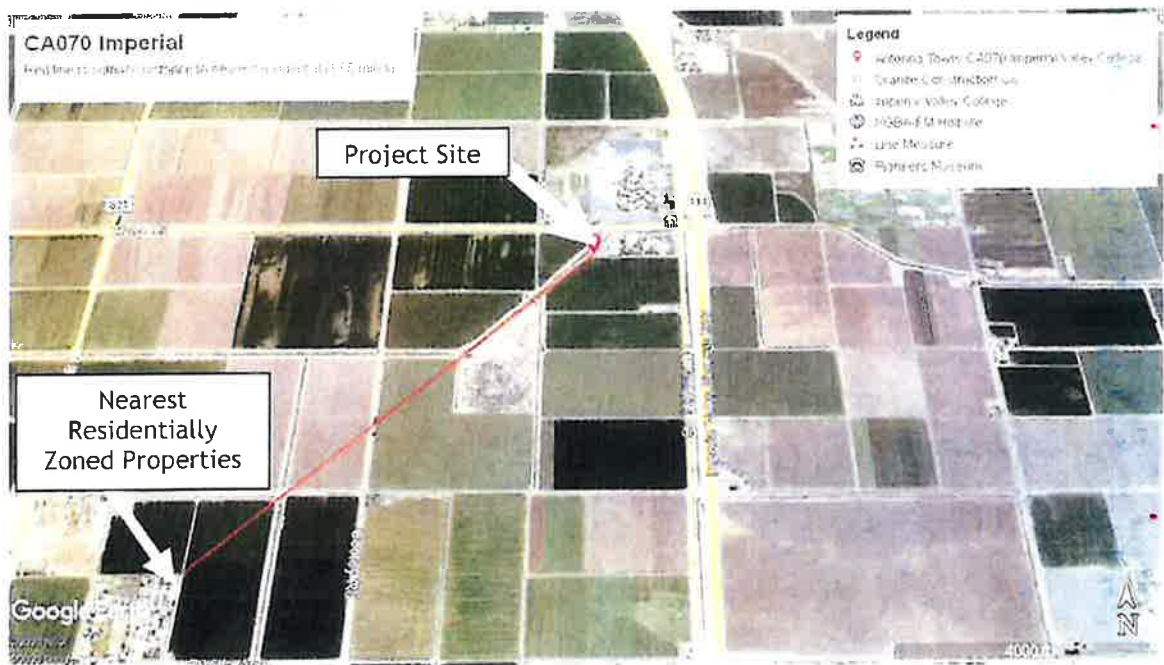
**27. Buildings and Support Equipment.** Buildings and support equipment associated with antennas or towers shall comply with requirements of this title. **All building and support equipment associated with antennas or towers will comply with requirements of this title.**

**28. Multiple Antenna/Tower Plan.** Imperial County encourages the users of towers and antennas to submit a single application for approval of multiple towers and/or antenna sites. Applications for approval of multiple sites shall be given priority in the review process. **This application proposes the installation of one (1) single tower that will be made available for multiple user co-locations.**

### 92409.01. Information Required.

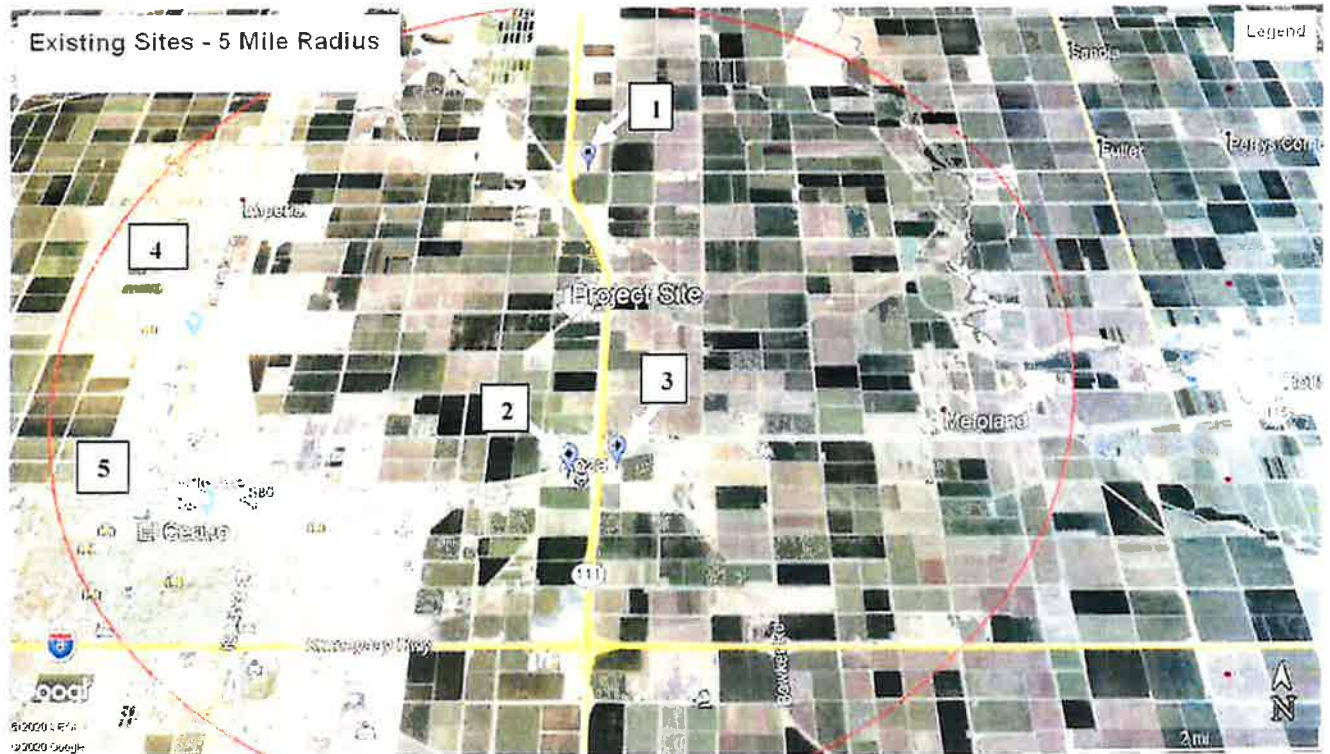
Pursuant to Section 92409.01 (Information Required) of the Imperial County Zoning Ordinance, please note the following and attached enclosures being submitted with this application for a Conditional Use Permit & Variance:

- 1.) Site Plans: Enclosed are two (2) full size (24" x 36") scaled site plans indicating the location, type and height of the proposed tower, on-site land uses and base zoning, adjacent land uses and zoning.
- 2.) Legal Description: Enclosed is a legal description of the parent tract and leased parcel. The legal description of the 60' x 60' lease area is shown on page C-1 of the site plans.
- 3.) Setbacks: Below please find a Google Earth map showing the setback distance between the proposed tower and nearest residential use, platted residentially zoned properties, and un-platted residentially zoned properties, which is 1.65 miles to the southwest of the proposed site.



- 4.) Separation Distance from Other Towers: Below please find a Google Earth map showing the inventory of existing sites within a 5-mile radius (red circle) of the proposed tower site.

1. SBA Towers – Monopalm Tower
2. FM Broadcast Lattice Tower
3. Verizon Monopole Tower
4. AT&T Site # 2732 – 56' Roof-Top
5. AT&T Site #2764 – 122' Lattice Tower



- 5.) Landscape Plan: No landscaping is being proposed with this application due to the fact that there is no vegetation (only dirt) surrounding the area of the leased area, in addition to no water utilities to maintain.
- 6.) Method of Fencing Finished Color: The entire lease area for the project site will be enclosed by a six-foot (6') concrete masonry unit (CMU) block wall, which is typically gray in color – the finished color to remain unless otherwise directed by conditions of approval of this application.
- 7.) Description of Compliance with Sections 92401.04: Addressed in the previous section herein.
- 8.) Notarized Statement: Enclosed please find a notarized statement by the applicant stating the construction of the tower will accommodate the co-location of additional antennas for future users.
- 9.) Fiber Backhaul: AT&T Wireline will be providing the fiber backhaul to the site.
- 10.) Description of the suitability of the use of existing towers: The Alternative Site Analysis addressed in the previous section addresses the fact that this project site was pursued because there were no existing structures or buildings in the area with the available heights necessary for the wireless carrier's communication grid, the lack of existing tower structures available that will meet the desired coverage and capacity objectives in the area, landlord interest, site location and the ability to locate a new facility while minimizing the impact to the surrounding area.

Thank you, in advance, for your consideration of InSite Towers request for a Conditional Use Permit and Variance for the installation of a new 160' communication tower. Please feel free to call me at (702) 501-0882 if you have any questions or require further information.

