




Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

TO: Commissioner Mike Goodsell
Commissioner Jenell Guerrero
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 100-foot wireless communication facility (Conditional Use Permit #21-0022 & V #22-0002) located at 1812 Pan American Street, Calexico, CA 92231 (APN 059-512-002; Latitude 32°40'36.998"N – Longitude 115°22'38.824"W) to determine Consistency with the Airport Land Use Compatibility Plan (ALUCP). [Mariela Moran, Planner III] (ALUC 03-22)

DATE OF REPORT: May 18, 2022

AGENDA ITEM NO: 2

HEARING DATE: May 18, 2022

HEARING TIME: 6:00 p.m.

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

STAFF RECOMMENDATION

It is Staff's recommendation that the Airport Land Use Commission finds the proposed 100-foot wireless communication facility, located at 1812 Pan American Street, Calexico, CA 92231 to be consistent with the 1996 Airport Land Use Compatibility Plan.

SECRETARY'S REPORT

Project Location:

The proposed wireless communication facility will be located at 1812 Pan American Street, Calexico, CA 92231. The property is identified as Assessor's Parcel Number (APN) 059-512-002-000 and is further described as Lot 64 of Tract 941-Unit #2, Township 17 South, Range 16 East, S.B.B.M., Latitude 32°40' 36.998"N – Longitude 115°22' 38.824"W.

Project Description:

The applicant, TowerCo IV Holding, LLC, is proposing to install a 100-foot, co-locatable monopole wireless communication facility near the border crossing east of Calexico. AT&T will be the first carrier, and additional carriers will be added over time as needed. The project requires a Conditional Use Permit (#21-0022) for the wireless communication facility and a Variance (#22-0002) to exceed the 60-foot height limitation for the Gateway Industrial (GI) zoned area by 40 feet.

The 3.9 acre parcel is currently developed with a 45,000 square foot warehouse. The proposed wireless communication facility will be located at the northeast portion of the parcel within a 50' x 50' leased area. Proposed equipment for AT&T are six (6) panel antennas, nine (9) remote radios, three (3) surge suppressors, one (1) equipment cabinet, one (1) generator and one (1) H-frame for power. Further, proposed equipment for TowerCo is one (1) H-frame for power, underground electrical services and a chain-link fence.

General Plan/ALUCP Analysis:

The proposed wireless communication facility is located in the Gateway Specific Plan area and is not located near any County Public Airport or airstrip. The nearest airport is the Calexico International Airport located approximately eight (8) miles west of the project site.

The project site is zoned GI (Gateway Industrial) per the Imperial County Land Use Ordinance Title 9, Division 25, Section 92518.00.

The Airport Land Use Compatibility Plan (ALUCP), Chapter 2, Policies, Section 2.3, provides "Types of Actions Reviewed" by the Commission, which shall include:

"Any request for variance from a local agency's height limitation ordinance; and any other proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities" (Section 2.3.3(c)(h), pg. 2-3 & 2-4)

The proposed variance and 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 (a 100-foot wireless communication facility).

