



Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

March 18, 2020
6:00 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“AT THIS TIME THE COMMISSION MAY ANNOUNCE ANY ITEMS BEING PULLED FROM THE AGENDA OR CONTINUED TO ANOTHER DATE OR REQUEST THE MOVING OF AN ITEM ON THE AGENDA.”

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes February 5th, 2020

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. NB Coachella Properties Industrial Park

Addendum to the Mitigated Negative Declaration (Environmental Assessment No. 17-01) for previously approved Conditional Use Permit No. 279 and Architectural Review No. 17-03 for the NB Coachella Properties – Industrial Park Project located south of Industrial Way, east of Enterprise Way on either side of Polk Street.

Architectural Review No. 17-03 (Modification) to allow the phased development of an 650,775 square foot industrial park development on 49 acres of vacant land located at 86-601 Industrial Way. (APN 763-131-082,083, 084, 085, and 086).

3. Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection in the
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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MINUTES
OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 05, 2020
6:00 PM

CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:05 p.m. in the Coachella Permit Center at City Hall by Chair Soliz.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chair Soliz.

ROLL CALL:

Present: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Huazano, Commissioner Gonzalez, Chair Soliz.

Absent: Vice Chair Virgen.

APPROVAL OF AGENDA:

“AT THIS TIME THE COMMISSION MAY ANNOUNCE ANY ITEMS BEING PULLED FROM THE AGENDA OR CONTINUED TO ANOTHER DATE OR REQUEST THE MOVING OF AN ITEM ON THE AGENDA.”

- DIRECTOR ADVISED ON TIME SENSITIVE ITEM “TITO’S VODKA’S COMMUNITY EVENT.” COMMISSION VOTED 5/0 TO ADD PRESENTATION BY GABRIEL MARTIN, PHD. UNDER REPORTS AND REQUESTS.

APPROVAL OF THE MINUTES:

1. Minutes for the Planning Commission Meeting of January 15th, 2020.

Motion to approve the Minutes for the January 15th, 2020 Planning Commission Meeting.

Made by Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

WRITTEN COMMUNICATIONS:

Letters from MSA Consulting regarding CV Apartments- Item 6.a. and 6.b..

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

No speakers.

REPORTS AND REQUESTS:

Tito’s Handmade Vodka- presentation made by Economic Development Manager, Gabriel Martin, PhD.

Public Comments Opened at 6:15pm by Gabriel Martin, PhD.

NON-HEARING ITEMS:

2. Request for a second 12-Month Time Extension for Conditional Use Permit No. 294 to establish land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone. The project site is located on the northeast corner of Cesar Chavez Street and Sixth Street. (APN 778-080-009, 012, and 013). 6th Street & Cesar Chavez CIC, LP, Applicant.

Public Comments opened at 6:27 p.m. by Chair Soliz.

Colleen Edwards- Chelsea Development.

Public Comments closed at 6:28 p.m. by Chair Soliz.

Motion to Approve Item 2. Request for a second 12-Month Time Extension for Conditional Use Permit No. 294 to establish land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone. The project site is located on the northeast corner of Cesar Chavez Street and Sixth Street. (APN 778-080-009, 012, and 013). 6th Street & Cesar Chavez CIC, LP, Applicant.

Made by Commissioner Gonzalez.

Seconded by: Commissioner Huazano.

Motion passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

3. Second Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and a 4,500 sq. ft. restaurant/office space, and a 12-fueling

position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.

Public Comments opened at 6:35 pm by Chair Soliz.

Public Comments closed at 6:42 pm by Chair Soliz.

Motion to Approve Item 3. Second Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.

Made by Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

4. Request for three retroactive 12-Month Time Extensions for Conditional Use Permit No. 275 and Architectural Review No. 16-14, to allow the expansion of an existing religious assembly use to include a new mosque and assembly hall for a total of 20,260 square feet to be constructed in two phases on a 2.48-acre site. The proposed project includes a prayer area, multi-purpose room, kitchen, social hall, and other ancillary uses to an existing religious assembly use. The subject site is located at 84-650 Avenue 49. (A.P.N.'s 603-250-008 and 603-241-005). Islamic Society of Palm Springs, applicant.

Public Comments opened at 6:42 pm by Chair Soliz.

Public Comments closed at 6:42 pm by Chair Soliz.

Motion to Approve Item 4. Request for three retroactive 12-Month Time Extensions for Conditional Use Permit No. 275 and Architectural Review No. 16-14, to allow the expansion of an existing religious assembly use to include a new mosque and assembly hall for a total of 20,260 square feet to be constructed in two phases on a 2.48-acre site. The proposed project includes a prayer area, multi-purpose room, kitchen, social hall, and other ancillary uses to an existing religious assembly use. The subject site is located at 84-650 Avenue 49. (A.P.N.'s 603-250-008 and 603-241-005). Islamic Society of Palm Springs, applicant.

Made by Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

5. Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.

Public Comments opened at 6:52 p.m. by Chair Soliz.

Art Salomon- Resident.

Chris Colton- With Applicant, Verizon.

Public Comments closed at 7:05 pm. by Chair Soliz.

Motion to Re-Open and Continue Public Hearing to the next Planning Commission Meeting for March 4th, 2020 to bring back and pending studies on the health impacts to residents or Wireless antenna frequencies and waves and show Phase 2 conceptual site plan for shopping center. Item 5. Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion Passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

6. a) Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into two lots (2.79 acres, and 2.97 acres, respectively) to allow a two-phase multifamily residential development project.

Public Comments opened at 7:36 p.m. by Chair Soliz.

Vincent Nicholas- CV Apartments- Applicant.

Maria Song- Architect.

Public Comments Closed at 7:45p.m. by Chair Soliz.

Motion to Approve Item 6. a) Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into two lots (2.79 acres, and 2.97 acres, respectively) to allow a two-phase multifamily residential development project.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion Passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

b) Architectural Review (AR 19-10) to allow the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026) including findings of no significant environmental effects pursuant to a CEQA Guidelines §15183 Analysis.

Motion to Approve with the presented modified conditions (No.s 2b, 10, 16, 20 and 29) as shown below for Item 6. b) Architectural Review (AR 19-10) to allow the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026) including findings of no significant environmental effects pursuant to a CEQA Guidelines §15183 Analysis.

2b) All carports shall be ~~treated architecturally and~~ painted to match the residential buildings.

10. Prior to issuance of building permits, the developer shall pay all applicable City of Coachella Development Impact Fees (DIF) and any applicable regional fees including Transportation Uniform Mitigation Fees (TUMF), and Multi Species Habitat Conservation fees in effect at the time of permit issuance. The City will credit DIF payments for the existing 50 dwelling units may be exercised in the first phase of construction, subject to a final agreement.

16. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet, or as otherwise approved by the City Engineer. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

20. Applicant shall obtain an encroachment permit to underground overhead distribution power line along Bagdad Avenue. (Applicant requesting to Delete – Leave Intentionally Blank)

29. Prior to issuance to of certificate of occupancy for the first phase the project shall install landscaping and lighting for retention basins, and landscaped areas along the exterior streets, to the satisfaction of the City Engineer. All public improvements on Bagdad Avenue shall be completed prior to the issuance of a certificate of occupancy for the second phase.

Made by: Chair Soliz.

Seconded by: Commissioner Gonzalez.

Motion Passes by the following vote:

AYES: Alternate Commissioner Leal, Commissioner Navarrete, Commissioner Gonzalez, Commissioner Huazano, Chair Soliz.

NOES: None.

Abstain: None.

Absent: Vice Chair Virgen.

INFORMATIONAL: NONE.

ADJOURNMENT:

Meeting adjourned at 7:49 p.m. by Chair Soliz.