Sincerely,



Debbie DePompei  
IntelliSites, LLC – representing InSite Towers

Enclosures: (2) Site Plans  
Conditional Use Permit Application  
Variance Application  
Check #067864 \$6,500.00 (Application Fees)  
AT&T's FCC Authorizations for Licensed Frequencies  
FAA Aeronautical Study No 2020-AWP-14523-OE  
AT&T Inventory of Existing Sites  
Legal Description of Leased Parcel  
Photo Simulations (Visual Analysis)  
RF Environmental Study  
Notarized Statement

# CAL02227

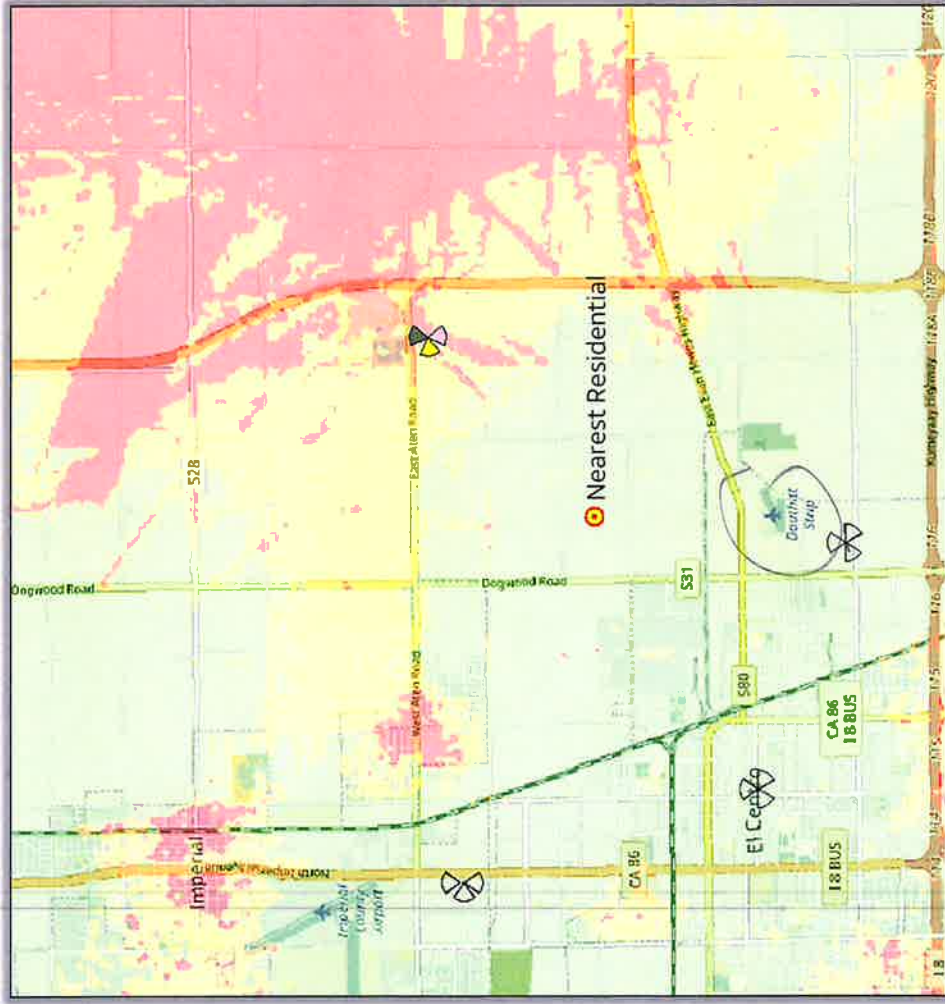
## RF Environmental Evaluation Report -

The operation of the proposed facility in addition to other ambient RF emission levels will not exceed current FCC-adopted standards with regard to human exposure in controlled and uncontrolled areas as defined by the FCC.





# CAL02227 Coverage Without New Site

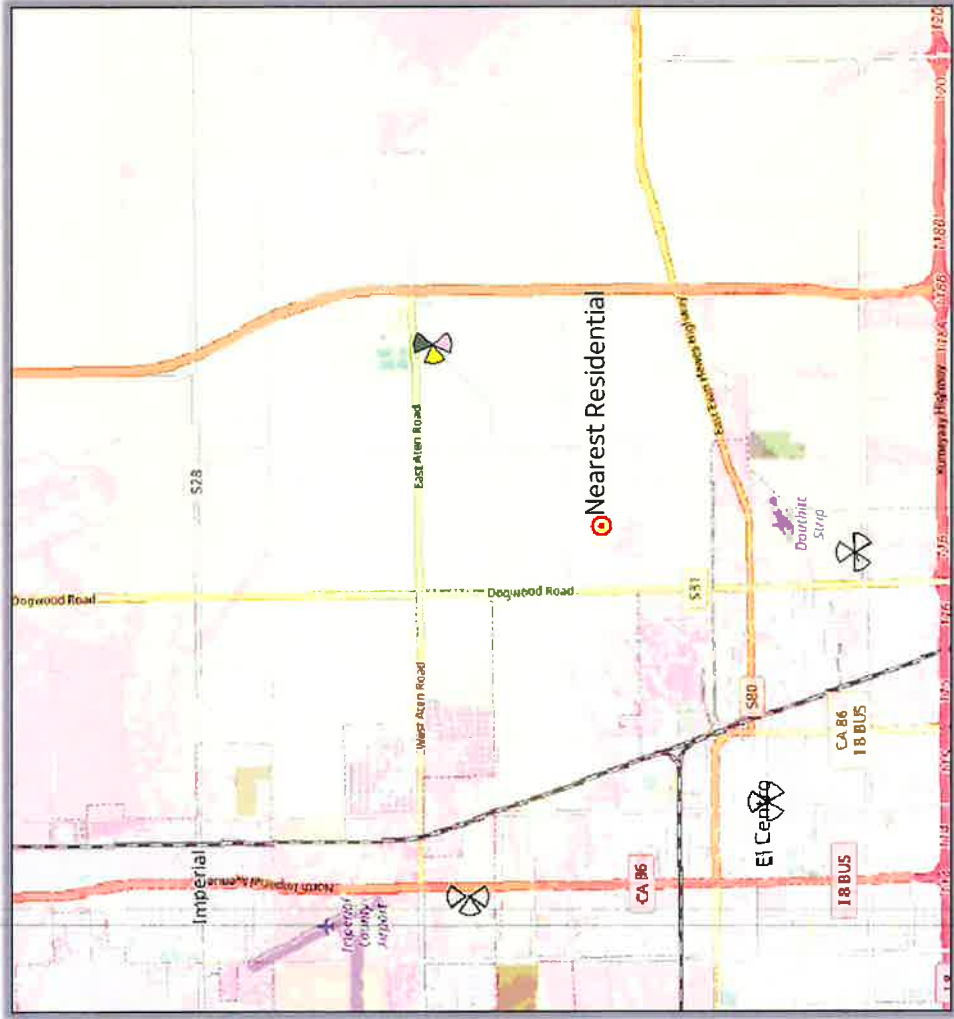


*Doughnut Strip Airport*

# CAL02227 Coverage With New Site



# CAL02227 Coverage With New Site @145'

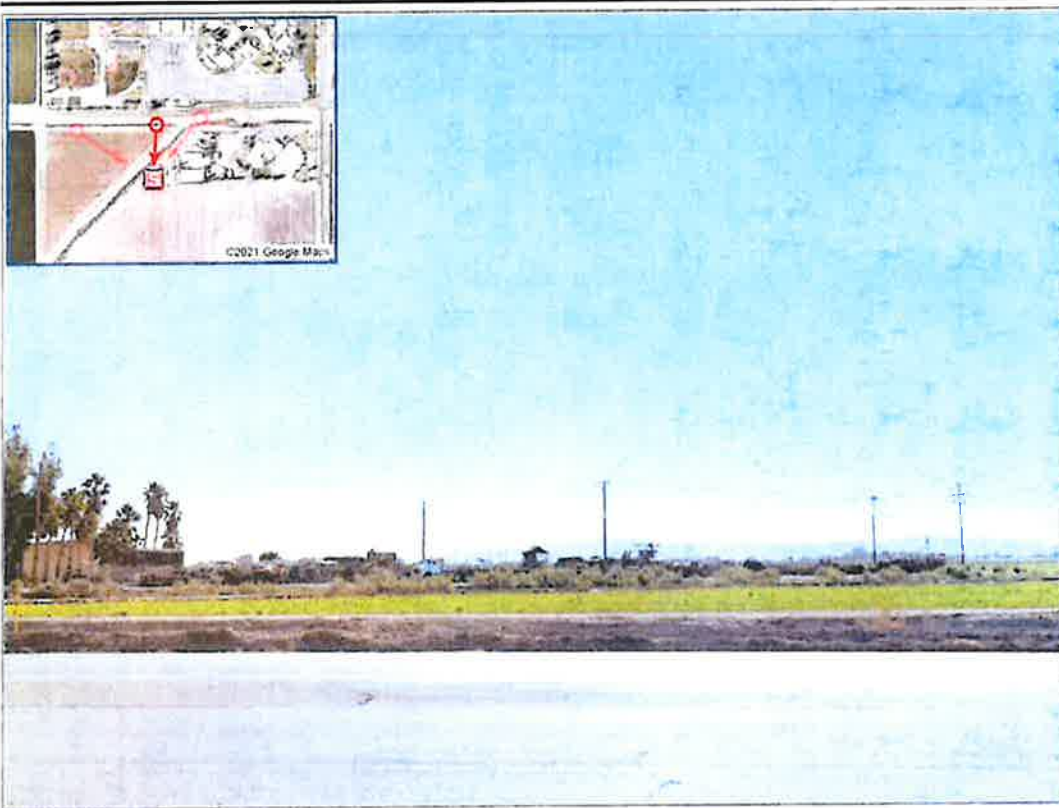




EXISTING



PROPOSED LOOKING SOUTHWEST FROM ATEN ROAD



EXISTING



PROPOSED LOOKING SOUTH FROM ATEN ROAD



EXISTING



PROPOSED LOOKING SOUTHEAST FROM ATEN ROAD



EXISTING



PROPOSED

LOOKING NORTHWEST FROM HIGHWAY 111







PROJECT INFORMATION:  
CA070 IMPERIAL VALLEY COLLEGE

CURRENT ISSUE DATE:  
12/8/2020

ISSUED FOR:  
SURVEY

REV. DATE DESCRIPTION BY


PLANS PREPARED BY:  
TOMERS, LLC  
1400 WEST BURNING WOOD WAY, SUITE 230  
LOS ANGELES, CALIFORNIA 90024  
TEL: (310) 342-1111 FAX: (310) 342-1112  
WWW.TOMERS.COM

DRAWN BY: CHK: APV:  
RCC: LICENSEURE:



SHEET TITLE:  
SURVEY ANALYSIS & PARCEL INFORMATION

SHEET NUMBER:  
1  
CA070

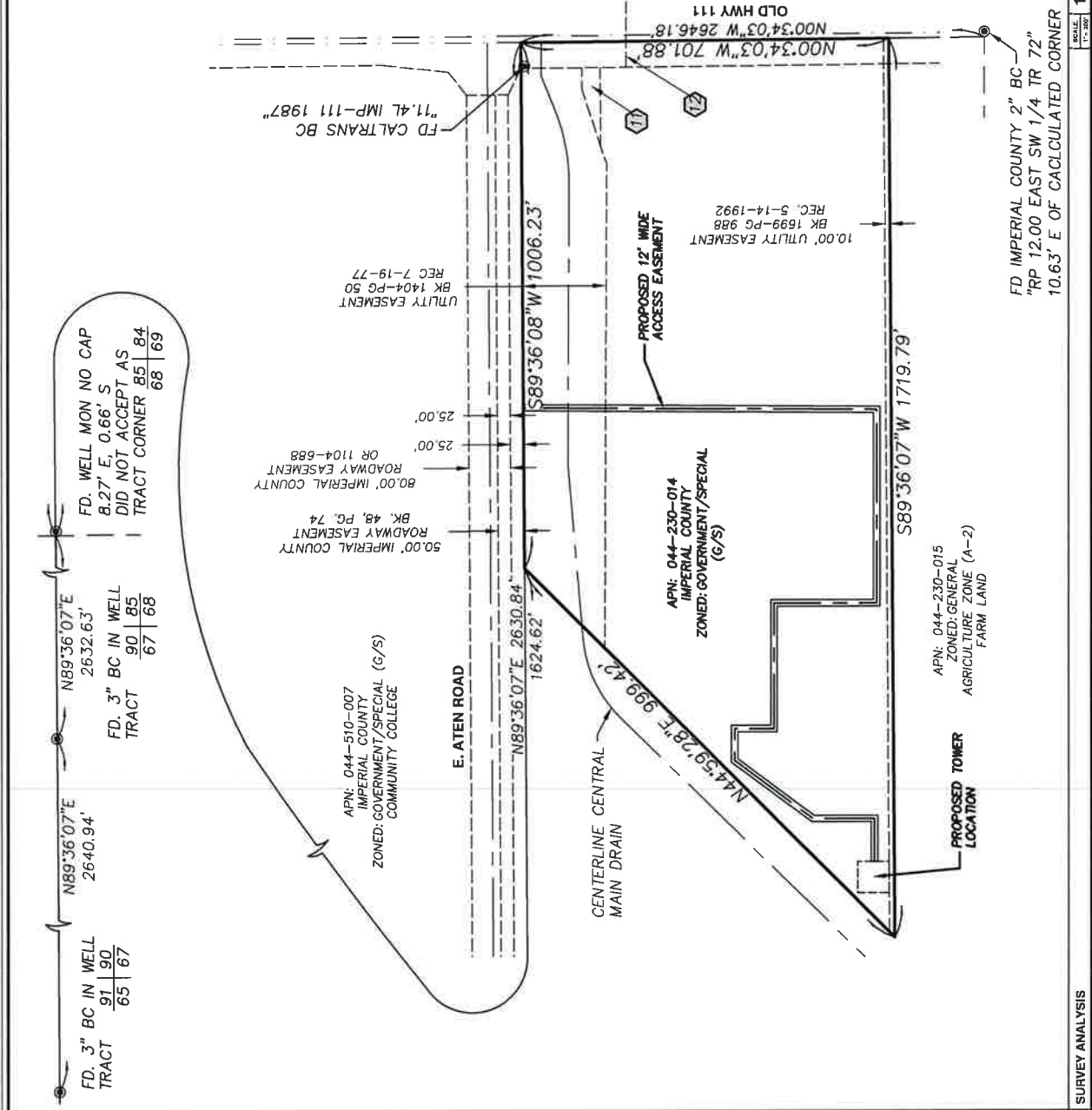
STATE NAME / NUMBER: CA070 IMPERIAL VALLEY COLLEGE  
SITE ADDRESS: 373 E. ATEN ROAD IMPERIAL, CA 92259  
OWNER'S NAME / ADDRESS: IMPERIAL COUNTY, CALIFORNIA  
PRESENT USE: MUSEUM  
ASSESSOR PARCEL NO(S): 044-230-014  
NET AREA OF PARCELS: 21.86± ACRES  
NOTE: A FIELD SURVEY WAS PERFORMED ON 10/13/20. CALIFORNIA STATE PLANE COORDINATES, ZONE IV (NAD83 - GRID - U.S. SURVEY FEET)  
BENCHMARK: NATIONAL GEODESIC SURVEY BENCHMARK PD 060919  
BEING A BENCHMARK WAS SET IN THE TOP OF THE INSTRUMENT END OF THE EAST CONCRETE WALL OF A CHECK STRUCTURE ARCHA, LATERAL NO. 9.  
ELEVATION: -5184 (US SURVEY FEET) -1572 (METERS)  
BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).  
FLOOD NOTE: BY THE LOS ANGELES RATE MAP, US DEPARTMENT OF COMMERCE, MARINE CORPS, LOCATED IN UNSHARED ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
LEGAL DESCRIPTION: SEE SHEET 8

PARCEL INFORMATION  
CONTIGUOUS  
RIGHT-OF-WAY  
SECTION LINE  
PROPERTY LINE  
ADJOURNING LINE  
TIE LINE  
FOUND MONUMENT AS NOTED  
OR: OFFICIAL RECORD NUMBER

LEGEND  
VICINITY MAP



VICINITY MAP  
TO: INSITE, TOMERS, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND FOR A LARGER LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ME AND THE SURVEYOR WHO PREPARED THE AFORESAID SURVEY, AND THAT THE SURVEY ACCURACY AND NECESSARY ADJUSTMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA CIVIL CODE SECTION 81.11, ADOPTED BY ALTA AND USFS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS COMPLETED ON 10/13/20.



1 SURVEYOR'S CERTIFICATE  
DATE: 12-8-2020



TOWERS, LLC  
1199 N. EMBURY STREET #200  
ALEXANDRIA, VA 22314

PROJECT INFORMATION:  
CA070 IMPERIAL  
VALLEY COLLEGE  
APN: 044-230-014  
IMPERIAL CO. 92251  
IMPERIAL COUNTY

CURRENT ISSUE DATE:  
12/8/2020

ISSUED FOR:  
SURVEY

REV. DATE DESCRIPTION BY:


PLANS PREPARED BY:  
**topographic**  
8400 GARDEN VIEW BLVD., SUITE 200  
SAN DIEGO, CALIFORNIA 92123  
(619) 444-1000 FAX: (619) 444-1008  
WWW.TOPOGRAPHIC.COM

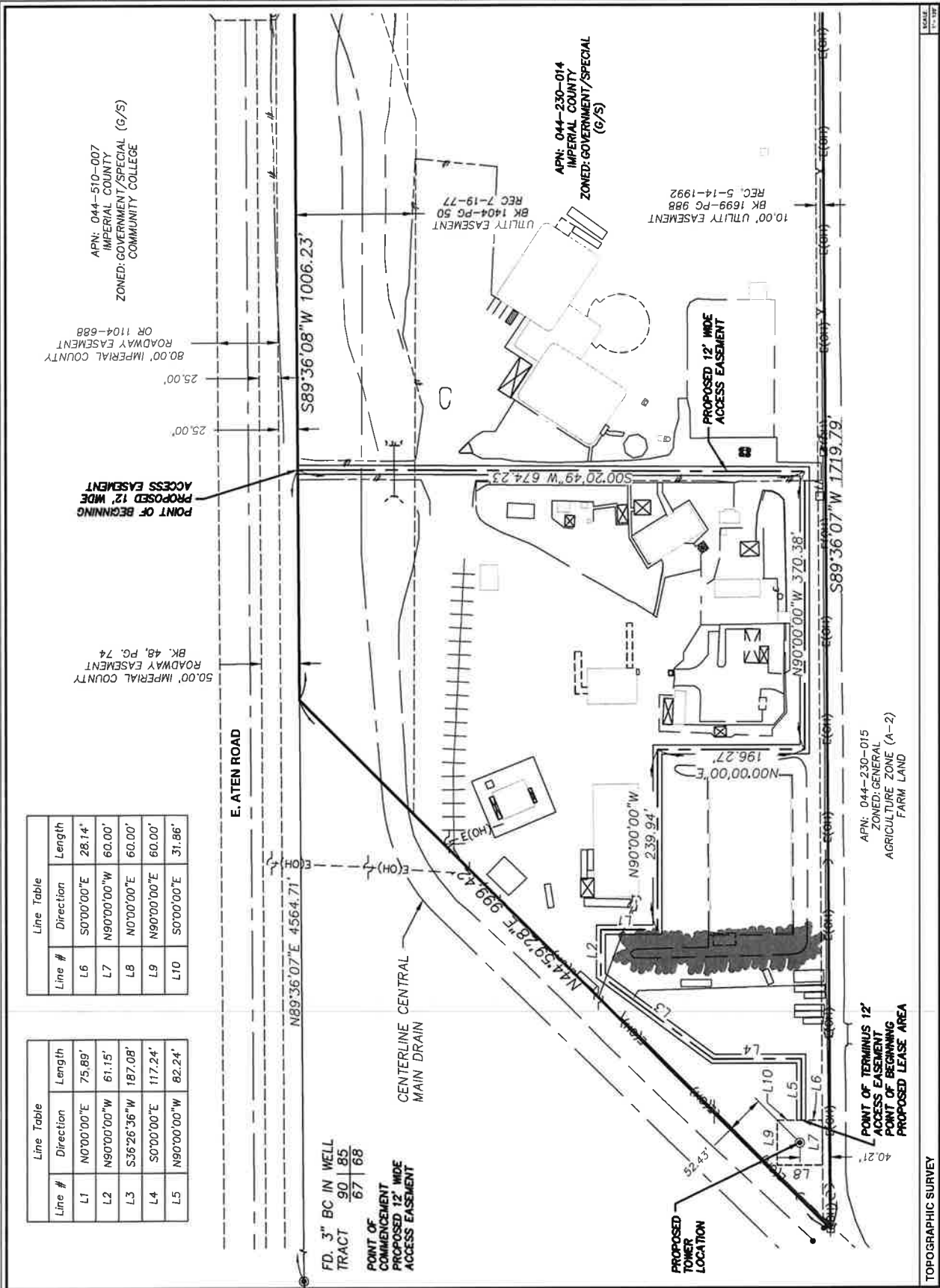
DRAWN BY: CHK  
REC  
APV.  
LICENSED SURVEYOR



