



## Imperial County Planning & Development Services Planning / Building

Jim Minnick  
DIRECTOR

TO: Commissioner Mike Goodsell  
Commissioner Tairu Zong  
Commissioner Jerry Arguelles  
Commissioner Sylvia Chavez

FROM: Jim Minnick, Secretary  
Planning & Development Services Director

SUBJECT: Public hearing to consider compatibility of Skyway Towers' requested Conditional Use Permit #24-0026 for a 120-foot monopole telecommunications facility located on a 40' x 40' leased portion of a 2.83 acres residential parcel. The proposed project is within the Imperial County Airport Compatibility Plan C Zone (Common Traffic Pattern). The proposed project site is located at 749 W Worthington Road, Imperial, CA 92251 approximately 1,400 feet west of the intersection of Worthington Road and Austin Road. Parcel coordinates 32° 50' 49.272" N, 115° 35' 58.5162" W; Assessor's Parcel Numbers 062-040-075-000 (Supervisory District #3) (**ALUC 03-25**) [Luis Valenzuela, Planner II, 442-265-1736, extension 1749 or by email at [luisvalenzuela@co.imperial.ca.us](mailto:luisvalenzuela@co.imperial.ca.us)].

DATE OF REPORT: April 16, 2025

AGENDA ITEM NO: 2

HEARING DATE: April 16, 2025

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 the Secretary's recommendation that the Airport Land Use Commission finds the proposed 120-foot telecommunications tower located at 749 W Worthington Road, Imperial, CA 92251 to be compatible with the 1996 Airport Land Use Compatibility Plan.

## **SECRETARY'S REPORT**

### **Project Location:**

The proposed 120-foot monopole telecommunication facility would be located at 749 W Worthington Road, Imperial, CA 92251; further identified as Assessor's Parcel Number 062-040-075-000 and legally described as PAR 2 PM 926 OF TR 51 15-13 2.89AC.

### **Project Description:**

TEP, on behalf of Skyway Towers, proposes Conditional Use Permit #24-0026 to construct and operate a 120-foot monopole telecommunications tower on a 40' x 40' (1,600 square feet) leased portion of a 2.83 acres parcel with an existing residence onsite.

The project is being presented for the Imperial County Airport Land Use Commission (ALUC)'s review and their determination of consistency with its 1996 Compatibility Plan. The project falls within the Imperial County Airport Land Use Compatibility Map Zone "C".

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

The proposed project is located within the A-2 Zone which allows for communication towers with an approved Conditional Use Permit. The proposed tower height of 120 feet is the maximum allowed height for a commercial communications tower within the A-2 zone and would not require a Variance.

The project is located within the Imperial County Airport's Zone C. Pursuant to the Airport Land Use Compatibility Plan, Chapter 2, "Policies", Section 2.1.3, provides "Types of Actions Reviewed" by the Commission, which shall include:

"h) 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).