Respectfully Submitted,



Yesenia Becerril,

Planning Secretary

Complete Agenda Packets are available for public inspection in the Planning Department at 53-990 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
3/18/2020

TO: Planning Commission Chair and Commissioners
FROM: Juan Carrillo, Associate Planner
SUBJECT: NB Coachella Properties Industrial Park

- 1) Addendum to the Mitigated Negative Declaration (Environmental Assessment No. 17-01) for previously approved Conditional Use Permit No. 279 and Architectural Review No. 17-03 for the NB Coachella Properties – Industrial Park Project located south of Industrial Way, east of Enterprise Way on either side of Polk Street.
- 2) Architectural Review No. 17-03 (Modification) to allow the phased development of an 650,775 square foot industrial park development on 49 acres of vacant land located at 86-601 Industrial Way. (APN 763-131-082,083, 084, 085, and 086)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, and continue the public hearing to the April 1, 2020 Planning Commission meeting.

At the time that this staff report was written, the applicant submitted a written request to continue this item to the next regularly-scheduled Planning Commission meeting.

Because this item is a noticed public hearing, if there are any speakers that would like to testify at the public hearing, the Commission can take testimony or offer that the speaker return at the next meeting to testify.

Attachment: Applicant's Request

From: David Turner <dturner@cve.net>
Sent: Tuesday, March 10, 2020 3:00 PM
To: Luis Lopez <llopez@coachella.org>
Cc: Juan Carrillo <jcarrillo@coachella.org>
Subject: RE: NB Properties Questions

Luis:

NB Coachella would like request a continuance for the March 18th public hearing to the next PC date. I believe you mentioned April 1, 2020. They are still working through our discussion and options. I will follow up with you, once I know. Thanks for all of your assistance.

David

Coachella Valley Engineers
760-360-4200
dturner@cve.net



STAFF REPORT

3/18/2020

TO: Planning Commission Chair and Commissioners

FROM: Juan Carrillo, Associate Planner

SUBJECT: Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Conditional Use Permit No. 317 to allow a new mono-palm wireless tower in the rear portion of the Jackson Square center, subject to the findings and Conditions of Approval contained in this Staff Report, including a waiver request.

EXECUTIVE SUMMARY:

This item was continued from the February 5, 2020 Planning Commission hearing due to the commission's concerns with Electromagnetic Field exposure and full site future development. Since then the applicant has provided answers to the commissions concerns.

The applicant, Verizon Wireless, is requesting the approval of Conditional Use Permit



No. 317 for the installation, operation, and maintenance of a wireless communications facility within Jackson Square, located at the southeast corner of Jackson Street and Avenue 48 (APN#612-220-033). The proposed facility will consist of a 50 foot high Mono-Palm (mono-pole designed to look like a palm tree) within a 40' x 20' leased space and a 240 square foot equipment shelter.

The facility will be un-staffed but will transmit continuously. The project requires the approval of Conditional Use Permit No. 317, pursuant to Sections 17.86 and 17.74 of the Coachella Municipal Code. The proposed project also includes a waiver request for the proposed location as well as the proposed height of the Mono-Palm. The aerial above shows the proposed location within Jackson Square.

DISCUSSION/ANALYSIS:

Environmental Setting:

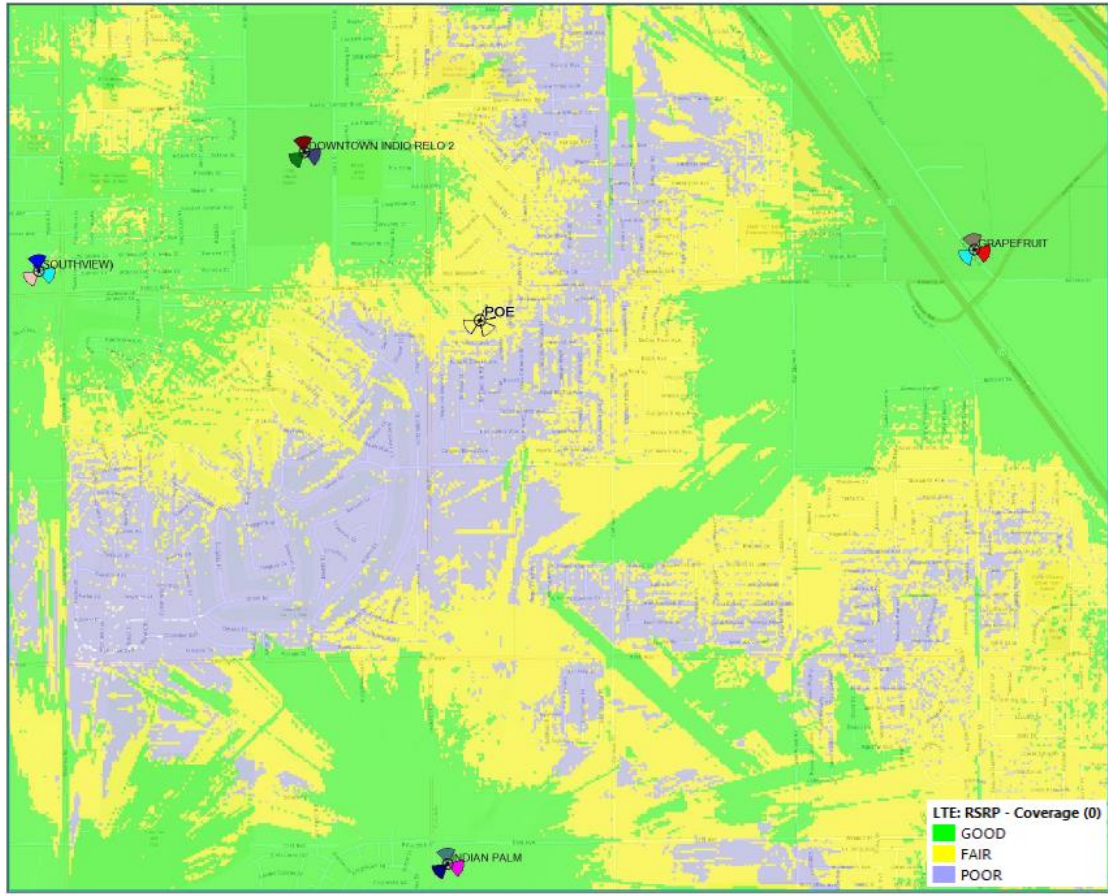
The subject site is located at southeast portion of Jackson Square next to Taqueria Guerrero. Land uses adjacent to the proposed facility include the following:

- North: Existing single family residential uses across Avenue 48 within the City of Indio
- South: Residential Single Family (R-S), residential neighborhood
- East: Residential Single Family (R-S), residential neighborhood
- West: Existing single family residential uses across Jackson St. within the City of Indio.