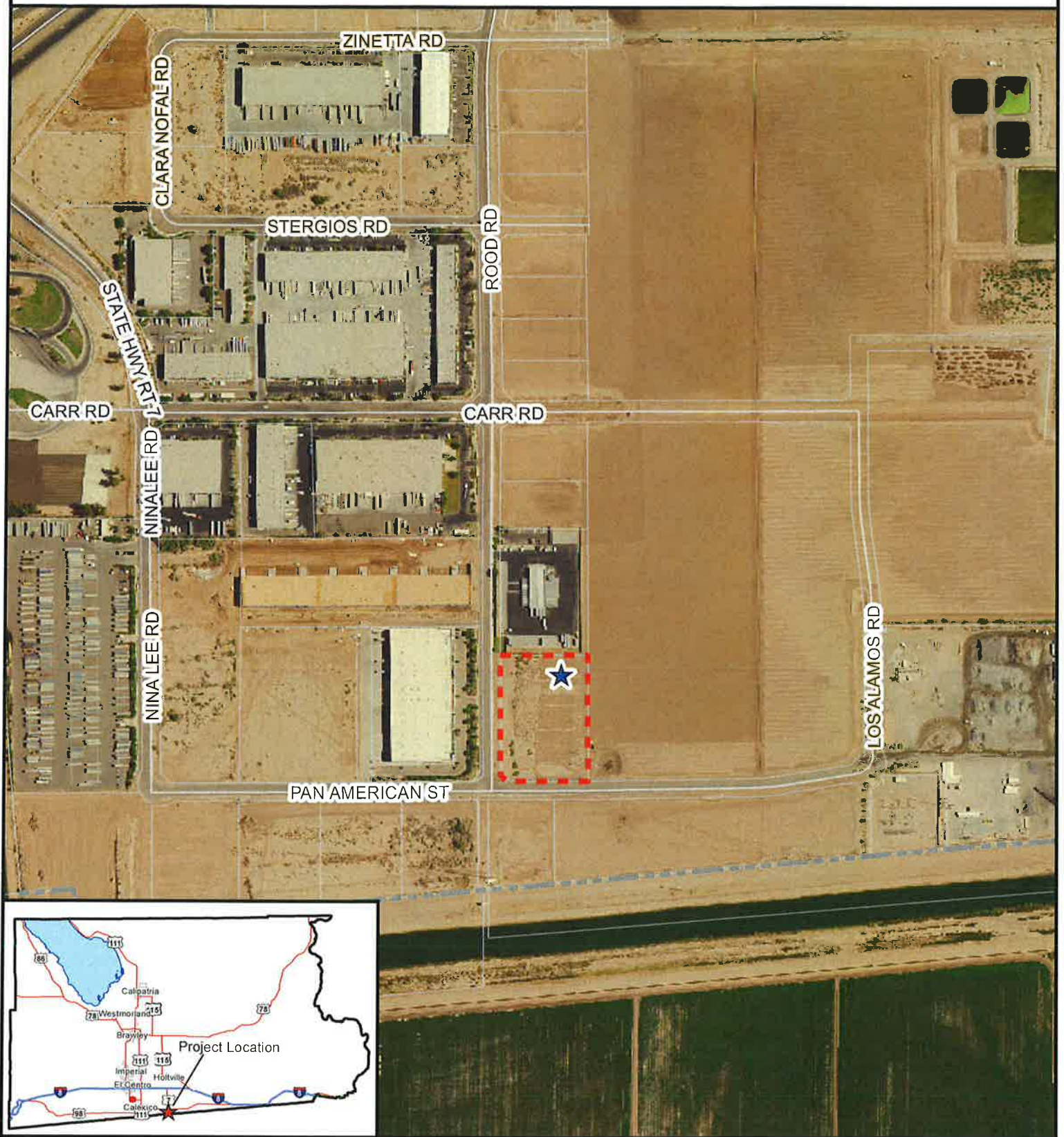
ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Application
- D. ALUCP Section

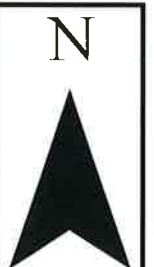
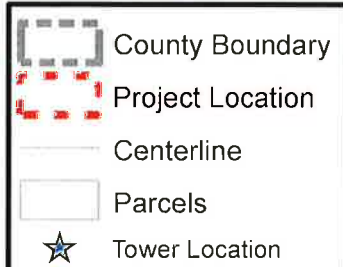
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Attachment A
Vicinity Map

