



Imperial County Planning & Development Services Planning / Building

NOTICE OF INTENT

Jim Minnick
DIRECTOR

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☒ Negative Declaration ☐ Mitigated Negative Declaration for Conditional Use Permit (CUP) #26-0006, Initial Study (IS)#26-0007, The Towers LLC, pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

LEAD AGENCY: Imperial County Planning & Development Services Department (ICPDS)

APPLICANT: The Towers LLC.

PROJECT LOCATION: 307 E Winslow Rd., Niland, CA 92257

The project site ☐ is ☒ is not listed on any list under Government Code Section 65962.5.

PROJECT DESCRIPTION: The applicant is requesting approval of a Conditional Use Permit (CUP) for a proposed Wireless Communications Facility (WCF). The project consists of a 120-foot-tall monopole tower designed to accommodate the co-location of Verizon equipment. According to the applicant, the project is intended to address a significant gap in Verizon's 5G and 4G LTE network coverage for customers in the Calipatria area, particularly along the Highway 111 corridor. The proposed facility would be located within a 50-ft by 50-ft lease area at 307 E. Winslow Rd., Niland, CA 92257, also identified as Assessor's Parcel Number (APN) 003-200-035-000. The site is zoned A-2-RE (General Agriculture with Renewable Energy Overlay) and is located within the unincorporated area of Imperial County.

COMMENT PERIOD: 06/30/26 to 07/30/26 at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at ICPDSComentLetters@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

Jim Minnick, Director
Planning & Development Services

**Cover Sheet
Assessment Form
(County of Imperial)**

Initial Study #26-0007 Date: 06/30/2026

Project type/name: CUP #26-0006 / IS #26-0007 – The Towers LLC

Applicant's name: The Towers LLC.

Applicant's address: 22 W. Atlantic Ave. Delray Beach, FL 33444

Name of person preparing Initial Study: Isara Galvez, Planner I / Rocio Yee, Planner II

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 003-200-035-000
- b. Street address: 307 E Winslow Rd., Niland, CA 92257
- c. Cross street: Winslow Rd
- d. Township/Section/Range: T10S / SEC 19 / R14E
- e. Project area (acres) ☐: 124.44 AC

II. General Plan Consistency

- a. General Plan Designation. Agriculture
- b. Is Project in an Urban area? NO
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? NO
- e. Name of Specific Plan area. N/A
- f. Existing zoning. A-2-RE (General Agricultural with Renewable Energy Overlay)
- g. Proposed zoning, if any. N/A

h. Adjacent zoning.

A-2-RE (General Agricultural with
Renewable Energy Overlay) towards
North, South, East and West

i. Is proposal consistent with the site's existing or proposed zoning? Yes

j. Is proposal compatible with existing or surrounding zoning or can it be made compatible?

Yes

k. Is the proposal consistent with a Specific Plan for the area?

N/A

l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible?

Yes

m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan?

Yes

Comments: (if any)

None.