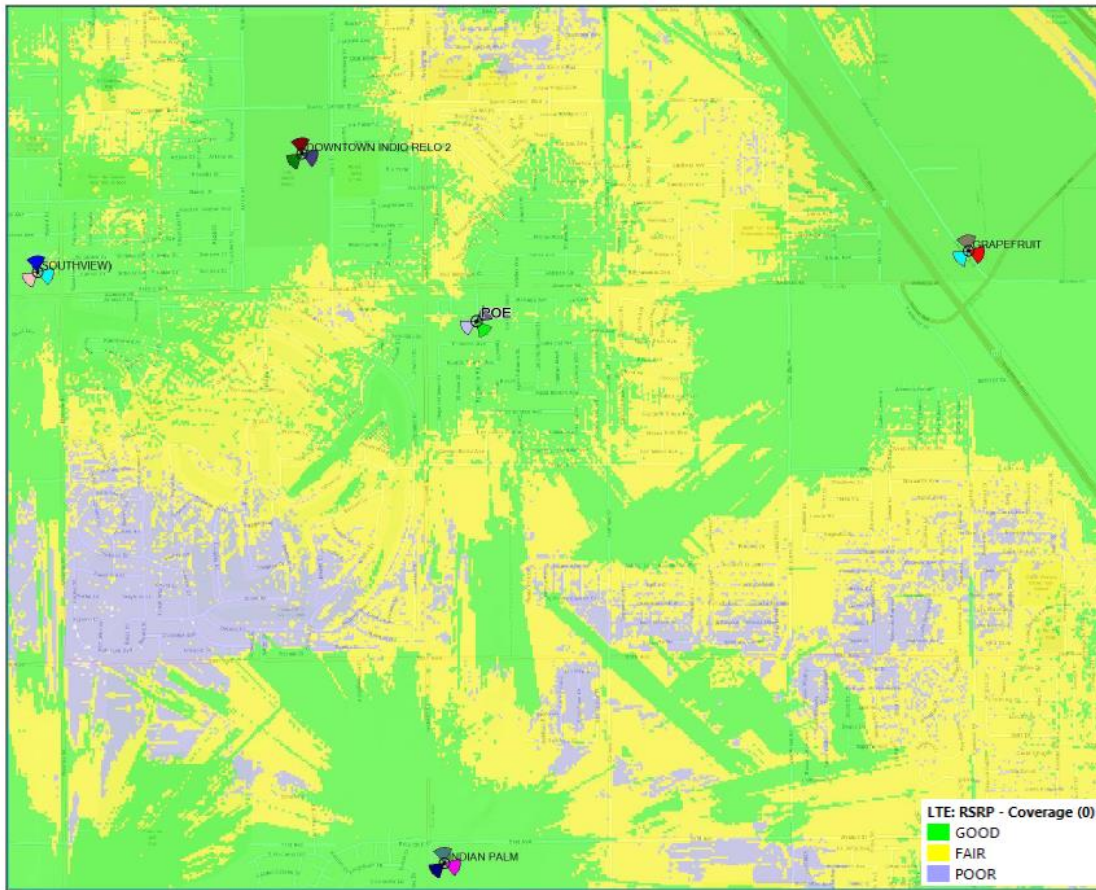


One of the questions at the February 5, 2020 meeting was why the proposed location, the propagation maps below depict the proposed site without the proposed telecommunication facility and with the placement of the cell antennas at the proposed location;

Verizon Coverage without Poe



Verizon Coverage with Poe



A question regarding the public health implications of Electromagnetic Exposure, RF EME, was also raised at the Commission meeting of February 5, 2020. The applicant has provided the requested independent study and below is the summary of the report. The entire report is also attached to this Staff Report.

As expected the RF EME levels are well below the astringent requirements under the FCC laws. Here is the conclusion portion of the report:

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself, including the contribution of the microwave antennas, is calculated to be 0.10 mW/cm², which is 12% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 13% of the public exposure limit. The maximum calculated cumulative level at the top-floor elevation of any nearby two-story building is 8.9% of the public limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence† is 9.7% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

Consistency with Zoning Code:

The proposed project site for CUP 317 is designated as C-G (General Commercial) as referenced on the Zoning Map. The existing commercial center was developed in 2005 and it contains a grocery store, two drive-thru restaurants, a bank, a coffee shop with a drive thru and other retail spaces. Telecommunication facilities are permitted pursuant to approval of a Conditional Use Permit application. Section 17.86.010 outlines the requirements for placement, design, and screening criteria to regulate wireless communication facilities to protect the public health, safety, general welfare, and quality of life in the City. Additionally, Section 17.86.090, Waiver Request, would allow for the proposed location should the Planning Commission grant the waiver request.

Telecommunication facilities are permitted pursuant to approval of a Conditional Use Permit application. Section 17.86.010 outlines the requirements for placement, design, and screening criteria to regulate wireless communication facilities to protect the public health, safety, general welfare, and quality of life in the City. The proposed cell tower does not exceed the allowable 50 foot height regulations of the C-G zone; however a conditional use permit must be pursued and approved for the proposed telecommunication facility. With the imposition of the recommended conditions of approval, the proposed project is generally consistent with the intent and purpose of the “General Commercial” (C-G) zone as articulated in Section 17.26 of the C.M.C.

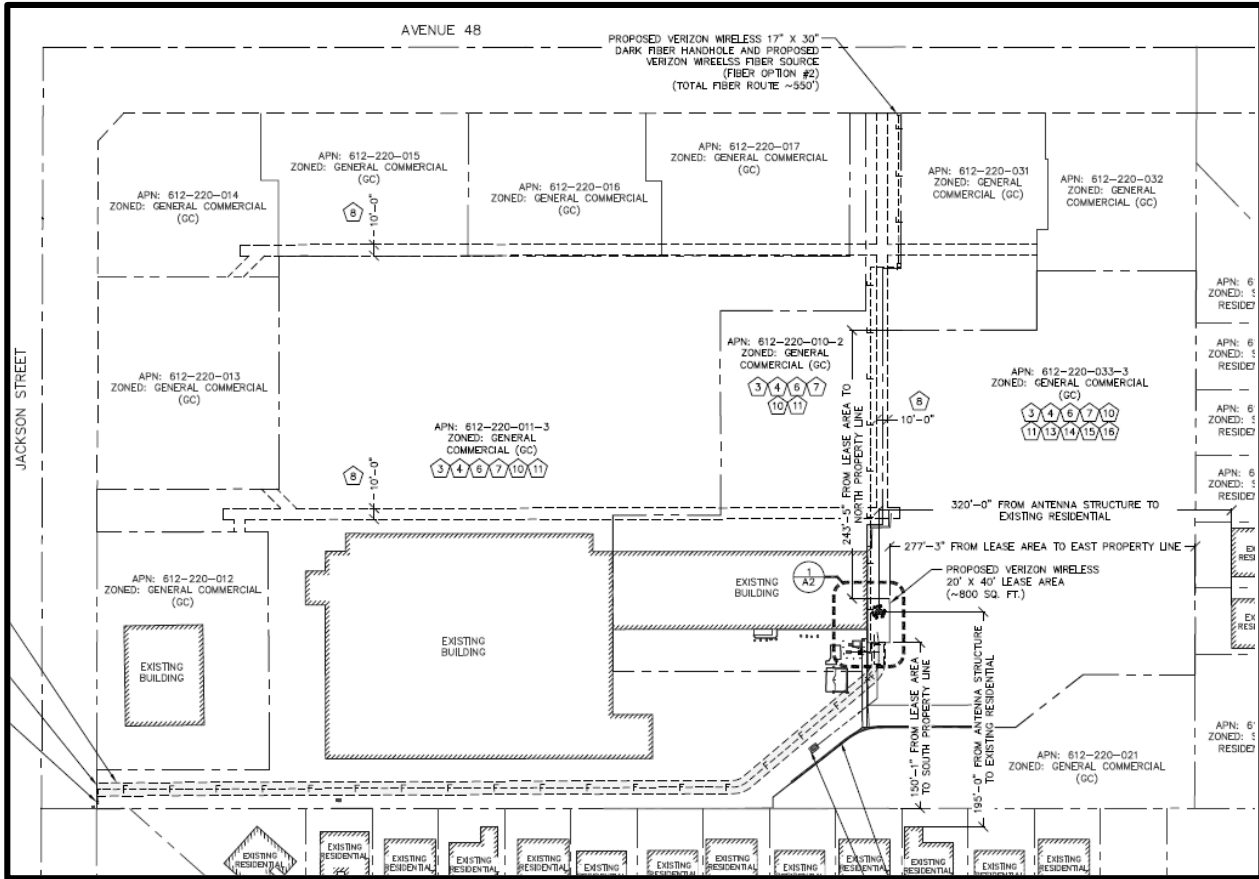
Comments Received:

Comments were received from responsible agencies during the review period between October 8, 2019 and October 29, 2019 as follows:

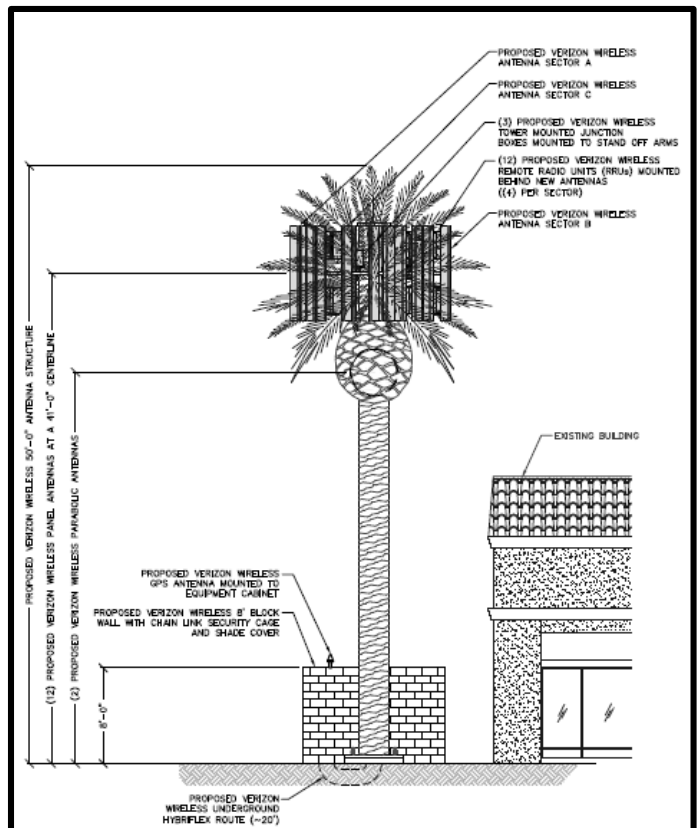
- The Coachella Valley Water District has indicated that the project shall not interfere with any existing CVWD easements.
- Riverside County Fire Department requests owner/ operator identification information be placed on the proposed enclosure and that emergency access be available at the gate.

