



# Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

## NOTICE OF INTENT

**NOTICE OF INTENT IS HERBY GIVEN** for the preparation of a  Negative Declaration  Mitigated Negative Declaration for Conditional Use Permit #24-0015 Zayo Group 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:** Zayo Group LLC

**PROJECT LOCATION:** 1941 Jessup Road, Imperial, CA 92251

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

**PROJECT DESCRIPTION:** The project is proposing an unmanned fiber hut which will house servers and ancillary equipment. The project is located on Jessup Road, in the County of Imperial, California. The subject property is described as Parcel 3 PM 1812 of Lots 3 4 & 6 Section 10 16-12 46.08AC containing 46.00 acres. The addition will comprise of a prefabricated structure which will be located along Jessup Road, with a footprint of approximately 35' by 23' and a height of 11'11" and an emergency stand-by-generator. The installation of the new hut will house optical fiber in support of telecommunications, telephones signals, internet connection and cable television signals. This is not a traditional wireless telecommunication site, there will be no antennas or radios mounted to the building or any free-standing structure.

**COMMENT PERIOD:** 10/01/24 to 10/21/2024 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](mailto:ICPDSComentLetters@co.imperial.ca.us). Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

**PUBLIC HEARING:** An Imperial County Planning Commission public hearing will be conducted at a date to be determined, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

**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 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

  
Jim Minnick, Director  
Planning & Development Services

**POST FOR 20 DAYS**

**POSTED**

OCT 01 2024

Imperial County Clerk-Recorder  
California

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

Initial Study #24-0024 Zayo Group LLC Date: 09/26/2024

Project type/name: Conditional Use Permit #24-0015

Applicant's name: Zayo Group LLC

Applicant's address: 1941 Jessup Road, Imperial, CA 92251

Name of person preparing Initial Study: Luis Valenzuela, Planner II

Signature of person preparing Initial Study: 

**I. Project Information**

- a. Assessor's Parcel Number(s): 051-120-074-000
- b. Street address: 1941 Jessup Road, Imperial, CA 92251
- c. Cross street: Jessup Road and Evan Hewes Hwy
- d. Township/Section/Range: Parcel 3 PM 1812 of Lots 3 4 & 6 Section 10 16-12  
46.08 AC.
- e. Project area (acres) : +/- 0.229 acres on +/- 46 acres

**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 (General Agriculture)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: A-2, South: A-2, East: A-2 and West: A-2
- i. Is proposal consistent with the site's existing or proposed zoning? Yes, with approved CUP
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes, with approved CUP
- 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, with approved CUP
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes, with approved CUP

**Comments:** (if any)

None.

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