SHEET TITLE:  
TOPOGRAPHIC SURVEY  
LEASE AREA

SHEET NUMBER:  
C2

REVISION:  
1  
CA070



Line Table

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

Line Table

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

FD. 3" BC IN WELL  
TRACT  
90 85  
67 68

POINT OF  
COMMENCEMENT  
PROPOSED 12' WIDE  
ACCESS EASEMENT

POINT OF TERMINUS 12'  
ACCESS EASEMENT  
POINT OF BEGINNING  
PROPOSED LEASE AREA

APN: 044-230-015  
ZONED: GENERAL  
AGRICULTURE ZONE (A-2)  
FARM LAND

TOPOGRAPHIC SURVEY

SCALE  
1" = 40'



**InsTe**  
TOWERS, LLC  
1100 N. FARBAY STREET #700  
ALEXANDRIA, VA 22314

PROJECT INFORMATION:  
**CA070 IMPERIAL VALLEY COLLEGE**  
SIN 04-23-2014  
SIN 04-23-2014  
IMPERIAL, CA 92521  
IMPERIAL COUNTY

CURRENT ISSUE DATE:  
**12/8/2020**

ISSUED FOR:  
**SURVEY**

REV. DATE DESCRIPTION


PLANS PREPARED BY:  
**Imperial Surveyors**  
814 WEST PALMVIEW BLVD., SUITE 200  
IMPERIAL, CALIFORNIA 92521  
PHONE: (760) 933-3333  
FAX: (760) 933-3334  
WWW.IMPERIALSURVEYORS.COM

DRAWN BY: CHK  
PROJ: -  
LICENSURE: -



SHEET TITLE:  
**LEGAL DESCRIPTIONS & TITLE REPORT INFORMATION**

SHEET NUMBER: REVISION:  
**C3 1**  
CA070

**TITLE REPORT LEGAL EXEMPTIONS**

- 9. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED, RECORDED 10/14/1987, IN BOOK 1504, PAGE 498, OF THE IMPERIAL COUNTY OFFICIAL PUBLIC RECORDS. - **BLANKET IN INTEREST - NOT FILED** (SEE DEED ATTACHED PAGES).
- 10. EASEMENT IN FAVOR OF IMPERIAL BRIGADION DISTRICT, RECORDED 05/29/1992, IN BOOK 1702, PAGE 1715, OF THE IMPERIAL COUNTY RECORDS. (SEE DEED ATTACHED PAGES).
- 11. EASEMENT DEED IN FAVOR OF THE STATE OF CALIFORNIA, RECORDED 05/09/2009, IN BOOK 2014, PAGE 441, OF THE IMPERIAL COUNTY RECORDS. (SEE DEED ATTACHED PAGES).
- 12. EASEMENT IN FAVOR OF IMPERIAL BRIGADION DISTRICT, RECORDED THROUGH THE DIRECTOR OF TRANSPORTATION, TO IMPERIAL BRIGADION DISTRICT, RECORDED 03/03/2011, AS DOCUMENT NO. 2011-005644, OF THE IMPERIAL COUNTY RECORDS. - **FILED** (SEE DEED ATTACHED PAGES).
- 13. ONLY USE AGREEMENT BY AND BETWEEN THE IMPERIAL BRIGADION DISTRICT, AND THE STATE OF CALIFORNIA, RECORDED 05/71/2009, AS DOCUMENT NO. 2009-044030, OF THE IMPERIAL COUNTY RECORDS. - **FILED** (SEE DEED ATTACHED PAGES).
- 14. EASEMENT IN FAVOR OF IMPERIAL BRIGADION DISTRICT, RECORDED 10/14/1987, IN BOOK 1504, PAGE 498, OF THE IMPERIAL COUNTY RECORDS. (SEE DEED ATTACHED PAGES).

**TITLE REPORT LEGAL DESCRIPTION**

SITUATE IN THE COUNTY OF IMPERIAL STATE OF CALIFORNIA:  
THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE DISTRICT LAND OFFICE, APPROVED DECEMBER 22, 1904, AND FILED IN THE DISTRICT LAND OFFICE, RECORDED AS FOLLOWS:  
BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE CENTERLINE OF THE CENTERLINE OF THE CENTERLINE OF THE CENTERLINE OF TRACT 69 AND SAID TRACT 69, NORTH 84°35'07" EAST, 4584.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'30" WEST, 224.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'30" WEST, 370.38 FEET; THENCE NORTH 89°24'30" WEST, 196.27 FEET; THENCE NORTH 89°24'30" WEST, 196.27 FEET; THENCE NORTH 89°24'30" WEST, 61.15 FEET; THENCE SOUTH 89°24'30" WEST, 117.24 FEET; THENCE NORTH 89°24'30" WEST, 82.24 FEET TO THE POINT OF TERMINUS.  
CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

**TITLE REPORT LEGAL DESCRIPTION**

SITUATE IN THE COUNTY OF IMPERIAL STATE OF CALIFORNIA:  
THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE DISTRICT LAND OFFICE, APPROVED DECEMBER 22, 1904, AND FILED IN THE DISTRICT LAND OFFICE, RECORDED AS FOLLOWS:  
BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE CENTERLINE OF THE CENTERLINE OF THE CENTERLINE OF THE CENTERLINE OF TRACT 69 AND SAID TRACT 69, NORTH 84°35'07" EAST, 4584.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'30" WEST, 224.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'30" WEST, 370.38 FEET; THENCE NORTH 89°24'30" WEST, 196.27 FEET; THENCE NORTH 89°24'30" WEST, 196.27 FEET; THENCE NORTH 89°24'30" WEST, 61.15 FEET; THENCE SOUTH 89°24'30" WEST, 117.24 FEET; THENCE NORTH 89°24'30" WEST, 82.24 FEET TO THE POINT OF TERMINUS.  
CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

**PROPOSED 12' WIDE ACCESS EASEMENT LEGAL DESCRIPTION**

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1504, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE DISTRICT LAND OFFICE, APPROVED DECEMBER 22, 1904, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:  
BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCING AT A FOUND 3" BRASS CAP IN WELL REPRESENTING THE CENTERLINE OF THE CENTERLINE OF THE CENTERLINE OF THE CENTERLINE OF TRACT 69 AND SAID TRACT 69, NORTH 84°35'07" EAST, 4584.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'30" WEST, 224.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'30" WEST, 370.38 FEET; THENCE NORTH 89°24'30" WEST, 196.27 FEET; THENCE NORTH 89°24'30" WEST, 196.27 FEET; THENCE NORTH 89°24'30" WEST, 61.15 FEET; THENCE SOUTH 89°24'30" WEST, 117.24 FEET; THENCE NORTH 89°24'30" WEST, 82.24 FEET TO THE POINT OF TERMINUS.  
CONTAINING 24,053 SQUARE FEET, MORE OR LESS.

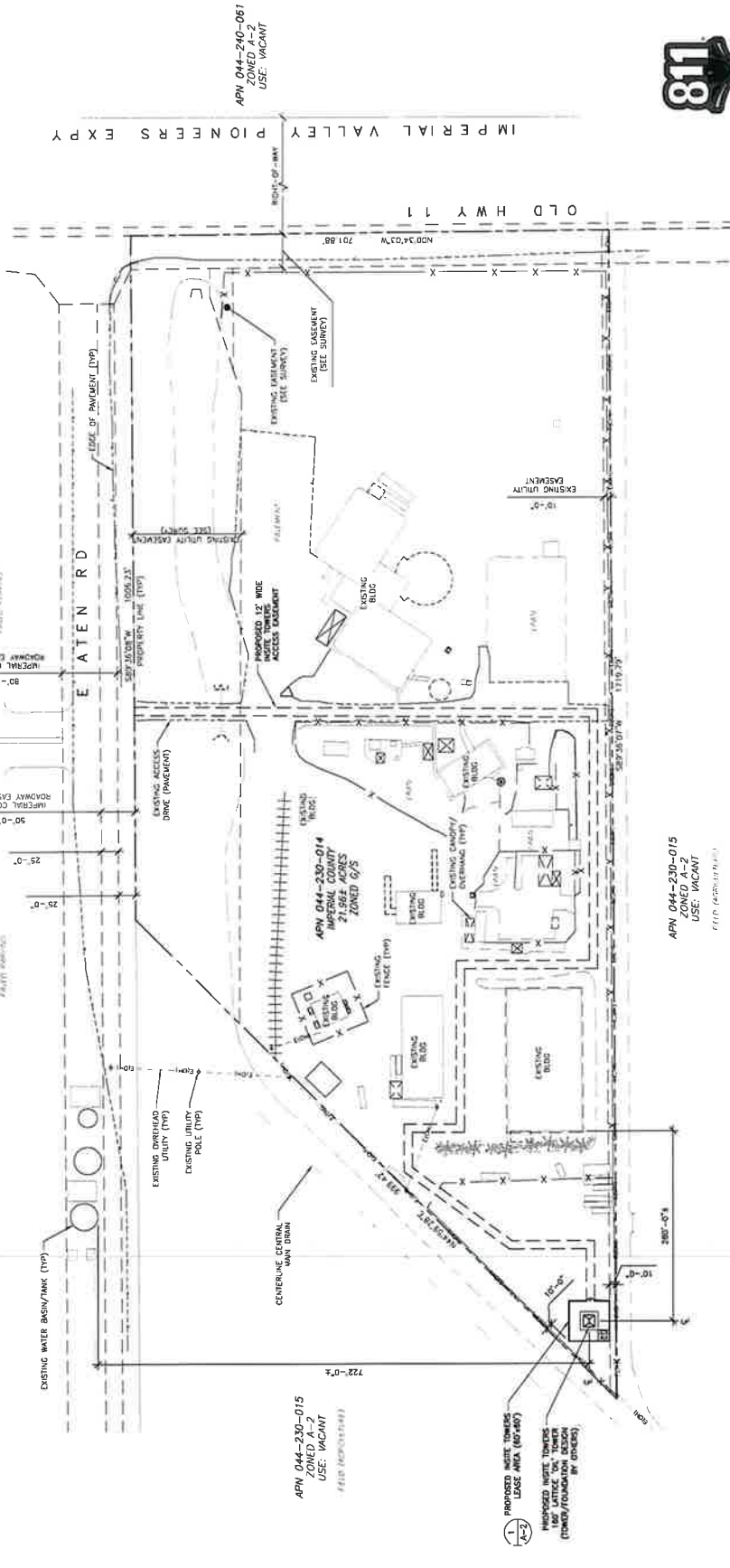
**PROPOSED LEASE AREA LEGAL DESCRIPTION**