Site Utilization:

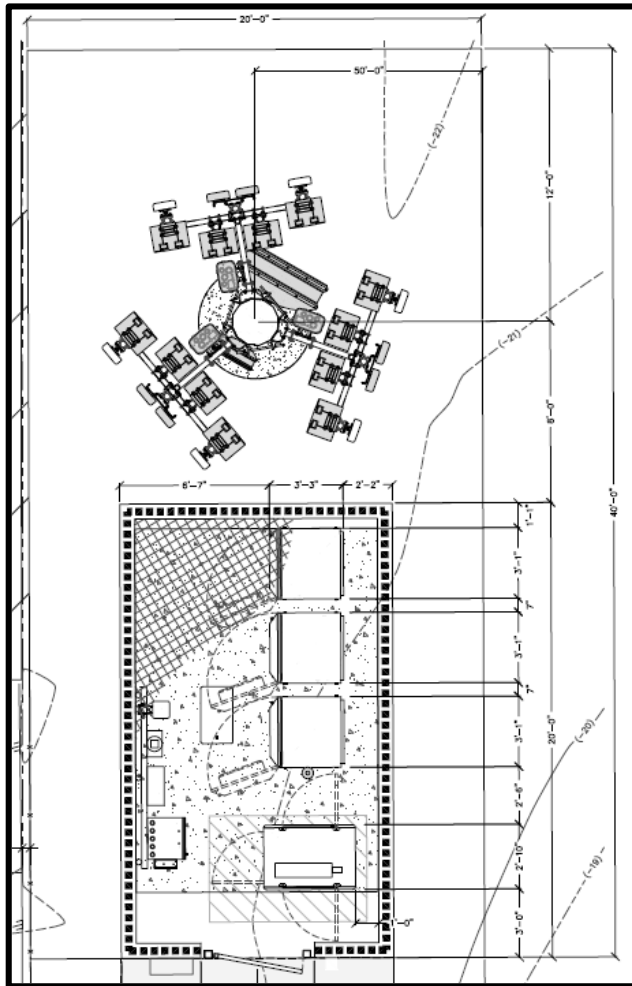
The proposed telecommunications facility will be erected within a leased area consisting of 800 square feet directly adjacent to Taqueria Guerrero and approximately 150 feet from the existing residential uses to the south and residential uses 300 feet to the east. The telecommunications facility includes the installation of a 50’ foot high Mono-Palm tower and a 40’ x 20’ lease space and a 240 square foot equipment shelter on private property. The installation of the proposed equipment shelter and Mono-Palm is proposed at a location that will not interfere with any future commercial construction as it was approved by the Planning Commission on December 10, 2004 under Architectural Review 04-22 and CUP 201. The equipment shelter includes the construction of an 8’ foot high masonry wall around all four sides of the equipment cabinets. The next pictures show the site design, height, and antenna placement and the picture below the location of the proposed enclosure;



Proposed location within shopping center shown above.



Proposed mono-palm elevation shown to the right.



800 sf leased space shown above.

ENVIRONMENTAL REVIEW:

City of Coachella has determined that the proposed project is exempt from environmental review under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects characterized as in-fill development meeting the following conditions; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. The project satisfies the above criteria and as such, no environmental review is required

GENERAL PLAN CONSISTENCY:

The project site is designated as “Neighborhood Center” by the General Plan Update 2035. Infrastructure and utility facilities are allowed in all land use categories throughout the City. The proposed project will improve existing communication infrastructure. The project is consistent with the Goals and Objectives identified in the General Plan Infrastructure and Public Services Element, because Goal No. 6 promotes easy access to quality internet services, modern telecommunication services, and reliable energy throughout the City. Additionally, wireless communications facilities have special exemptions under Federal regulations which restrict the City’s ability to use a discretionary action in the denial of a facility. The precise placement of the tower cannot be denied solely based on zoning and aesthetic concerns, provided the applicant can show that there is a need for expanded communications coverage in the immediate vicinity of the site and the applicant can seek a waiver from the City’s zoning regulations.

ALTERNATIVES:

1. Approve Conditional Use Permit 317, subject to the findings and conditions of the staff report,
2. Continue Conditional Use Permit 317 and provide staff and the applicant with direction,
3. Deny Conditional Use Permit 317 with findings.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

- Attachments:
- Findings and Conditions of Approval for CUP #317
 - Vicinity Map
 - Site Plan
 - Architectural Elevations
 - Photo Simulations
 - Propagation Maps
 - RF EMF Report
 - Verizon letter from property owner addressing future development of the site.

Recommended Findings for No. CUP 317 :

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the General Plan in that the project is generally consistent with the goals, policies and implementing actions of the Coachella General Plan. The proposed project increases existing communication infrastructure to expand service to wireless customers in the vicinity. This project is consistent with the Goals and Objectives identified in the General Plan Infrastructure and Public Services Element, because Goal No. 6 promotes easy access to quality internet services, modern telecommunication services, and reliable energy throughout the City. Additionally, Infrastructure and utility facilities are allowed in all land use categories throughout the City.
2. The proposed use will be located, designed, constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area because the proposed design of a Mono-Palm will blend in with mature palm trees at the commercial center. Additionally, the proposed project is in conformance with the City of Coachella Zoning Ordinance as specified in Section 17.86 of the Zoning Code.
3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development because there is no new construction or modification to the already existing infrastructure and no additional points of access to the commercial center or addition or deletion of existing commercial centering stalls is proposed. Access to the telecommunication facility will be minimal as it is an un-manned facility. Additionally, the proposed project is required to comply with the standard conditions of approval applicable to this Conditional Use Permit request.
4. City of Coachella has determined that the proposed project is exempt from environmental review under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects characterized as in-fill development meeting the following conditions; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. The project satisfies the above criteria and as such, no environmental review is required.

Recommended Conditions of Approval for CUP No. 317:

1. Conditional Use Permit No. 317 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit for each CUP and diligent pursuit of construction shall vest this conditional use permit.
2. Two Date Palm trees of a minimum 20 to 30 foot brown trunk height shall be planted adjacent to the proposed Mono-Palm wireless tower. The location of the Date Palm trees may be outside of the leased area.
3. The construction shall be in conformance with the plans submitted and conditions imposed herein for Conditional Use Permit No. 317. This shall include the materials and colors as shown on the approved plans. The cell tower shall consist of a stealth “Mono-Palm” structure with a maximum height of 50 feet, excluding synthetic palm fronds attached to the structure. The pole structure shall be designed and painted to mimic a tree trunk.
4. The applicant, or subsequent owners, shall bear all cost associated with relocation or removal of any of the telecommunication facilities hereby approved.
5. The applicant shall obtain encroachment permits from the Engineering Department, Engineering inspections shall be required during the installation and final stage.
6. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees to attack, set aside, void or annul any approval under this chapter. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of action of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City.
7. The construction shall be in conformance with the plans submitted and conditions imposed herein for these applications. This shall include the materials and colors as shown on the approved plans.
8. Improvements plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of permits. Plans shall clearly indicate existing and proposed facilities and identify/avoid conflicts. The applicant is directed to contact Building City staff to obtain existing improvement plans for utilities within the right-of way.