PROJECT LOCATION MAP



TOWER CO IV, LLC
CUP #21-0022 / V #22-0002
APN 059-512-002-000



Attachment B
Site Plan

Attachment C
Application

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 JEX Enterprises Inc	EMAIL ADDRESS PEPE & JE-Exports.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 1680 Hilltop Drive, Chula Vista, CA 1911-5305	ZIP CODE 91911-5305	PHONE NUMBER (619) 426-6990
3. APPLICANT'S NAME TowerCo IV Holdings LLC	EMAIL ADDRESS forozco@interlinkpg.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 5000 Valleystone Drive, Suite 200, Cary NC 27519	ZIP CODE 27519	PHONE NUMBER (619) 632-2569
4. ENGINEER'S NAME Telecom Management Group	CA. LICENSE NO.	EMAIL ADDRESS edgar.ortiz@telecommg.com
5. MAILING ADDRESS (Street / P O Box, City, State) 302 Washington Street #150-6850, San Diego, CA	ZIP CODE 92103	PHONE NUMBER (858) 248-1678
6. ASSESSOR'S PARCEL NO. 059-512-002-000	SIZE OF PROPERTY (in acres or square foot) 3.19	ZONING (existing) GI
7. PROPERTY (site) ADDRESS 1812 Pan American Street		
8. GENERAL LOCATION (i.e. city, town, cross street) Northeast corner of Pan American Street and Rood Road		
9. LEGAL DESCRIPTION Lot 64 of Tract 941 - Unit No. 2, County of Imperial		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Development of a wireless communication facility and tower consisting of a 100-foot tall allocatable tower with panel antennas and associated radio equipment. A base equipment cabinet, generator on a concrete pad and within a 50 ft by 50 ft enclosed chain linked fence area.
11. DESCRIBE CURRENT USE OF PROPERTY	Warehouse
12. DESCRIBE PROPOSED SEWER SYSTEM	Municipal
13. DESCRIBE PROPOSED WATER SYSTEM	Municipal
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Sprinkler
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? n/a - Unmanned facility

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

Print Name Rose Enriquez
Signature [Signature]
Print Name _____
Signature _____

Date 1-20-2022

Date _____

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: _____

APPLICATION DEEMED COMPLETE BY: _____

APPLICATION REJECTED BY: _____

TENTATIVE HEARING BY: _____

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 3-11-22

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY

OTHER DEPT'S required

☐ P. W.

☐ E. H. S.

☐ A. P. C. D.

☐ O. E. S.

☐ _____

☐ _____

CUP #

21-00322

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 JEX Enterprises Inc		EMAIL ADDRESS PEPE & JEX-EXPORTS.COM	
2. MAILING ADDRESS (Street / P O Box, City, State) 1680 Hilltop Drive, Chula Vista, CA 1911-5305		ZIP CODE 91911-5305	PHONE NUMBER (619) 426-6990
3. ENGINEERS NAME Telecom Management Group		CA. LICENSE NO. EMAIL ADDRESS edgar.ortiz@telecommg.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 302 Washington Street #150-6850, San Diego, CA		ZIP CODE 27519	PHONE NUMBER (619) 632-2569
5. ASSESSOR'S PARCEL NO. 059-512-002-000		ZONING (existing) GI	
6. PROPERTY (site) ADDRESS 1812 Pan American Street		SIZE OF PROPERTY (in acres or square foot) 3.19	
7. GENERAL LOCATION (i.e. city, town, cross street) Northeast corner of Pan American Street and Rood Road			
8. LEGAL DESCRIPTION <u>Lot 64 of Tract 941 - Unit No. 2, County of Imperial</u>			
8. DESCRIBE VARIANCE REQUESTED (i.e. side yard set-back reduction, etc.) <u>Request to exceed the height limited of the base zone for a col-locatable telecommunication tower.</u>			
9. DESCRIBE REASON FOR, OR WHY VARIANCE IS NECESSARY : <u>The variance request is to allow for a co-locatable telecommunication tower in conformance with Section 92404.01(E) of the Imperial County Land Use Ordinance.</u>			
10. DESCRIBE THE ADJACENT PROPERTY East <u>Vacant</u> West <u>Industrial Warehouse</u> North <u>Industrial Warehouse</u> South <u>Vacant</u>			

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

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN

B. FEE

C. OTHER

D. OTHER

Jose Enriguez 1-20-2022
(Print Name) Date

Signature _____

Print Name _____

Signature _____

APPLICATION RECEIVED BY:

APPLICATION DEEMED COMPLETE BY:

APPLICATION REJECTED BY:

TENTATIVE HEARING BY:

FINAL ACTION: ☐ APPROVED ☐ DENIED

DATE 3.11.22

DATE _____

DATE _____

DATE _____

DATE _____

REVIEW / APPROVAL BY
OTHER DEPT'S required.

☐ P. W.

☐ E. H. S.