BEING A PORTION OF THE THAT PARCEL OF LAND CONVEYED TO THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, BY DEED RECORDED 10/14/1987, IN BOOK 1504, PAGE 498, OF THE IMPERIAL COUNTY RECORDS, SITUATE IN THE NORTH HALF (N 1/2) OF TRACT 69, TOWNSHIP 15 SOUTH, RANGE 14 EAST, S.B.M., ACCORDING TO THE DISTRICT LAND OFFICE, APPROVED DECEMBER 22, 1904, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE ABOVE MENTIONED POINT OF TERMINUS, THENCE SOUTH 89°24'30" EAST, 26.14 FEET, THENCE SOUTH 89°24'30" WEST, 60.00 FEET, THENCE NORTH 89°24'30" WEST, 60.00 FEET, THENCE NORTH 89°24'30" EAST, 60.00 FEET, THENCE SOUTH 0°00'00" EAST, 31.88 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3,810 SQUARE FEET, MORE OR LESS.

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

**PROPERTY INFO**

APN: 044-230-014  
 OWNER: IMPERIAL COUNTY, CALIFORNIA  
 LEGAL DESCRIPTION:  
 SITUATED IN THE COUNTY OF IMPERIAL STATE OF CALIFORNIA  
 THAT PROPERTY BEING THE WESTERLY HALF (S. 1/2) OF TRACT AS TRANSFERRED AS AGRICULTURAL  
 RANGE 14 EAST, 68 N.W. ACCORDING TO THE PLAT OF RESURVEY APPROVED DECEMBER  
 22, 1908, AND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 0 DEGREES  
 13 MINUTES EAST 70.188 FEET THENCE SOUTH 88 DEGREES 59 MINUTES 40  
 WEST 110.00 FEET THENCE SOUTH 88 DEGREES 59 MINUTES 40 WEST 110.00 FEET  
 DRAMAZE DITCH KNOWN AS CENTRAL DRAIN, THENCE NORTH 45 DEGREES 23 MINUTES  
 WEST 110.00 FEET THENCE NORTH 45 DEGREES 23 MINUTES WEST 110.00 FEET TO THE  
 POINT OF BEGINNING  
 TAX ID: 044-230-014  
 BEING THE SAME PROPERTY CONVEYED TO THE COUNTY OF IMPERIAL, A POLITICAL  
 SUBDIVISION OF THE STATE OF CALIFORNIA, GRANTEE, FROM THE IMPERIAL COMMUNITY  
 COLLEGE DISTRICTS, GRANTEE, BY DEED RECORDED 10/14/1987, IN BOOK 1580, PAGE  
 928, OF THE IMPERIAL COUNTY RECORDS.



DO NOT SCALE DIMENSIONS. CONTACT SURVEYOR FOR ALL DIMENSIONS. THIS PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY. VERIFY ALL DIMENSIONS. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

CLIENT

**Inste Towers, LLC**

400 WEST 10TH AVENUE, SUITE 100  
 IMPERIAL, CALIFORNIA 92251

APR 12, 2014

**Intellisites, LLC**

400 WEST 10TH AVENUE, SUITE 100  
 IMPERIAL, CALIFORNIA 92251

PROFESSIONAL CERTIFICATION

**MORRISON HERSHFIELD**

600 SOUTH G ST, SUITE 200  
 SAN DIEGO, CA 92101  
 Tel: (619) 444-7370  
 www.morrisonherffield.com

PROJECT

**IMPERIAL VALLEY**  
 CA 070  
 323 E ATEN RD  
 IMPERIAL, CA 92251

NO.	DATE	REVISIONS	BY	CHK
1	11/17/2013	ISSUE FOR PERMITS	MM	MM
2	11/17/2013	ISSUE FOR PERMITS	MM	MM
3	11/17/2013	ISSUE FOR PERMITS	MM	MM
4	11/17/2013	ISSUE FOR PERMITS	MM	MM
5	11/17/2013	ISSUE FOR PERMITS	MM	MM
6	11/17/2013	ISSUE FOR PERMITS	MM	MM
7	11/17/2013	ISSUE FOR PERMITS	MM	MM
8	11/17/2013	ISSUE FOR PERMITS	MM	MM
9	11/17/2013	ISSUE FOR PERMITS	MM	MM
10	11/17/2013	ISSUE FOR PERMITS	MM	MM
11	11/17/2013	ISSUE FOR PERMITS	MM	MM
12	11/17/2013	ISSUE FOR PERMITS	MM	MM
13	11/17/2013	ISSUE FOR PERMITS	MM	MM
14	11/17/2013	ISSUE FOR PERMITS	MM	MM
15	11/17/2013	ISSUE FOR PERMITS	MM	MM
16	11/17/2013	ISSUE FOR PERMITS	MM	MM
17	11/17/2013	ISSUE FOR PERMITS	MM	MM
18	11/17/2013	ISSUE FOR PERMITS	MM	MM
19	11/17/2013	ISSUE FOR PERMITS	MM	MM
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23	11/17/2013	ISSUE FOR PERMITS	MM	MM
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27	11/17/2013	ISSUE FOR PERMITS	MM	MM
28	11/17/2013	ISSUE FOR PERMITS	MM	MM
29	11/17/2013	ISSUE FOR PERMITS	MM	MM
30	11/17/2013	ISSUE FOR PERMITS	MM	MM
31	11/17/2013	ISSUE FOR PERMITS	MM	MM
32	11/17/2013	ISSUE FOR PERMITS	MM	MM
33	11/17/2013	ISSUE FOR PERMITS	MM	MM
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100	11/17/2013	ISSUE FOR PERMITS	MM	MM

PROJECT TITLE  
 SITE PLAN

SHEET NUMBER  
**A-1**



Know what's below.  
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24"X36" SCALE: 1" = 100'-0"  
 1" = 100'-0"  
 1" = 100'-0"  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY INTUISITE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

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**Intelisites, LLC**  
 3075 AVENUE 200, SUITE 200  
 IMPERIAL, CA 92251  
 PHONE: 760.333.0001

ARE TEAM  
**MORRISON HERSHFIELD**  
 1125 SOUTH 12TH STREET, SUITE 200  
 SAN ANTONIO, TX 78205  
 PHONE: 214.343.3333  
 WWW.MORRISONHERSFIELD.COM