9. The applicant shall complete all utility clearances with the Coachella Valley Water District.
10. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
11. All proposed easement documents shall be prepared by a registered land surveyor or civil engineer authorized to practice land surveying and mapping and shall be submitted for engineering plan check and shall be recorded with the County prior to Issuance of permits.
12. The project shall conform to the City of Coachella Municipal Code.
13. The electrical service and all other utilities to the project shall be installed underground in accordance with the General Plan.^[RL1]
14. All existing and future wireless facilities shall meet all applicable FCC emissions and exposure standards for electromagnetic (EM) radiation, and all required notices and signs shall be posted on site as required by the FCC and PUC.
15. If the proposed a wireless communication facility site is capable of accommodating a collocated facility upon the same site, the owner or operator of the existing facility shall allow another carrier to co-locate its facilities and equipment thereon, provided the parties can mutually agree upon reasonable terms and conditions. All co-located facilities upon the site shall be architecturally coordinated and “stealthed” consistent with each other.
16. The applicant shall, within ninety (90) days after commencing wireless communication facility operations and annually thereafter, submit a written report to the City prepared by a qualified engineer, certifying that the facility continues to comply with all applicable federal, state and local regulations.
17. Prior to the issuance of a grading, construction or building permit, the applicant shall obtain all applicable permits and/or clearances from the following agencies as required:
 - City of Coachella Fire Department
 - City of Coachella Planning Department
 - City of Coachella Public Works Department
 - City of Coachella Building Department
 - Coachella Valley Unified School District (CVUSD)
 - Coachella Water Authority
 - Imperial Irrigation District
 - California Water Quality Control Board (CWQCB)
 - South Coast Air Quality Management District (SCAQMD)

- Public Utilities Commission (PUC)
- Federal Communication Commission (FCC)
- Federal Aviation Agency (FAA)

The applicant is responsible for all requirements of the permits or clearances from the above listed agencies and departments. If the requirements include approval of improvement plans, the applicant shall furnish proof of said approvals prior to City approval.

18. The applicant shall bear the cost, of all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
19. All grading shall conform to the recommendation contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.
20. The applicant shall furnish security, in a form acceptable to the requirements of Chapter 15.40 of the City of Coachella Municipal Code, and in an amount sufficient to guarantee compliance with the approved Storm Water Pollution Protection Plan (SWPPP), Fugitive Dust Control Plan and the provisions as submitted with its application for a grading permit.
23. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
24. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).
25. The applicant shall submit a concrete mix design for approval of the City's Building Official. The applicant shall not schedule construction operation until mix design is approved.
26. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
27. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of the California Building Code and applicable State of California Business and Professions Code.
28. In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, the City shall have the right to

halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

29. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. However, if subsequent approved revisions have been approved by the City Engineer and reflect said "As-Built" conditions, the Engineer of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

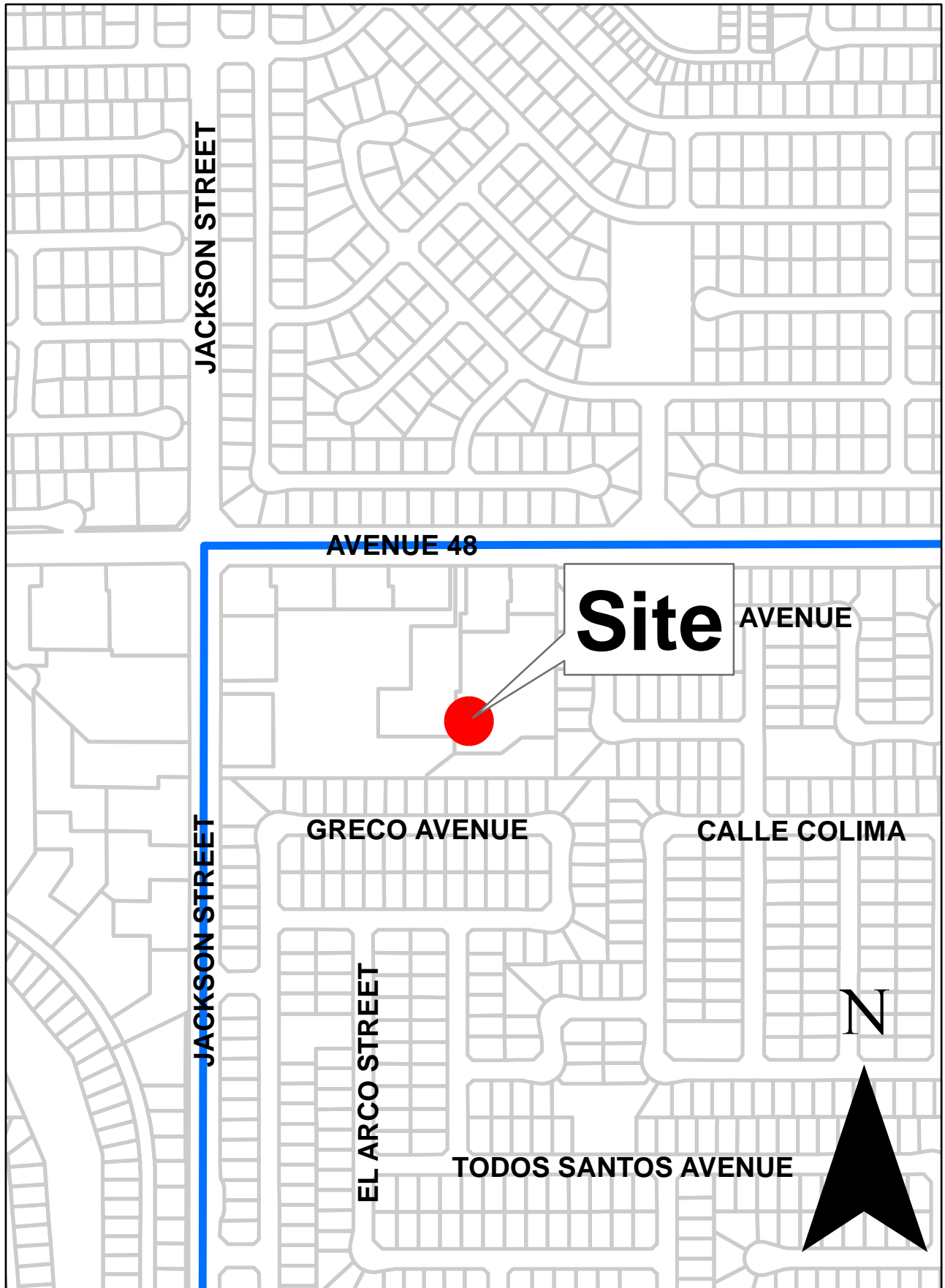
Maintenance

30. All facilities, including antennae, mounts, wires, conduit, lighting, fences, shields, cabinets, poles and ancillary equipment, shall be maintained by the owner or operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as practicable so as to maintain the facility's original appearance and to minimize occurrences of dangerous conditions or visual blight, All trash, debris, litter and graffiti shall be removed by owner/operator within forty-eight (48) hours following notification from the City.
31. The owner or operator of the facility shall routinely and regularly inspect the site to ensure compliance with the standards set forth in this chapter. Further, the Planning Director, or designee, may, upon providing reasonable advance notice to the owner or operator, conduct an inspection of a facility to verify compliance with the provisions of this chapter.
32. Contact information for the owner or operator, in case of an emergency, fire, or report of any damage, destruction, or vandalism, must be posted in a conspicuous location on the outside of the wireless facility. The materials used must be of weather resistant composition.