☐ APCD

☐ O E S

11/11/2019

V#

22.0002



CALEXICO BORDER CROSSING
SITE NUMBER: CA0602
COLLOCATION
1812 PAN AMERICAN SREET,
CALEXICO, CA 92231

CODE COMPLIANCE

15	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388
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PROJECT DESCRIPTION	PROJECT NUMBER	PROJECT STATUS	PROJECT TYPE	PROJECT LOCATION	PROJECT DATE	PROJECT COST	PROJECT BENEFIT	PROJECT RISK	PROJECT IMPACT
Project A	101	Completed	Infrastructure	USA	2020-2021	\$1.2M	High	Low	Positive
Project B	102	In Progress	Software	Canada	2021-2022	\$0.8M	Medium	Medium	Neutral
Project C	103	On Hold	Research	UK	2022-2023	\$0.5M	Low	High	Negative
Project D	104	Planned	Marketing	Australia	2023-2024	\$0.3M	Low	Low	Positive
Project E	105	Completed	Operations	India	2020-2021	\$0.9M	High	Medium	Positive
Project F	106	In Progress	Finance	Japan	2021-2022	\$0.7M	Medium	Medium	Neutral
Project G	107	On Hold	Legal	France	2022-2023	\$0.4M	Low	High	Negative
Project H	108	Planned	HR	Germany	2023-2024	\$0.2M	Low	Low	Positive
Project I	109	Completed	IT	Spain	2020-2021	\$0.6M	High	Medium	Positive
Project J	110	In Progress	Operations	Italy	2021-2022	\$0.5M	Medium	Medium	Neutral
Project K	111	On Hold	Research	China	2022-2023	\$0.3M	Low	High	Negative
Project L	112	Planned	Marketing	South Korea	2023-2024	\$0.2M	Low	Low	Positive
Project M	113	Completed	Finance	India	2020-2021	\$0.4M	High	Medium	Positive
Project N	114	In Progress	Legal	Japan	2021-2022	\$0.3M	Medium	Medium	Neutral
Project O	115	On Hold	HR	France	2022-2023	\$0.2M	Low	High	Negative
Project P	116	Planned	IT	Germany	2023-2024	\$0.1M	Low	Low	Positive
Project Q	117	Completed	Operations	Spain	2020-2021	\$0.1M	High	Medium	Positive
Project R	118	In Progress	Finance	Italy	2021-2022	\$0.1M	Medium	Medium	Neutral
Project S	119	On Hold	Research	China	2022-2023	\$0.1M	Low	High	Negative
Project T	120	Planned	Marketing	South Korea	2023-2024	\$0.1M	Low	Low	Positive

TOWERCO PROPOSE INSTALLATION OF A WIRELESS COMMUNICATION FACILITY TO INCLUDE THE FOLLOWING

- INSTALLATION OF A 100'-0" TALL MONOPOLIC SIX (6) PANEL ANTENNAS
- NINE (9) HELI'S
- THREE (3) SURGE SUPPRESSORS
- ONE (1) 120V/240V TRANSFORMER
- ONE (1) ELECTRICAL CONDUIT
- A 50'-0" x 50'-0" ENCLOSED CHAIN LINKED FENCED AREA FOR FUTURE EQUIPMENT
- ONE (1) TRANSFORMER
- ONE (1) H-FRAME FOR POWER AND TELCO EQUIPMENT

SITE INFORMATION

HEAVY DUTY CRANE
JEX ENTERPRISES, INC.
1020 HILLTOP DRIVE
CHULA VISTA, CA 91911-5305

APPLICANT: TOWERCO
5000 VALLEYSTONE DRIVE STE. 200

APPLICANT REPRESENTATIVE:	FRANKLIN ORZCO
CITY, NC 27519	

ZONING JURISDICTION	SUPERIOR COUNTY

SP/A - C) (GENERAL INDUSTRIAL)

LONGITUDE (MAD 83): 115 22 38.84" W

PARCEL #:
059-512-002-000

U = UTILITY (WELFARE)
C = CONSUMPTION
G = GOVERNMENT

POWER COMPANY: SUDAE

TELEPHONE COMPANY: AT&T

PROJECT TEAM

PROJECT MANAGER:
TIM BORDO
3000 WALLEYSTONE DR., STE. 200
CART, NC 27519
ANNUAL FRY
PHONE (919) 853-5710
FAX (919) 853-5711
EMAIL ANNUAL@STORMER.COM

ENGINEERING:
TELECOM MANAGEMENT GROUP
502 WASHINGTON ST. #150-9850
SAN DIEGO, CA 92103
EDGARDO ORTIZ
PHONE (352) 246-1678
FAX (352) 246-1679
EMAIL EOR@TELECOMTGM.COM