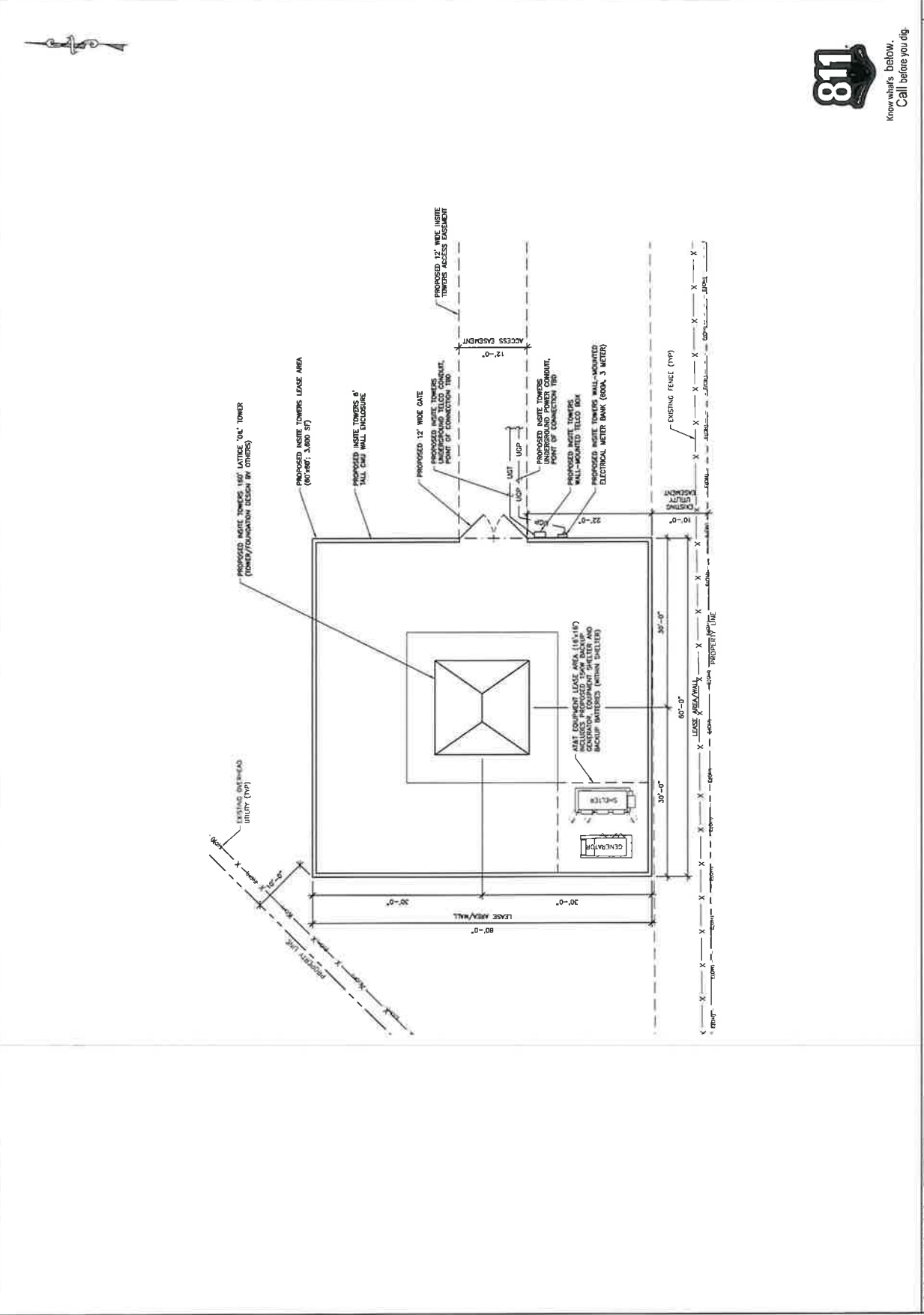
PROFESSIONAL CERTIFICATION

PROJECT  
**IMPERIAL VALLEY**  
 C-A070  
 373 E. AIEN RD  
 IMPERIAL, CA 92251

NO.	DATE	DESCRIPTION	BY	CHK
1	11/17/20 </td <td>ISSUED FOR PERMIT</td> <td>JL</td> <td>JL</td>	ISSUED FOR PERMIT	JL	JL
2	11/17/20	REVISED PER COMMENTS	JL	JL
3	11/17/20	REVISED PER COMMENTS	JL	JL
4	11/17/20	REVISED PER COMMENTS	JL	JL
5	11/17/20	REVISED PER COMMENTS	JL	JL
6	11/17/20	REVISED PER COMMENTS	JL	JL
7	11/17/20	REVISED PER COMMENTS	JL	JL
8	11/17/20	REVISED PER COMMENTS	JL	JL
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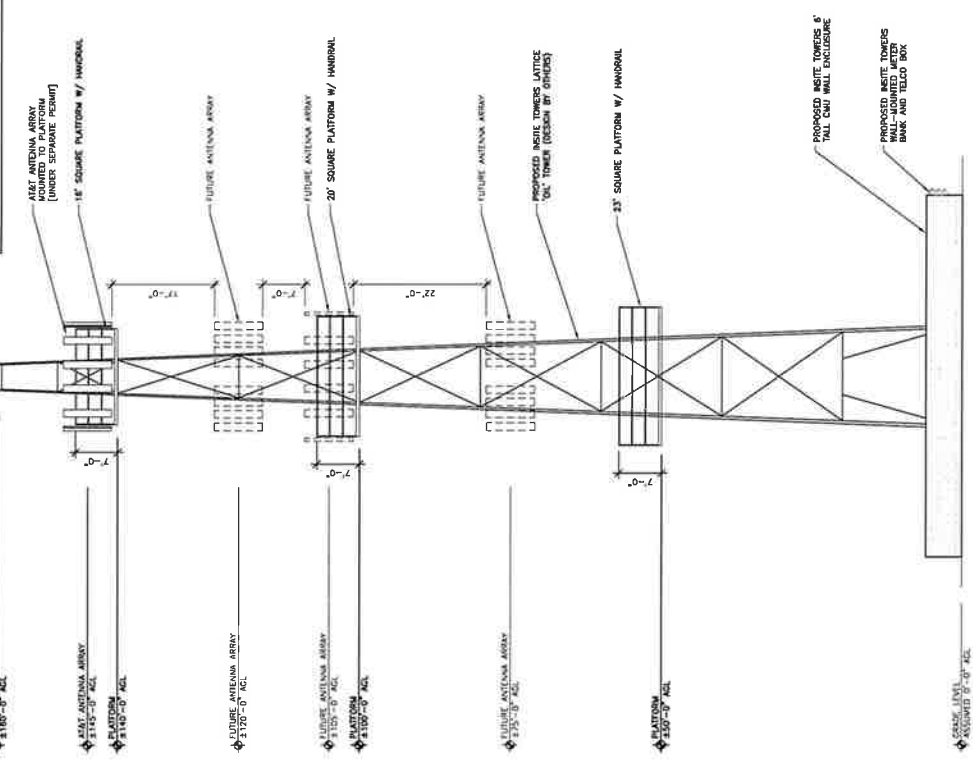
SHEET TITLE  
 ENLARGED PLAN

SHEET NUMBER  
**A-2**

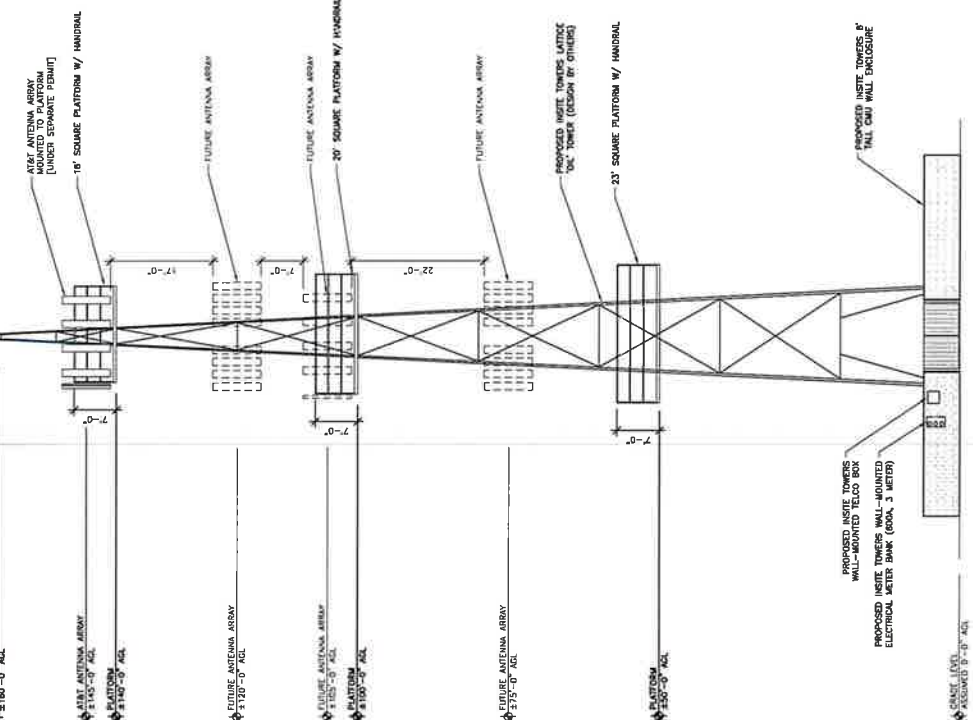


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NOTES:  
 1. WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT FROM A REGISTERED PROFESSIONAL ENGINEER. THE REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TOWER AND THE ANTENNA MOUNT DESIGN BY MANUFACTURER.  
 2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER).



NOTES:  
 1. WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT FROM A REGISTERED PROFESSIONAL ENGINEER. THE REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE TOWER AND THE ANTENNA MOUNT DESIGN BY MANUFACTURER.  
 2. REFER TO ENGINEERED DRAWINGS FOR DESIGN/ENGINEERING OF TOWER AND ITS FOUNDATION (BY TOWER MANUFACTURER).



CLIENT  
**Insite Towers, LLC**

INTELLISITES, LLC  
 4877 BROADWAY, SUITE 100  
 IMPERIAL, CA 92251  
 TEL: (760) 866-7370  
 FAX: (760) 866-7370  
 WWW.INSITE-TOWERS.COM

PROFESSIONAL CERTIFICATION  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 NO. 10000

PROJECT  
**IMPERIAL VALLEY**  
 CA070  
 373 E. AIEN RD  
 IMPERIAL, CA 92251

NO.	DATE	DESCRIPTION	BY	CHK
1	11/17/2017	ISSUE FOR PERMIT REVIEW	AK	AK
2	11/17/2017	ISSUE FOR PERMIT REVIEW	AK	AK
3	11/17/2017	ISSUE FOR PERMIT REVIEW	AK	AK
4	11/17/2017	ISSUE FOR PERMIT REVIEW	AK	AK
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10	11/17/2017	ISSUE FOR PERMIT REVIEW	AK	AK

PROFESSIONAL CERTIFICATION  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 NO. 10000

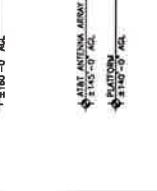
PROJECT  
**IMPERIAL VALLEY**  
 CA070  
 373 E. AIEN RD  
 IMPERIAL, CA 92251

PROFESSIONAL CERTIFICATION  
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 STATE OF CALIFORNIA  
 NO. 10000

SHEET TITLE  
 ELEVATIONS

SHEET NUMBER  
**A-3**

SCALE: 1" = 10'-0"  
 1" = 20'-0"



SCALE: 1" = 10'-0"  
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 1" = 20'-0"

SCALE: 1" = 10'-0"  
 1" = 20'-0"



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2020-AWP-14523-OB

Issued Date: 01/11/2021

Edward Schafer  
InSite Towers Development, LLC  
1199 North Fairfax Street, #700  
Alexandria, VA 22314

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower CA070 Imperial Valley College  
Location: Imperial, CA  
Latitude: 32-49-25.62N NAD 83  
Longitude: 115-30-23.33W  
Heights: -60 feet site elevation (SE)  
165 feet above ground level (AGL)  
105 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

**See attachment for additional condition(s) or information.**

To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact John Hepsen (480) 775-1026 .