Abandonment and Removal

33. Where the owner or operator intends to abandon the wireless communication facility or portion thereof, the owner or operator shall notify the City by certified U.S. mail of the proposed date of abandonment or discontinuation of operations and the date the facility shall be removed. The notice shall be given not less than sixty (60) days prior to abandonment. Failure to give notice shall not affect the owner's or operator's obligation to remove an abandoned facility.
34. Upon abandonment, revocation, or other lawful order of any federal, state or local agency to terminate facility operations, the owner or operator shall physically remove the facility or terminated/abandoned elements within thirty (30) days following the date of abandonment or termination of use. "physically remove" shall include, but not be limited to:

- A. Removal of antennae, mounts, equipment cabinets and security barriers from the subject site;
 - B. Transportation of the antennae, mounts, equipment cabinets and security barriers to an appropriate repository;
 - C. Restoring the site to its natural condition except for retaining the landscaping improvements and any other improvements at the discretion of the Planning Director.
35. The Planning Director may stay the requirement to remove an abandoned/terminated wireless communication facility upon written request and evidence submitted by the owner or operator that another wireless provider is in reasonable negotiations to acquire and use the wireless communication facility.
36. If an owner/operator of an abandoned wireless communication facility fails to physically remove the facility and all related equipment within the time frames set forth herein, the City may do so at the owner/operators expense.
37. The owner/operator shall submit a lighting plan during plan check for the installation of lighting around the equipment enclosure, including the area between the enclosure and the restroom structure





POE

MTX-44 / BSC-15
MCE

UNADDRESSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236

OVERALL HEIGHT 50'-0"

PROJECT TEAM

SITE ACQUISITION / PLANNING:

SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CONTACT: CHRIS COLTEN
PHONE: (909) 456-8401
FAX: (909) 456-8408

CIVIL ENGINEER:

SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CONTACT: GARRETT HAWTHORNE
PHONE: (909) 456-8401
FAX: (909) 456-8408

ELECTRICAL ENGINEER:

DGS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
CONTACT: DEREK G. STEFUREAC
PHONE: (702) 885-1552

SURVEYOR:

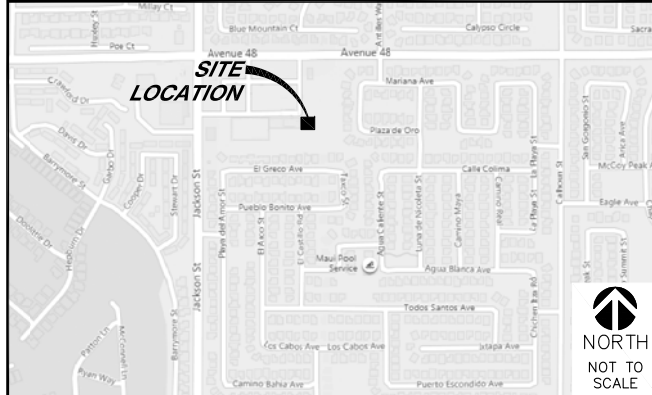
DIAMONDBACK LAND SURVEYING
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
CONTACT: TRENT J. KEENAN
PHONE: (702) 823-3257

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A ~800 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 41' CENTERLINE MOUNTED ON A NEW 50' ANTENNA STRUCTURE
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs)
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
- INSTALLATION OF (3) VERIZON WIRELESS MACRO CELL EQUIPMENT CABINETS ON A CONCRETE PAD
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL WITH CHAIN LINK SECURITY CAGE AND SHADE COVER
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 15KW DC GENERATOR WITH A 54 GALLON DIESEL TANK ON A CONCRETE PAD
- HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

VICINITY MAP



DRIVING DIRECTIONS

FROM: VERIZON OFFICE TO: SITE ADDRESS

FROM 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618: HEAD SOUTHEAST TO CA-133 N, HEAD NORTH 4.7 MILES AND MERGE ONTO CA-241 N, HEAD NORTH 10.9 MILES TO EXIT 39A AND MERGE ONTO CA-91 E, HEAD EAST 24.5 MILES TO EXIT 65B FOR CA-60 E/1-215 S, HEAD SOUTH 4.4 MILES AND MERGE ONTO CA-60 E, HEAD EAST 18.2 MILES AND MERGE ONTO I-10 E, HEAD EAST 48.6 MILES TO EXIT 203.5 FOR COACHELLA, MAKE RIGHT AND HEAD SOUTH 3 MILES TO THE INTERSECTION OF I-10 AND AVENUE 45. MAKE RIGHT AT CORNER OF INTERSECTION AND HEAD EAST TO THE COMMERCIAL PLAZA.

PROJECT SUMMARY

APPLICANT/LESSEE

verizon
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER

APN: 612-220-033-3 (SITE)
612-220-011-3 (ACCESS)
612-220-010-2 (UTILITY ACCESS)

PROPERTY OWNER:

OWNER: A & S COACHELLA CENTERS LP, A CALIFORNIA LIMITED PARTNERSHIP
ADDRESS: 18980 VENTURA BOULEVARD, SUITE #200
TARZANA, CALIFORNIA 91356
CONTACT: ANDY SINANIAN
TELEPHONE: (818) 996-6666

PROPERTY INFORMATION:

SITE NAME: POE
SITE ADDRESS: UNADDRESSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236
JURISDICTION: CITY OF COACHELLA

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: 20' x 40' (~800 SQ FT)
OCCUPANCY TYPE: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: GENERAL COMMERCIAL (GC)
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
A1	SITE PLAN	1
A1.1	NOTES AND TITLE REPORTS EXCEPTIONS	1
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	1
A2.1	SITE DETAIL WITH DIMENSIONS	1
A3	NORTH & EAST ELEVATIONS	1
A4	SOUTH & WEST ELEVATIONS	1
ZONING DRAWINGS		



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR WWW.DIGALERT.ORG

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

POE
MTX-44 / BSC-15
MCE

UNADDRESSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236

SHEET TITLE:

TITLE SHEET

T1

REVISION:

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



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MCE

UNADDRESSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236

SHEET TITLE:

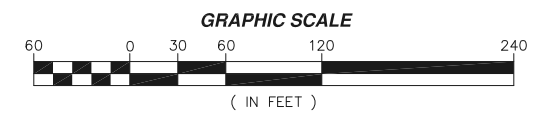
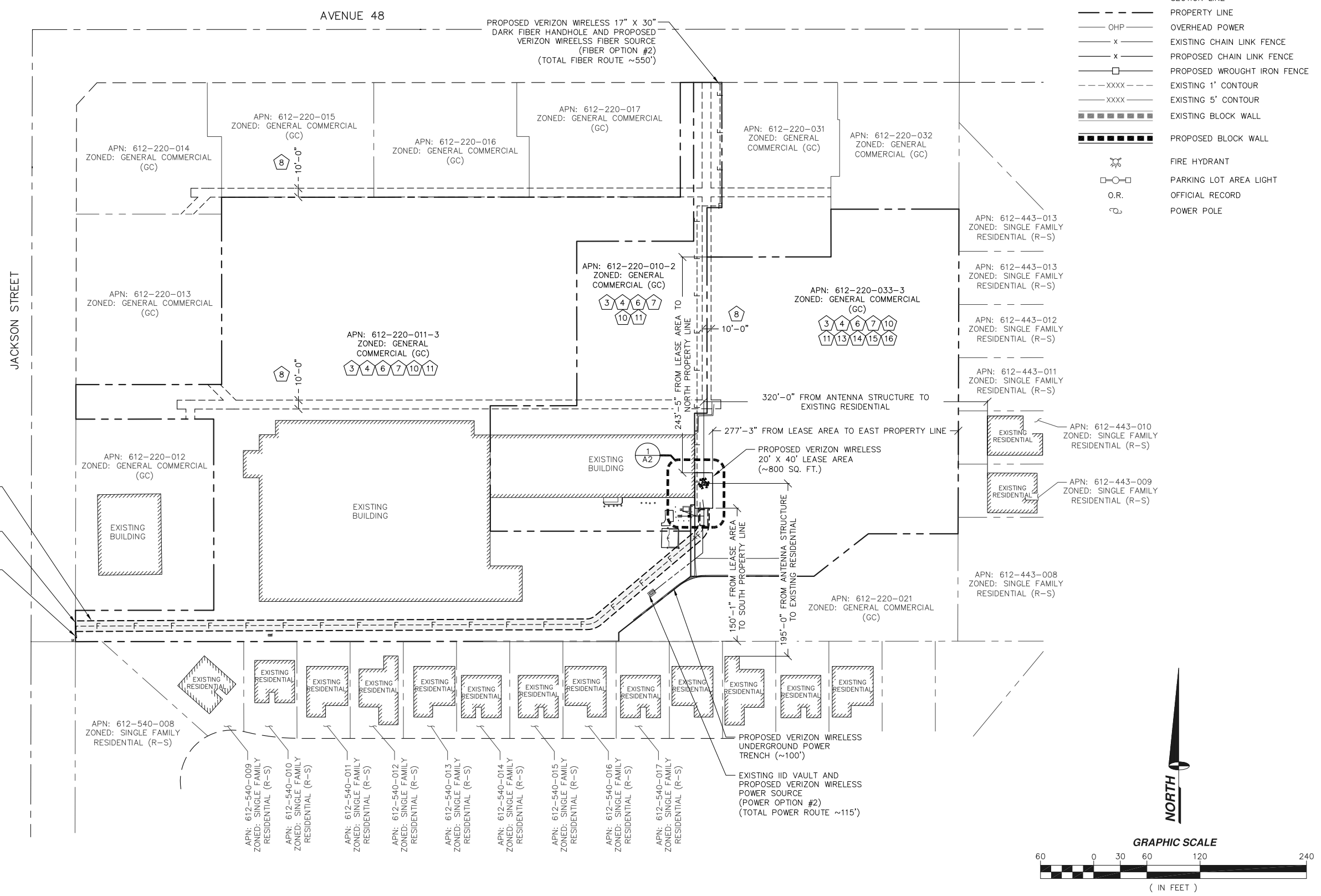
SITE PLAN