ZONING / PERMITTING
INTERLINK PLANNING GROUP
FRANKLIN OREGON
PHONE: (516) 633-2548
FAX: (516) 633-2549
EMAIL: FORZANO@INTERLINKPG.COM

DRIVING DIRECTIONS

HEAD EAST ON N HAMBOR DRIVE TOWARD MICHIGAN RD. TURN LEFT ONTO W. COWPE ST. TAKE THE RAMP ONTO I-5 SOUTH. MERGE ONTO I-5 SOUTH. TAKE EXIT 148 FOR CA 94 E. / W. KING AR PKY. CONTINUE ONTO CA-94 E. TAKE CA-94 E. / CA 125 N. TOWARD LA MESA / SPRING ST. FOLLOW SIGNS TO CA-125 N. / SANTEE. TAKE EXIT 148 TO MERGE TO I-4 E. TAKE EXIT 123 FOR STATE ROUTE 52 (ORCHARD RD. FOLLOW SIGNS FOR CA-7 S. AND MERGE ONTO CA-7. CONTINUE ON CA-7. TURN LEFT TURN RIGHT ONTO ROCK ROAD. TURN RIGHT ONTO PAN AMERICAN STREET.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

RF ENGINEER: _____ DATE: _____

CONSTRUCTION: _____ DATE: _____

PROJECT MGR. _____ Date: _____

NAME: _____ DATE: _____

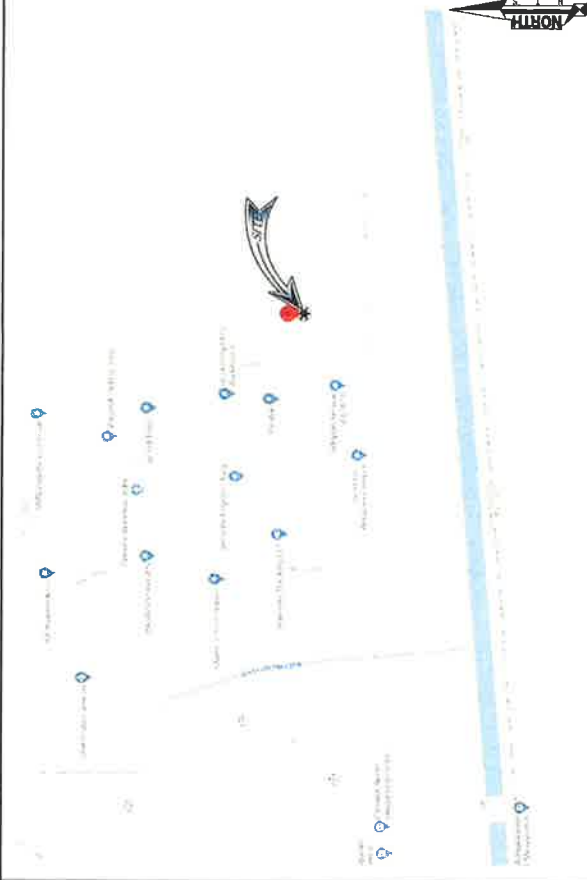
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Year	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	2090	2095
Population (millions)	5.8	6.1	6.4	6.7	7.0	7.3	7.6	7.9	8.2	8.5	8.8	9.1	9.4	9.7	10.0	10.3	10.6	10.9	11.2	11.5	11.8
GDP (trillion USD)	1.5	2.5	4.0	6.0	9.0	13.0	18.0	24.0	31.0	39.0	48.0	58.0	69.0	81.0	94.0	108.0	123.0	139.0	156.0	174.0	193.0
Life expectancy (years)	52	55	58	61	64	67	70	73	76	79	82	85	88	91	94	97	100	103	106	109	112
Urban population (%)	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	100	100	100	100	100
Renewable energy (%)	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	100	100
Non-renewable energy (%)	90	85	80	75	70	65	60	55	50	45	40	35	30	25	20	15	10	5	0	0	0

DRAWING INDEX

SHEET NO.	SHEET TITLE
11	TAIL SHEET
13-1	EPIGRAPHIC MOUNT
14-2	EPIDERMAL MOUNT
17	SITE PLAN
21.1	ACCESS / UTILITY DIAGRAMS
22	DIMENSIONS SITE PLAN
23	THE CLADDING

VICINITY MAP



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BEFORE YOU DIG

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NOTE:
AS WORK PROGRESSING,
CONTRACTOR TO NOTIFY ALL
UTILITY COMPANIES TO LOCATE
ALL UNDERGROUND UTILITIES.