**Based on this evaluation, marking and lighting are not necessary for aviation safety:** However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 07/11/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2877, or [Nicholas.Sanders@faa.gov](mailto:Nicholas.Sanders@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-14523-OE.

**Signature Control No: 461585401-463434547**

( DNE )

Nicholas Sanders  
Technician

Attachment(s)  
Additional Information  
Frequency Data



Map(s)

cc: FCC

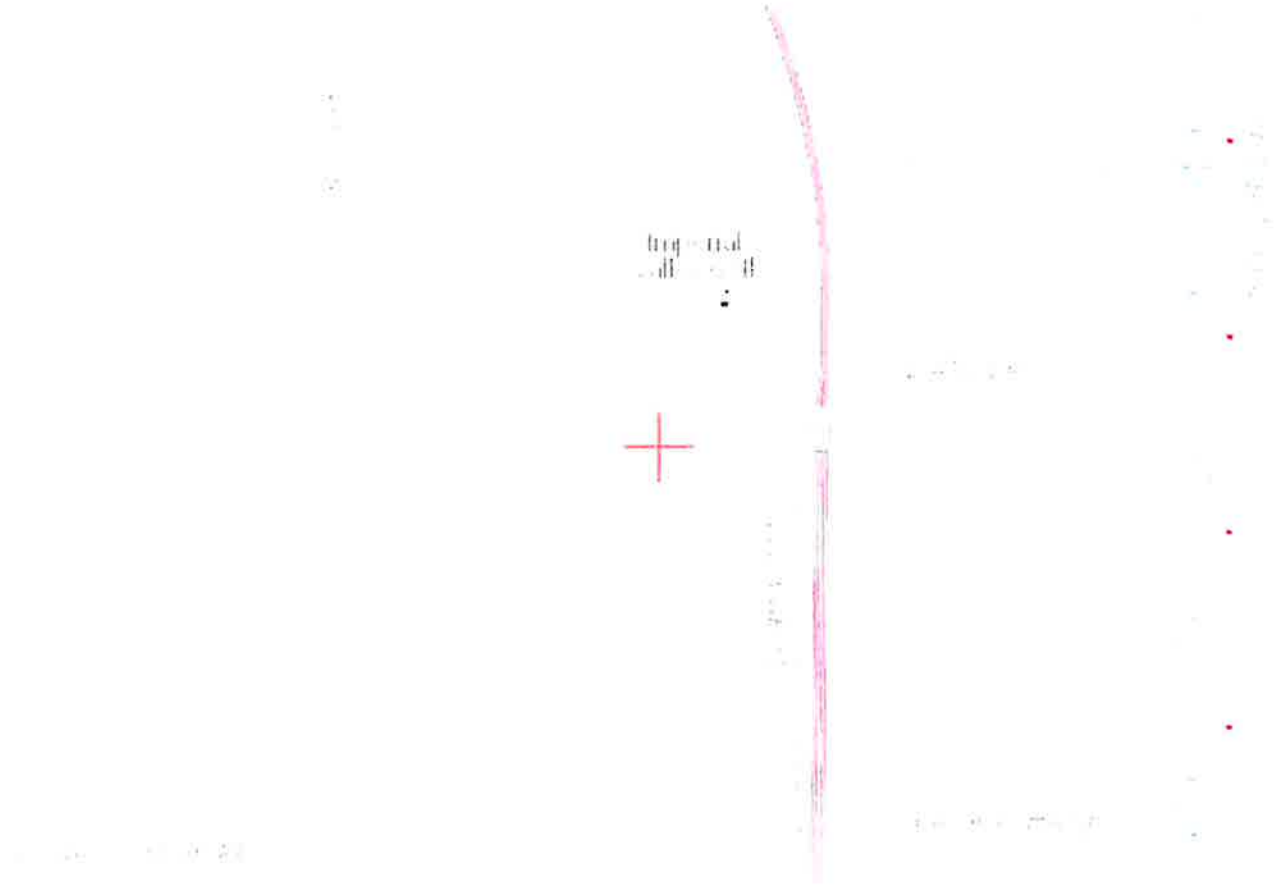
**Additional information for ASN 2020-AWP-14523-OE**

At a distance of 8.1 nautical miles from the site emissions from the 2496-2690 MHz transmitters must be less than -155 dBm in the 2700-3100 MHz Surveillance Radar frequency band.

**Frequency Data for ASN 2020-AWP-14523-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2020-AWP-14523-OE



**C. ALUC SECTION**

## Policies

### 1. SCOPE OF REVIEW

#### 1. Geographic Area of Concern

The Imperial County Airport Land Use Commission's planning area encompasses:

1. *Airport Vicinity* - All lands on which the uses could be negatively affected by present or future aircraft operations at the following airports in the County and lands on which the uses could negatively affect said airports. The specific limits of the planning area for each airport are depicted on the respective *Compatibility Map* for that airport as presented in Chapter 3.
  - (a) Brawley Municipal Airport.
  - (b) Calexico International Airport.
  - (c) Calipatria Municipal Airport.
  - (d) Holtville Airport.
  - (e) Imperial County Airport.
  - (f) Salton Sea Airport.
  - (g) Naval Air Facility El Centro.

2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.

3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

## 2. Types of Airport Impacts

The Commission is concerned only with the potential impacts related to aircraft noise, land use safety (with respect both to people on the ground and the occupants of aircraft), airspace protection, and aircraft overflights. Other impacts sometimes created by airports (e.g., air pollution, automobile traffic, etc.) are beyond the scope of this plan. These impacts are within the authority of other local, state, and federal agencies and are addressed within the environmental review procedures for airport development.

## 3. Types of Actions Reviewed

1. *General Plan Consistency Review* - Within 180 days of adoption of the *Airport Land Use Compatibility Plan*, the Commission shall review the general plans and specific plans of affected local jurisdictions to determine their consistency with the Commission's policies. Until such time as (1) the Commission finds that the local general plan or specific plan is consistent with the *Airport Land Use Compatibility Plan*, or (2) the local agency has overruled the Commission's determination of inconsistency, the local jurisdiction shall refer all actions, regulations, and permits (as specified in Paragraph 3) involving the airport area of influence to the Commission for review (Section 21676.5 (a)).

2. *Statutory Requirements* -As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan *prior to their approval* by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the Commission's geographic area of concern as indicated in Paragraph 1 (Section 21676 (b)).
- (b) The adoption or approval of a zoning ordinance or building regulation which (1) affects the Commission's geographic area of concern as indicated in Paragraph 1 and (2) involves the types of airport impact concerns listed in Paragraph 2 (Section 21676 (b)).
- (c) Adoption or modification of the master plan for an existing public-use airport (Section 21676 (c)).
- (d) Any proposal for a new airport or heliport whether for public use or private use (Section 21661.5).

3. *Other Project Review* - State law empowers the Commission to review additional types of land use "actions, regulations, and permits" involving a question of airport/land use compatibility if either: (1) the Commission and the local agency agree that these types of individual projects shall be reviewed by the Commission (Section 21676.5 (b)); or (2) the Commission finds that a local agency has not revised its general plan or specific plan or overruled the Commission and the Commission requires that the individual projects be submitted for review (Section 21676.5 (a)). For the purposes of this plan, the specific types of "actions, regulations, and permits" which the Commission shall review include:

- a) Any proposed expansion of a city's sphere of influence within an airport's planning area.
- b) Any proposed residential planned unit development consisting of five or more dwelling units within an airport's planning area.
- c) Any request for variance from a local agency's height limitation ordinance.
- d) Any proposal for construction or alteration of a structure (including antennas) taller than 150 feet above the ground anywhere within the County.



- e) Any major capital improvements (e.g., water, sewer, or roads) that would promote urban development.
- f) Proposed land acquisition by a government entity (especially, acquisition of a school site).
- g) Building permit applications for projects having a valuation greater than \$500,000.
- h) Any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

#### 4. Review Process

1. *Timing of Project Submittal* - Proposed actions listed in Paragraph 3.1 must be submitted to the Commission for review prior to approval by the local government entity. All projects shall be referred to the Commission at the earliest reasonable point in time so that the Commission's review can be duly considered by the local jurisdiction prior to formalizing its actions. At the local government's discretion, submittal of a project for Airport Land Use Commission review can be done before, after, or concurrently with review by the local planning commission or other local advisory bodies.
2. *Commission Action Choices* - When reviewing a land use project proposal, the Airport Land Use Commission has a choice of either of two actions: (1) find the project *consistent* with the *Airport Land Use Compatibility Plan*; or, (2) find the project *inconsistent* with the Plan. In making a finding of inconsistency, the Commission may note the conditions under which the project would be consistent with the Plan. The Commission cannot, however, find a project consistent with the Plan subject to the inclusion of certain conditions in the project.