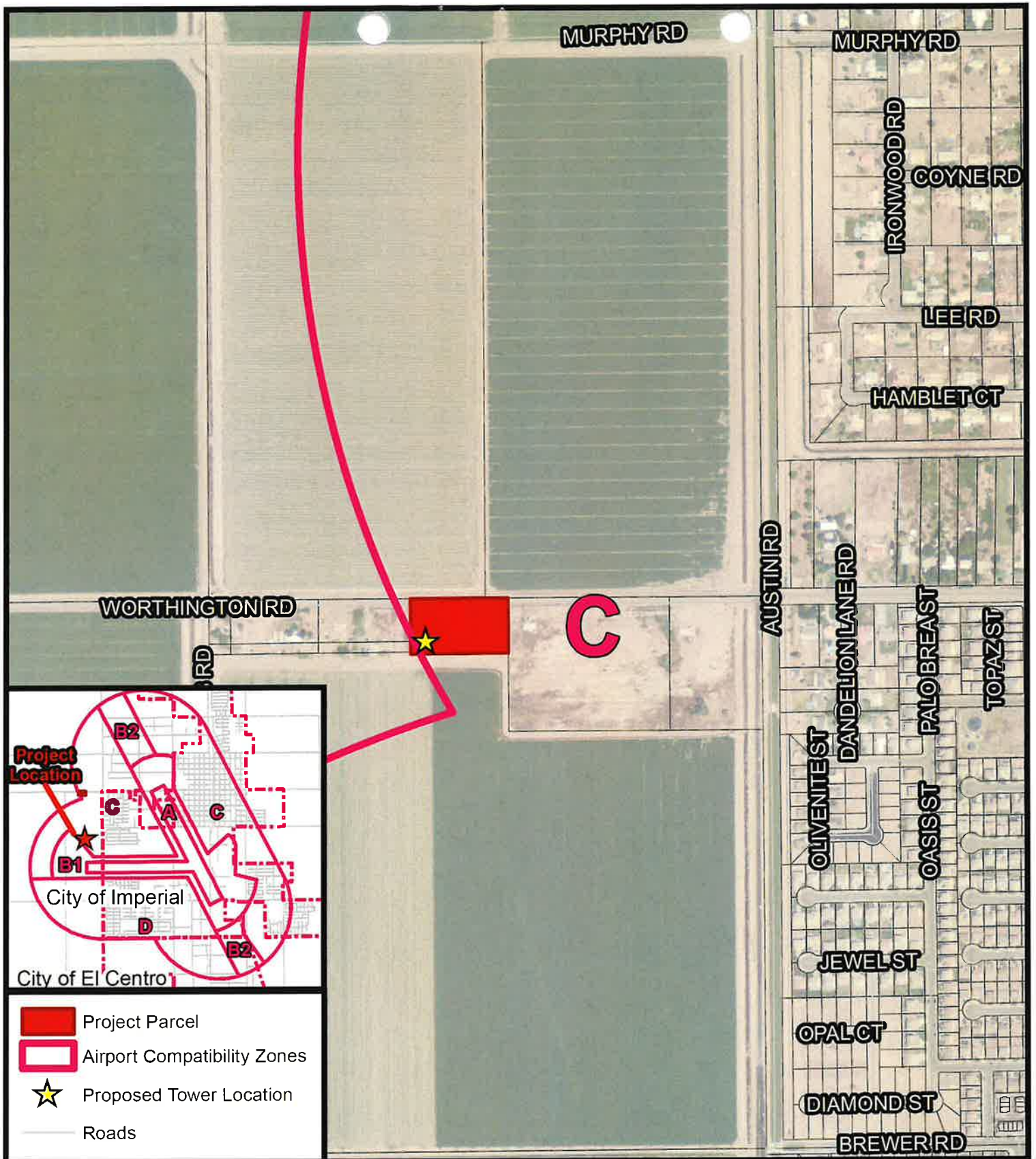
After review of the project and the supporting documents, it is staff's recommendation that the proposed project be found compatible with the Airport Land Use Compatibility Plan (ALUCP).

#### **Attachments**

- A – Vicinity Map
- B – Site Plan
- C – Assessor's Plat Map
- D – ALUCP Zone Map
- E – ALUC Section

**ATTACHMENT "A"**  
**Vicinity Map**





IMPERIAL COUNTY AIRPORT LAND USE COMMISSION  
ALUC #03-25  
SKYWAY TOWERS  
APN #062-040-075-000



**ATTACHMENT “B”**  
**Site Plan**

# LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- X— EXISTING FENCE
- S280--- EXIST. CONTOUR LINE
- /—/— EDGE OF PAVEMENT
- PROPERTY CORNER
- LEASE/EASEMENT CORNER
- R/W--- EXISTING RIGHT OF WAY
- OHW--- OVERHEAD WIRE
- BT— BURIED TELCO
- EXISTING UTILITY POLE
- TELCO PEDESTAL
- FIBER VAULT

## 1-A CERTIFICATION

LATITUDE: N 32.846758° (NAD '83)  
 LONGITUDE: W 115.600128° (NAD '83)  
 ELEVATION: -58.65' (NAVD '88)

## NOTES:

1. GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING G.P.S. AND SURVEY GRADE PRECISION BASED ON CALVRS G.P.S. BROADCAST COORDINATE VALUES FOR 2017, NAVD 88. BENCHMARK REFERENCE: CRTN.
2. VERTICAL INFORMATION SHOWN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND EXPRESSED IN INTERNATIONAL FEET.
3. ALL DISTANCES ARE 'GROUND' DISTANCES IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
4. THIS PLAN DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY OF THE PARENT PARCEL. BOUNDARY LINES ARE DRAWN FROM FIELD LOCATIONS OF FOUND MONUMENTS.
5. THE PROPERTY IS LOCATED IN ZONE 'X' OF THE SPECIAL FLOOD HAZARD AREA, AN AREA OF 0.2% CHANCE OF FLOODING; FEMA COMMUNITY PANEL NO. 06025C1725C, EFFECTIVE DATE: SEPTEMBER 26, 2008.