It's real. It's true. It's the law.
www.cbyd.com

1	25	15/02/22
2	22	28/02/22
3	22	28/02/22
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6	22	28/02/22
7	22	28/02/22
8	22	28/02/22
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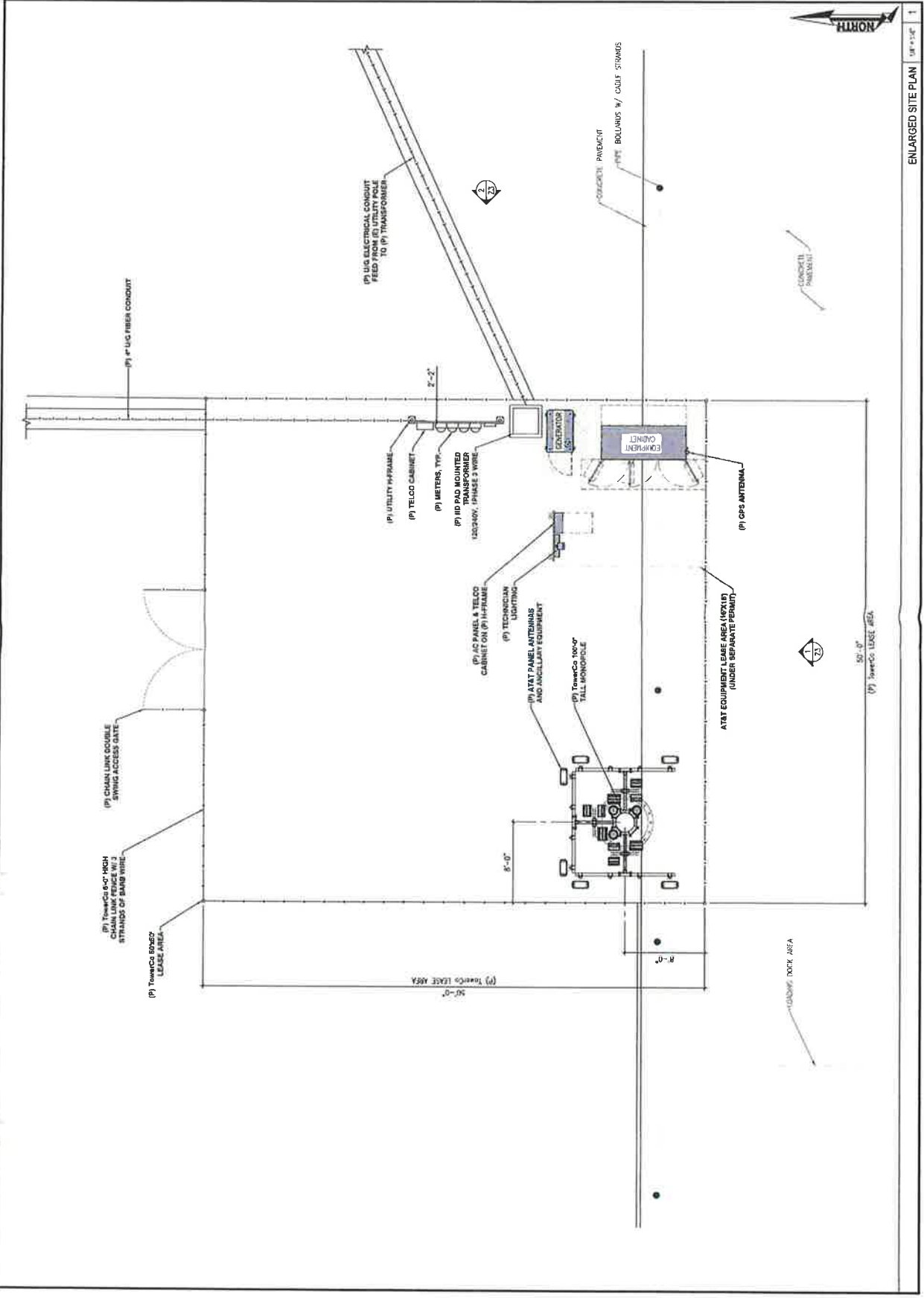
ENLARGED SITE PLAN