Table 2A  
Compatibility Criteria

Imperial County Airport Land Use Compatibility Plan

Zone	Location	Impact Elements	Maximum Densities		Required Open Land <sup>1</sup>
			Residential (dw/ac) <sup>1</sup>	Other Uses (people/ac) <sup>2</sup>	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> <li>High risk</li> <li>High noise levels</li> </ul>	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> <li>Substantial risk - aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway</li> <li>Substantial noise</li> </ul>	0.1	100	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> <li>Significant risk - aircraft commonly below 800 ft. AGL</li> <li>Significant noise</li> </ul>	1	100	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> <li>Limited risk - aircraft at or below 1,000 ft. AGL</li> <li>Frequent noise intrusion</li> </ul>	6	200	15%
D	Other Airport Environs	<ul style="list-style-type: none"> <li>Negligible risk</li> <li>Potential for annoyance from overflights</li> </ul>	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses <sup>3</sup>	Uses Not Normally Acceptable <sup>3</sup>
A	<ul style="list-style-type: none"> <li>All structures except ones with location set by aeronautical function</li> <li>Assemblages of people</li> <li>Objects exceeding FAR Part 77 height limits</li> <li>Hazards to flight<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Aircraft tiedown apron</li> <li>Pastures, field crops, vineyards</li> <li>Automobile parking</li> </ul>	<ul style="list-style-type: none"> <li>Heavy poles, signs, large trees, etc.</li> </ul>
B1 and B2	<ul style="list-style-type: none"> <li>Schools, day care centers, libraries</li> <li>Hospitals, nursing homes</li> <li>Highly noise-sensitive uses</li> <li>Above ground storage</li> <li>Storage of highly flammable materials</li> <li>Hazards to flight<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>Locate structures maximum distance from extended runway centerline</li> <li>Minimum NLR<sup>7</sup> of 25 dBA in residential and office buildings</li> <li>Dedication of aviation easement</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone A</li> <li>Any agricultural use except ones attracting bird flocks</li> <li>Warehousing, truck terminals</li> <li>Single-story offices</li> </ul>	<ul style="list-style-type: none"> <li>Residential subdivisions</li> <li>Intensive retail uses</li> <li>Intensive manufacturing or food processing uses</li> <li>Multiple story offices</li> <li>Hotels and motels</li> </ul>
C	<ul style="list-style-type: none"> <li>Schools</li> <li>Hospitals, nursing homes</li> <li>Hazards to flight<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>Dedication of overflight easement for residential uses</li> </ul>	<ul style="list-style-type: none"> <li>Uses in Zone B</li> <li>Parks, playgrounds</li> <li>Low-intensity retail, offices, etc.</li> <li>Low-intensity manufacturing, food processing</li> <li>Two-story motels</li> </ul>	<ul style="list-style-type: none"> <li>Large shopping malls</li> <li>Theaters, auditoriums</li> <li>Large sports stadiums</li> <li>Hi-rise office buildings</li> </ul>
D	<ul style="list-style-type: none"> <li>Hazards to flight<sup>4</sup></li> </ul>	<ul style="list-style-type: none"> <li>Deed notice required for residential development</li> </ul>	<ul style="list-style-type: none"> <li>All except ones hazardous to flight</li> </ul>	

**Table 2A Continued  
Compatibility Criteria**

**Imperial County Airport Land Use Compatibility Plan**

**NOTES**

- 1 Residential development should not contain more than the indicated number of dwelling units per gross acre. Clustering of units is encouraged as a means of meeting the Required Open Land requirements.
- 2 The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses.
- 3 See Policy 2.5.
- 4 These uses typically can be designed to meet the density requirements and other development conditions listed.
- 5 These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.
- 6 See Policy 3.4
- 7 NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure.

**BASIS FOR COMPATIBILITY ZONE BOUNDARIES**

The following general guidelines are used in establishing the Compatibility Zone boundaries for each civilian airport depicted in Chapter 3. Modifications to the boundaries may be made to reflect specific local conditions such as existing roads, property lines, and land uses. Boundaries for NAF El Centro are modified in recognition of the differences between civilian and military aircraft characteristics and flight tracks.

- A The boundary of this zone for each airport is defined by the runway protection zones (formerly called runway clear zones) and the airfield building restriction lines.

Runway protection zone dimensions and locations are set in accordance with Federal Aviation Administration standards for the proposed future runway location, length, width, and approach type as indicated on an approved Airport Layout Plan. If no such plan exists, the existing runway location, length, width, and approach type are used.

The building restriction line location indicated on an approved Airport Layout Plan is used where such plans exist. For airports not having an approved Airport Layout Plan, the zone boundary is set at the following distance laterally from the runway centerline:

Visual runway for small airplanes	370 feet
Visual runway for large airplanes	500 feet
Nonprecision instrument runway for large airplanes	500 feet
Precision instrument runway	750 feet

These distances allow structures up to approximately 35 feet height to remain below the airspace surfaces defined by Federal Aviation Regulations Part 77.

- B1 The outer boundary of the Approach/Departure Zone is defined as the area where aircraft are commonly below 400 feet above ground level (AGL). For visual runways, this location encompasses the base leg of the traffic pattern as commonly flown. For instrument runways, the

altitudes established by approach procedures are used. Zone B1 also includes areas within 1,000 feet laterally from the runway centerline.

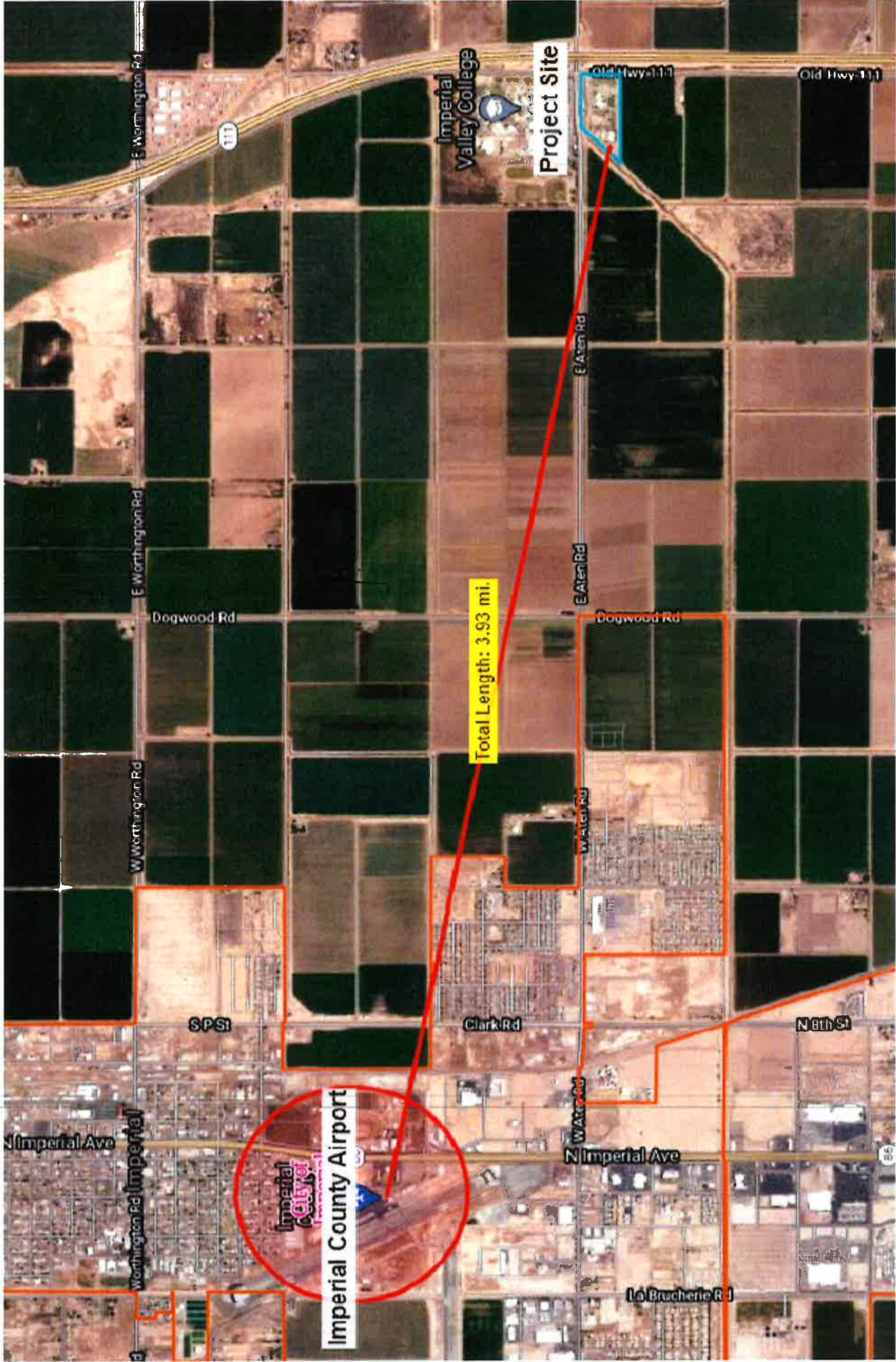
- B2 The Extended Approach/Departure Zone includes areas where aircraft are commonly below 800 feet AGL on straight-in approach or straight-out departure. It applies to runways with more than 500 operations per year by large aircraft (over 12,500 pounds maximum gross takeoff weight) and/or runway ends with more than 10,000 total annual takeoffs.

- C The outer boundary of the Common Traffic Pattern Zone is defined as the area where aircraft are commonly below 1,000 feet AGL (i.e., the traffic pattern and pattern entry points). This area is considered to extend 5,000 feet laterally from the runway centerline and from 5,000 to 10,000 feet longitudinally from the end of the runway primary surface. The length depends upon the runway classification (visual versus instrument) and the type and volume of aircraft accommodated. For runways having an established traffic solely on one side, the shape of the zone is modified accordingly.

- D The outer boundary of the Other Airport Environs Zone conforms with the adopted Planning Area for each airport.

sm/Impcrit.

CONDITIONAL USE PERMIT #21-0002



		<p>03/29/2021</p>	<p>APN 044-230-014</p>	<p>1" = 3009 ft</p>
<p>This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.</p>				