## TOWER SETBACKS

PROPERTY LINE	PROPOSED SETBACK
NORTH	228'-1"±
SOUTH	37'-7"±
EAST	398'-2"±
WEST	73'-4"±

W WORTHINGTON RD  
 (25' WIDE ASPHALT)

PROPOSED 12'-0" WIDE  
 ACCESS GATE IN EXISTING  
 FENCE BY SKYWAY

PROPOSED UNDERGROUND  
 POWER/TELCO ROUTE  
 FROM EXISTING UTILITY  
 POLE TO COMPOUND  
 AREA (LENGTH: 475'±)

PROPOSED 5'-0" WIDE  
 UTILITY EASEMENT BY  
 SKYWAY

PROPOSED 12'-0" WIDE  
 GRAVEL ACCESS DRIVE  
 BY SKYWAY

PROPOSED 30'-0" WIDE  
 NONEXCLUSIVE ACCESS  
 EASEMENT BY SKYWAY

EXISTING UTILITY POLE WITH  
 POLE MOUNTED TRANSFORMER  
 TO BE UTILIZED

DIRT ROAD  
 (25' WIDE DIRT ROAD)

PROPOSED OVERHEAD POWER/TELCO  
 ROUTE TO FOLLOW EXISTING

PARCEL 2  
 062-040-075  
 ZONING: A-2

EXISTING RESIDENCE

PROPOSED 120'-0" MONOPOLE  
 TOWER BY SKYWAY. SEE SHEET  
 C-4 FOR DETAILS.

PROPOSED 40'-0"x40'-0"  
 LEASED PREMISES BY SKYWAY

PARCEL 1  
 062-040-082  
 ZONING: A-2

PARCEL 3  
 062-040-078  
 ZONING: A-2

## EXTENDED SITE PLAN

SCALE: 1" = 100'

0 100 200  
 SCALE IN FEET

PLANS PREPARED FOR:

**SKYWAY TOWERS**  
 3637 MADACA LN.  
 TAMPA, FL 33618  
 OFFICE: (813) 960-6217

PROJECT INFORMATION:

**IMPERIAL**  
**SKYWAY SITE#: CA-00435**

749 WEST WORTHINGTON RD.  
 IMPERIAL, CA 92251  
 (IMPERIAL COUNTY)

PLANS PREPARED BY:

**TEP**

326 TYRON RD  
 RALEIGH, NC 27603  
 OFFICE: (919) 661-6531  
 www.tepgroup.net

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SEAL:



September 27, 2024

09-27-24	ZONING
REV DATE	ISSUED FOR:

DRAWN BY: ASD CHECKED BY: ARD

SHEET TITLE:

**EXTENDED  
 SITE PLAN**

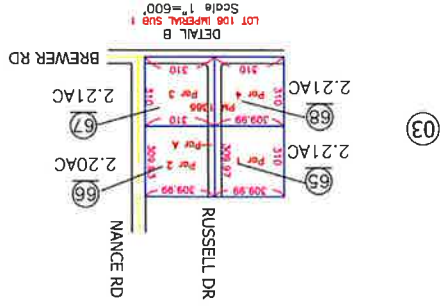
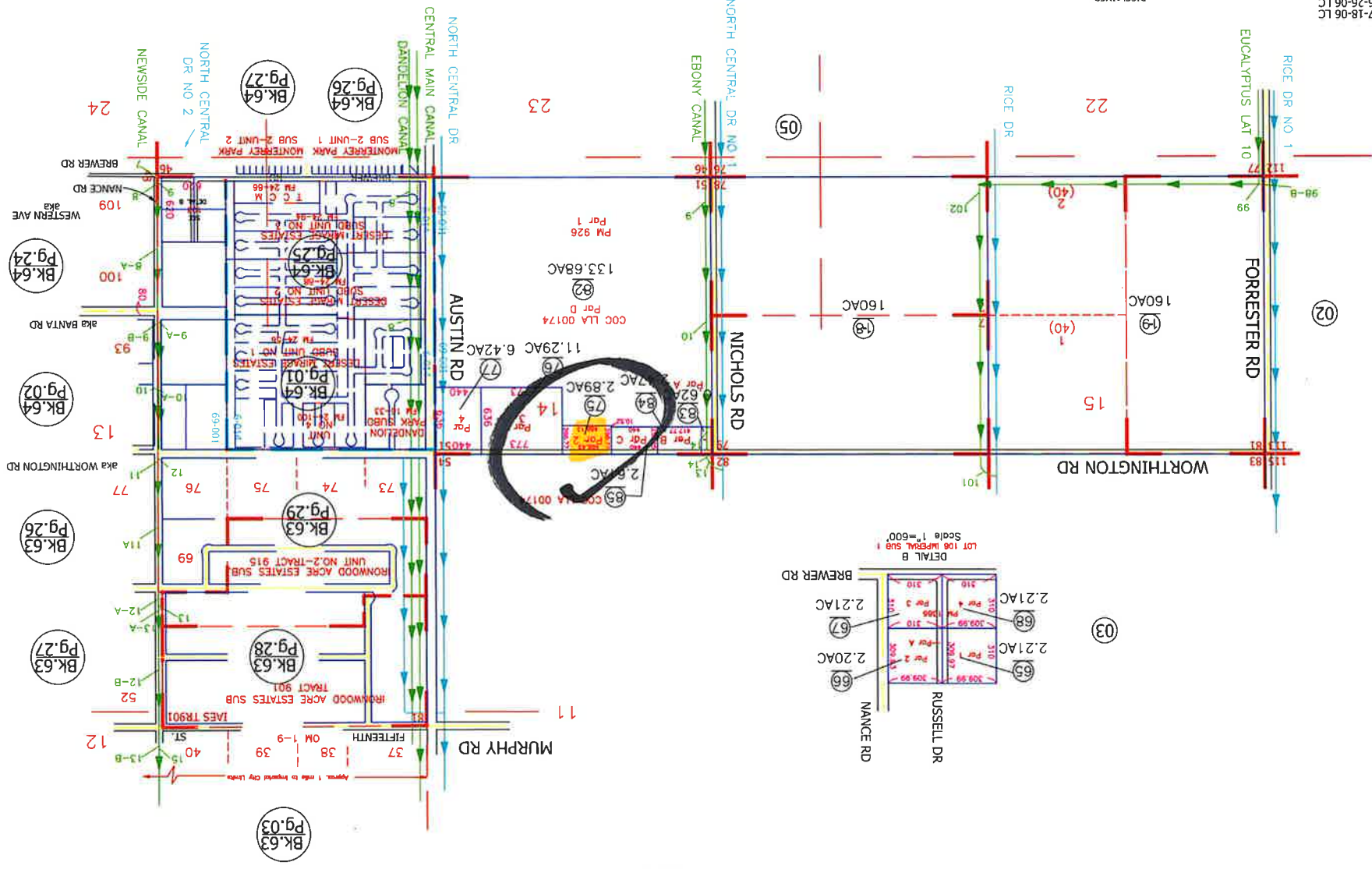
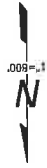
SHEET NUMBER:  
**C-1**