CA0602
CALEXICO BORDER CROSSING
1812 PAN AMERICAN ST.,
CALEXICO, CA 92231



AST/ENR/COMB/2023

Drawn By: DSD/JP
Checked By: DSD
Sheet No: 22





Project Description / Justification

Project proposal

TowerCo is a tower developer proposing to construct a 100-foot tower near the border crossing in Calexico. The proposed tower is intended to serve a multi-carrier wireless facility with AT&T Mobility being the first carrier to occupy the subject tower. Additional carriers will be added overtime as the need arises for collocation. The property is located on northeast corner of Pan American Street and Rood Road within the unincorporated area of Imperial County. The property is zoned GI – Gateway Industrial within the Gateway of the Americas Specific Plan. The subject parcel of land is approximately 3.19 acres in size and is presently developed with an industrial warehouse building and associated parking lot. The surrounding properties are also zoned GI and are developed with similar uses.

Wireless communication facilities are regulated by Division 24, Chapter 1 of the county's municipal code. More specifically Sections 92401.00 through 92413.04 of the code. The proposed wireless communications facility and tower development is permitted subject to the Director's approval of a Conditional Use Permit and height Variance.

Project objectives

AT&T needs a facility to increase coverage for the area near the international border crossing of Calexico and the increase commerce that occurs within the vicinity. As shown on the attached coverage maps, AT&T coverage of this area is very poor to none. Coverage provided by existing towers located to the west and east of Highway 7 do not reach this area of need. Once implemented AT&T would be able to close a significant gap in their coverage for this area.

TowerCo will build the proposed tower and have AT&T as the first carrier to occupy the top portion of the tower to meet AT&T needs. The tower has been designed to support two additional antenna arrays below AT&T antenna equipment. TowerCo is leasing a 50-foot by 50-foot space within the subject property with enough ground space to support additional wireless provider's ground equipment as well as parking for routine maintenance vehicles.

Equipment information

The following equipment is proposed for AT&T.

- Six (6) panel antennas
- Nine (9) Remote Radio Unites (RRU)
- Three (3) surge suppressors
- One (1) equipment cabinet on a concrete slab
- One (1) stan-by emergency generator
- One (1) H-frame for related power and telco boxes

Additional development by TowerCo for this project include:

- One (1) H-frame to support electrical meters
- Electrical and Telco services within underground conduits
- A chain linked fence with security wires

Tower design



The proposed tower is 100-feet in height to provide the necessary height for AT&T to close its current significant gap in coverage for the Calexico international crossing and surrounding industrial and commerce development. The tower height is consistent with the general requirements under Section 92401.04 towers outside the designated scenic corridors may exceed one hundred and twenty feet. The proposed tower is lower than the code requirement. Also, in conformance with the provisions of the code general requirements, the tower is proposed to be painted a non-reflective earth tone color to blend with the existing natural environment.

Maintenance and Operations

The proposed wireless facilities by AT&T and future collocations are unmanned and therefore do not have any impact to the existing parking requirements nor operations on the subject property. The lease area allocated by TowerCo provides enough space for the parking of maintenance vehicles. Maintenance of the wireless facilities are very infrequent and routine visits may occur once per month. The wireless provider's maintenance crew will have 24/7 access to the subject site.

AT&T proposed generator is designed for emergency power outages and will only be operated during such emergency events. The generator will be tested on a monthly basis to ensure proper operation should a power outage event occur. Because the property is located within an industrial area, no impacts to the surrounding uses area expected from the operation or testing of this equipment.

FCC and Federal compliance

The proposed tower will comply with all federal, state, and local requirements for the construction and operation of the proposed wireless facilities. To that end, TowerCo has engaged EBI Consulting to prepare a certified engineer's report showing compliance with RF emissions dated October 5, 2021 (attached). Based on the conclusions of this report, there are no publicly used areas that will exceed the federal standards and guidelines in terms of RF emission. The report only recommends cautionary signs to alert any climbing personnel as required by federal and carrier standards.

Required findings for approval

TowerCo believes that the requested Conditional Use Permit application can be approved based on the following findings:

1. The proposed wireless telecommunications facility complies with provisions of Section 92401.04. As stated above, the facility has been designed as a multi-user tower with enough ground space to accommodate future wireless carrier. The proposed facility is within an industrial zone where these types of facilities are permitted subject to the Planning Directors approval of a conditional use permit. The design of the tower meets the heights standards and will be painted a non-reflective earth tone color to blend with the existing desert environment. The proposed tower is situated with enough setback to buffer from other adjacent uses and to protect those properties. The proposed equipment and enclosure is at least 250-feet from the public roads. All aspects of the proposed development will be consistent with the regulations and standards of the county.
2. The proposed wireless telecommunications facility is consistent with FCC regulations in terms of RF emissions as demonstrated by the report submitted by EBI Consulting.



3. The facility blends in with its existing environment and will not have significant adverse visual impacts. As stated above, the facility is of a height suitable for the needs to close a significant coverage service gap for AT&T. The proposed tower and antenna components will be painted a non-reflective earth toned color to match its existing environment. The site is located within an industrial area and is not near any designated scenic corridors; therefore, no significant adverse visual impacts is anticipated.

Variance findings for approval

The proposed wireless telecommunication tower will be 100 foot in height. The Gateway Specific Plan General Industrial zone has a maximum height of 60 feet. A variance from the specific height requirement is necessary. As stated above and demonstrated by coverage maps, the facility needs to be design at 100 feet in height. The proposed height is consistent with the general requirements of Section 92401.04 of the Communication Facilities Ordinance. Therefore, ToweCo believes that the following finds of approval can be met.

1. There are special circumstances applicable to the property described in the variance application, that do not apply to the property or class of use in the same zone or vicinity.

The height variance is necessary to achieve the coverage objectives for the proposed wireless telecommunication facility. A reduction in height would reduce the coverage for this location requiring additional tower installation to compensate for the coverage gap.

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

The proposed wireless telecommunication facility is intended to provide and fill-in a coverage gap identified by AT&T. As such, the project will provide communication benefits to the public. Granting of the variance will not be materially detrimental but a benefit to the general public, emergency services, and commerce of the Specific Plan.

3. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of zoning laws is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

Strict application of the height regulations found in the Gateway Specific Plan would deprive the property and wireless provider with privileges otherwise allowed in other similar industrial locations outside of the Specific Plan area.

4. That such variance will not adversely affect the comprehensive general plan.

Granting of the requested variance will be consistent with the objectives of the general plan.



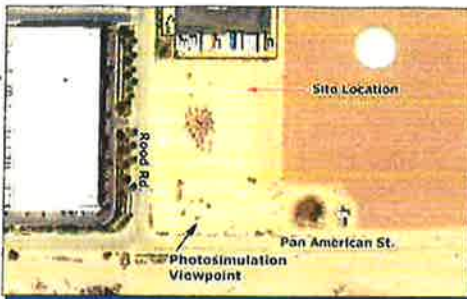
TowerCo

Calexico Border Crossing
 Site Number: CA0602
 Collocation
 1812 Pan American St.,
 Calexico, CA 92231



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
 2/9/2022

Photosimulation of proposed telecommunications site



TowerCo®

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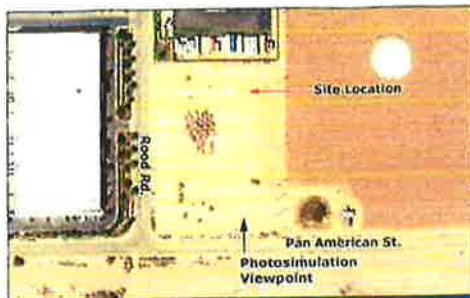
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 2/9/2022

Photosimulation of proposed telecommunications site



TowerCo

Calexico Border Crossing
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 2/9/2022

Photosimulation of proposed telecommunications site

2. *Countywide Impacts on Flight Safety* - Those lands, regardless of their location in the County, on which the uses could adversely affect the safety of flight in the County. The specific uses of concern are identified in Paragraph 2.
3. *New Airports and Heliports* - The site and environs of any proposed new airport or heliport anywhere in the County. The Brawley Pioneers Memorial Hospital has a heliport area on-site.

2. Types of Airport Impacts

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

3. Types of Actions Reviewed

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

- (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.