REVISION:  
 0

TEP 941053.432425

**ATTACHMENT "C"**  
**Assessor's Plat Map**



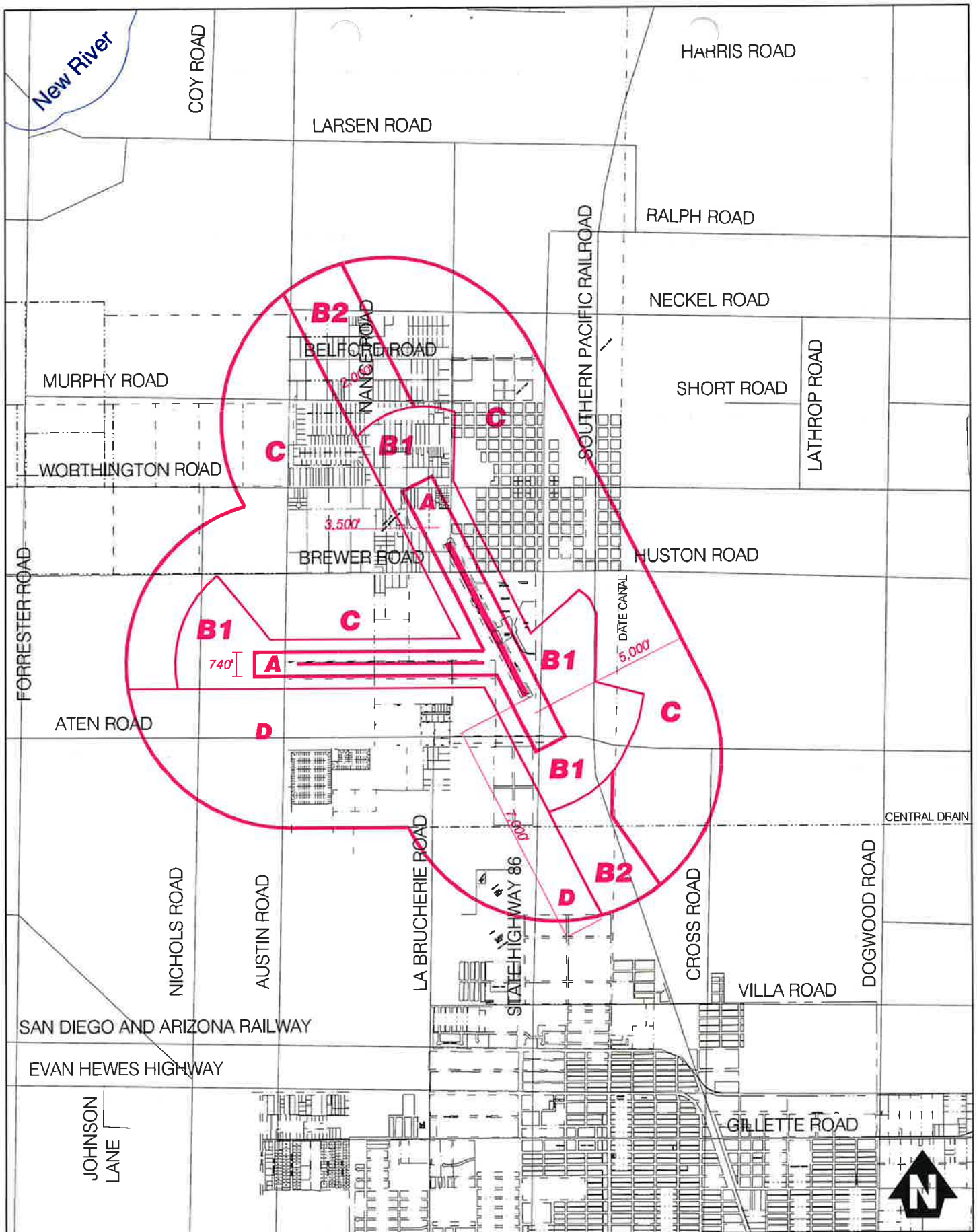


DISCLAIMER:  
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY  
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN  
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.  
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT  
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL  
OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

07-18-06 LC  
06-26-06 LC  
03-03-04 AR  
2-16-95 LS  
7-26-94 RM  
4-10-92 RM  
1-15-25 MA  
5-20-24 MA  
8-21-91 RM  
1-27-92 RM



**ATTACHMENT “D”**  
**ALUCP Zone Map**



# **Compatibility Map** Imperial County Airport

**FIGURE 3E**

airport land use compatibility plan

**ATTACHMENT "E" ALUCP  
Chapter 2 Pages 2-2, 2-3, 2-  
4 and 2-17**

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.

Table 2A  
Compatibility Criteria

## Imperial County Airport Land Use Compatibility Plan

Zone	Location	Impact Elements	Maximum Densities		Required Open Land <sup>3</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>4</sup>	Uses Not Normally Acceptable <sup>5</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>6</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>6</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>6</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>6</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>	