A1

REVISION:
1

LEGEND

—	LEASE AREA
- - - -	CENTERLINE
- - - - -	EASEMENT
- - - - -	RIGHT-OF-WAY
- - - - -	SECTION LINE
- - - - -	PROPERTY LINE
—	OHP
— x —	EXISTING CHAIN LINK FENCE
— x —	PROPOSED CHAIN LINK FENCE
— □ —	PROPOSED WROUGHT IRON FENCE
- - - - -	EXISTING 1' CONTOUR
- - - - -	EXISTING 5' CONTOUR
▬▬▬▬▬▬	EXISTING BLOCK WALL
▬▬▬▬▬▬	PROPOSED BLOCK WALL
⊕	FIRE HYDRANT
□	PARKING LOT AREA LIGHT
O.R.	OFFICIAL RECORD
⊕	POWER POLE



NOTES & TITLE REPORT EXCEPTIONS

EXCEPTIONS & EXCLUSIONS PER TICOR TITLE ORDER NO. 00602434-993-IET-SE9 DATED AS OF MAY 22, 2018 AT 1:18 PM.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO DEDICATED, ACQUIRED, RESERVED OR EXCEPTED FOR PUBLIC USE BY COACHELLA VALLEY WATER DISTRICT, FORMERLY COACHELLA VALLEY COUNTY WATER DISTRICT IN FAVOR OF: THE PUBLIC PURPOSE: PUBLIC ROADS AND RIGHTS OF WAY, PRIVATE EASEMENTS AND RIGHTS OF WAY FOR ROADS, PIPE LINES, DITCHES, AND CONDUITS ON, OVER, UNDER OR ACROSS THE LAND, EXISTING FOR THE PURPOSE OF INGRESS AND EGRESS FROM OTHER LANDS BY MEANS OF SUCH ROADS AND FOR THE PURPOSE OF CONVEYING IRRIGATING AND DOMESTIC WATER TO SUCH OTHER LANDS BY MEANS OF SUCH PIPE LINES, DITCHES AND CONDUITS.
(NO DOCUMENTS PROVIDED FOR REVIEW - CANNOT DETERMINE AFFECT)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP NO. 32845 RECORDING NO: BOOK 214, PAGES 79 THROUGH 81, INCLUSIVE OF PARCEL MAPS PURPOSE: INGRESS AND EGRESS AFFECTS: SAID LAND.
(AFFECTS ALL PARCELS - BLANKET IN NATURE - NOT PLOTTABLE)

4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT-SANITATION SYSTEM INSTALLATION AGREEMENT RECORDING DATE: NOVEMBER 1, 2005 RECORDING NO: 2005-0908076 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS ALL PARCELS - BLANKET IN NATURE - NOT PLOTTABLE)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: FEBRUARY 10, 2006 RECORDING NO: 2006-0104296 OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
(AFFECTS ALL PARCELS - LOCATION NOT PROVIDED - NOT PLOTTABLE)

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: APRIL 24, 2006 RECORDING NO: 2006-0293342 OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: JANUARY 29, 2009 RECORDING NO: 2009-0042745 OFFICIAL RECORDS MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING DATE: FEBRUARY 27, 2013 RECORDING NO: 2013-0097900 OFFICIAL RECORDS
(AFFECTS ALL PARCELS - BLANKET IN NATURE - NOT PLOTTABLE)

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: COVENANT NOT TO COMPETE RECORDING DATE: OCTOBER 5, 2006 RECORDING NO: 2006-0739256 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS: PARCELS 1 AND C.
(AFFECTS ALL PARCELS - BLANKET IN NATURE - NOT PLOTTABLE)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: VALLEY SANITARY DISTRICT PURPOSE: PUBLIC SEWER(S) RECORDING DATE: DECEMBER 15, 2006 RECORDING NO: 2006-0921595 OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN
(AFFECTS ALL PARCELS - PLOTTED)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: IMPERIAL IRRIGATION DISTRICT PURPOSE: CONSTRUCTING, OPERATING, AND MAINTAINING UNDERGROUND AND/OR OVERHEAD POWER LINE OR LINES, AND NECESSARY APPURTENANCES RECORDING DATE: JANUARY 9, 2008 RECORDING NO: 2008-0013179 OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
(AFFECTS PARCEL A - LOCATION OF EASEMENT NOT PROVIDED)

10. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: NOVEMBER 07, 2008 RECORDING NO: 2008-0594419 OFFICIAL RECORDS
(AFFECTS ALL PARCELS - BLANKET IN NATURE - NOT PLOTTABLE)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT-SANITATION SYSTEM INSTALLATION AGREEMENT RECORDING DATE: DECEMBER 4, 2008 RECORDING NO: 2008-0638899 OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS ALL PARCELS - BLANKET IN NATURE - NOT PLOTTABLE)

12. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: JACKSON STREET RETAIL INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY LESSEE: MC DONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDING DATE: OCTOBER 5, 2006 RECORDING NO: 2006-0739255 OFFICIAL RECORDS AN AGREEMENT TO AMEND OR MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT EXECUTED BY: AS LESSOR: JACKSON SQUARE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO JACKSON STREET RETAIL INVESTMENTS, LLC AS LESSEE: MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED: APRIL 03, 2007 RECORDING DATE: APRIL 13, 2007 RECORDING NO: 2007-0252714 OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. AFFECTS: A PORTION OF PARCEL 1.
(AFFECTS PARCEL A - SIGN EASEMENT AREA NOT DEFINED - NOT PLOTTABLE)

13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: AMENDED AND RESTATED MEMORANDUM OF LEASE LESSOR: A & S COACHELLA CENTERS LP, A CALIFORNIA LIMITED PARTNERSHIP LESSEE: WAL-MART STORES, INC., A DELAWARE CORPORATION RECORDING DATE: FEBRUARY 27, 2013 RECORDING NO: 2013-0097897 OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. AFFECTS: PARCEL 2.
(AFFECTS PARCEL A - BLANKET IN NATURE - NOT PLOTTABLE)

14. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$9,500,000.00 DATED: JUNE 27, 2017 TRUSTOR/GRANTOR A & S COACHELLA CENTERS LP, A CALIFORNIA LIMITED PARTNERSHIP TRUSTEE: CHICAGO TITLE COMPANY BENEFICIARY: INTERAUDI BANK, A NEW YORK STATE CHARTERED BANK RECORDING DATE: JULY 19, 2017 RECORDING NO: 2017-0293216 OF OFFICIAL RECORDS AFFECTS: PARCELS 1 AND 2 AND OTHER LAND.
(AFFECTS PARCEL A - BLANKET IN NATURE - NOT PLOTTABLE)

15. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 14 ASSIGNED TO: INTERAUDI BANK, A NEW YORK STATE CHARTERED BANK RECORDING DATE: JULY 19, 2017 RECORDING NO: 2017-0293217 OF OFFICIAL RECORDS AFFECTS: PARCELS 1 AND 2 AND OTHER LAND.
(AFFECTS PARCEL A - BLANKET IN NATURE - NOT PLOTTABLE)

16. A FINANCING STATEMENT AS FOLLOWS: DEBTOR: A & S COACHELLA CENTERS LP SECURED PARTY: INTERAUDI BANK RECORDING DATE: JANUARY 24, 2018 RECORDING NO: 2018-0028656 OF OFFICIAL RECORDS AFFECTS: PARCELS 1 AND 2 AND OTHER LAND.
(AFFECTS PARCEL A - BLANKET IN NATURE - NOT PLOTTABLE)

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

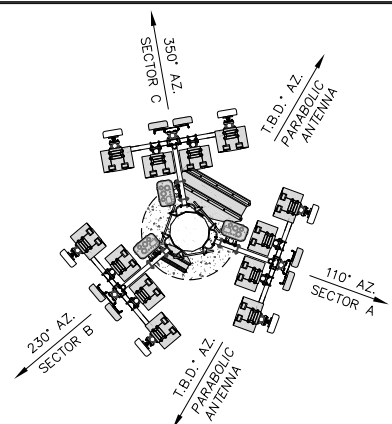
**POE
MTX-44 / BSC-15
MCE**

UNADDRESSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236

SHEET TITLE:
**NOTES AND TITLE REPORTS
EXCEPTIONS**

A1.1

REVISION:
1



ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	CABLE SIZE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	110°	4	4	41'	80'	(3) 1.7" HYBRIFLEX	FED FROM RRUs	.	5'	15'	..
SECTOR B	230°	4	4	41'			FED FROM RRUs	.	5'	15'	..
SECTOR C	350°	4	4	41'			FED FROM RRUs	.	5'	15'	..
PARABOLIC ANTENNA		2	.	T.B.D.	.	.	.	.	.	.	..
GPS	N/A	1	.	.	.	1/2" COAX	.	.	.	.	..

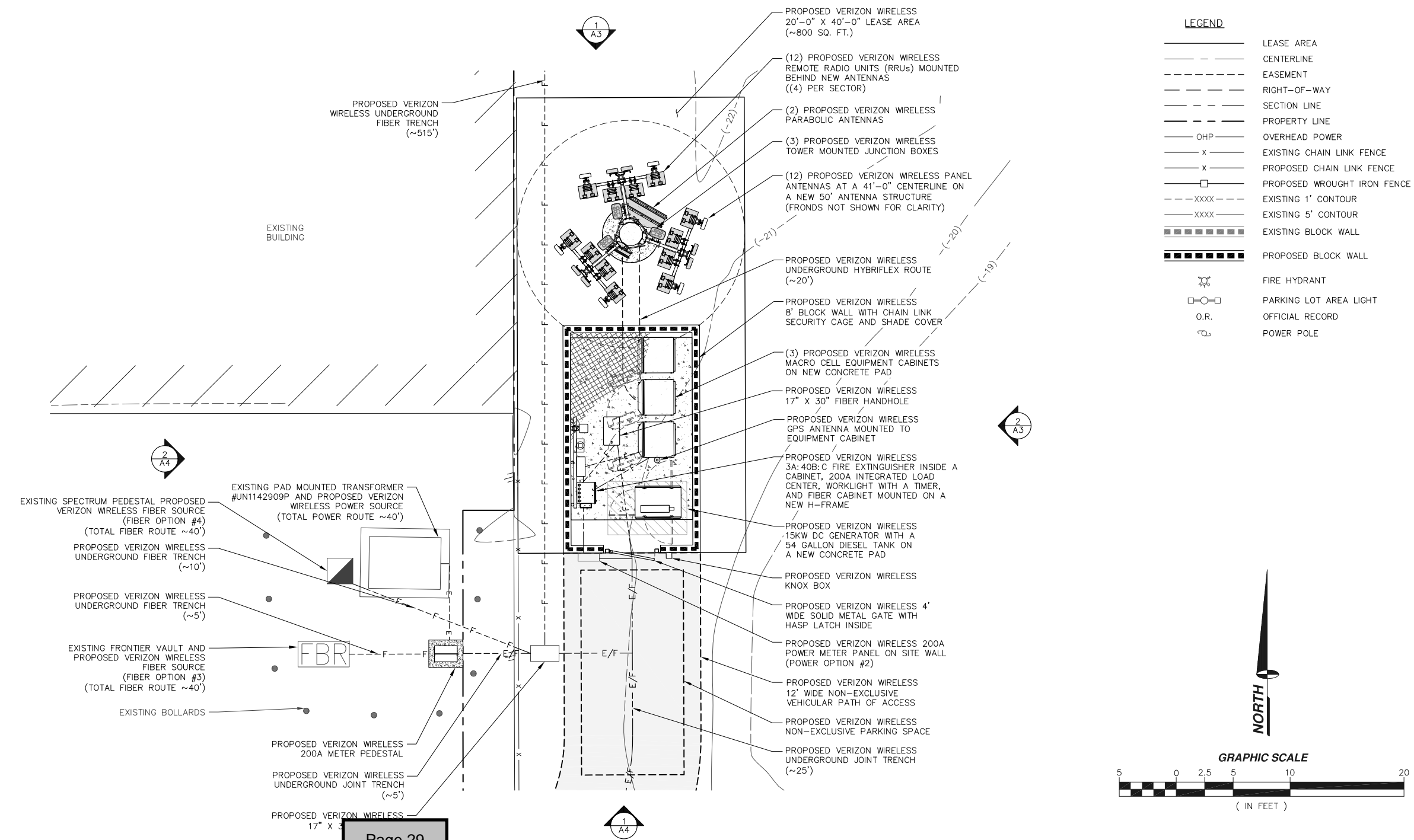
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA LAYOUT

11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5'

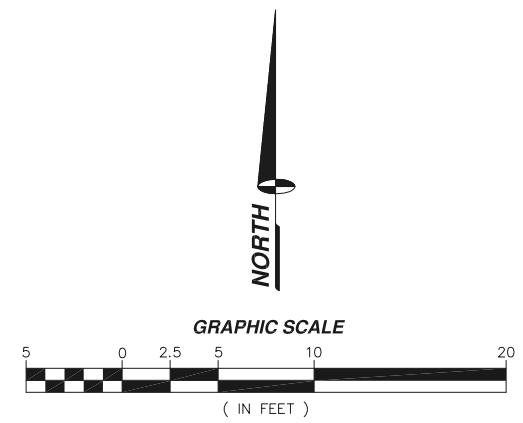
3 ANTENNA AND CABLE SCHEDULE

SCALE: 2
NONE



LEGEND

—————	LEASE AREA
— — — — —	CENTERLINE
- - - - -	EASEMENT
— — — — —	RIGHT-OF-WAY
— — — — —	SECTION LINE
— — — — —	PROPERTY LINE
— OHP —	OVERHEAD POWER
— x —	EXISTING CHAIN LINK FENCE
— x —	PROPOSED CHAIN LINK FENCE
— □ —	PROPOSED WROUGHT IRON FENCE
— xxxx —	EXISTING 1' CONTOUR
— xxxx —	EXISTING 5' CONTOUR
▬▬▬▬▬▬	EXISTING BLOCK WALL
▬▬▬▬▬▬	PROPOSED BLOCK WALL
⊕	FIRE HYDRANT
□ ○ □	PARKING LOT AREA LIGHT
O.R.	OFFICIAL RECORD
⊕	POWER POLE



SITE DETAIL

11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5'

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

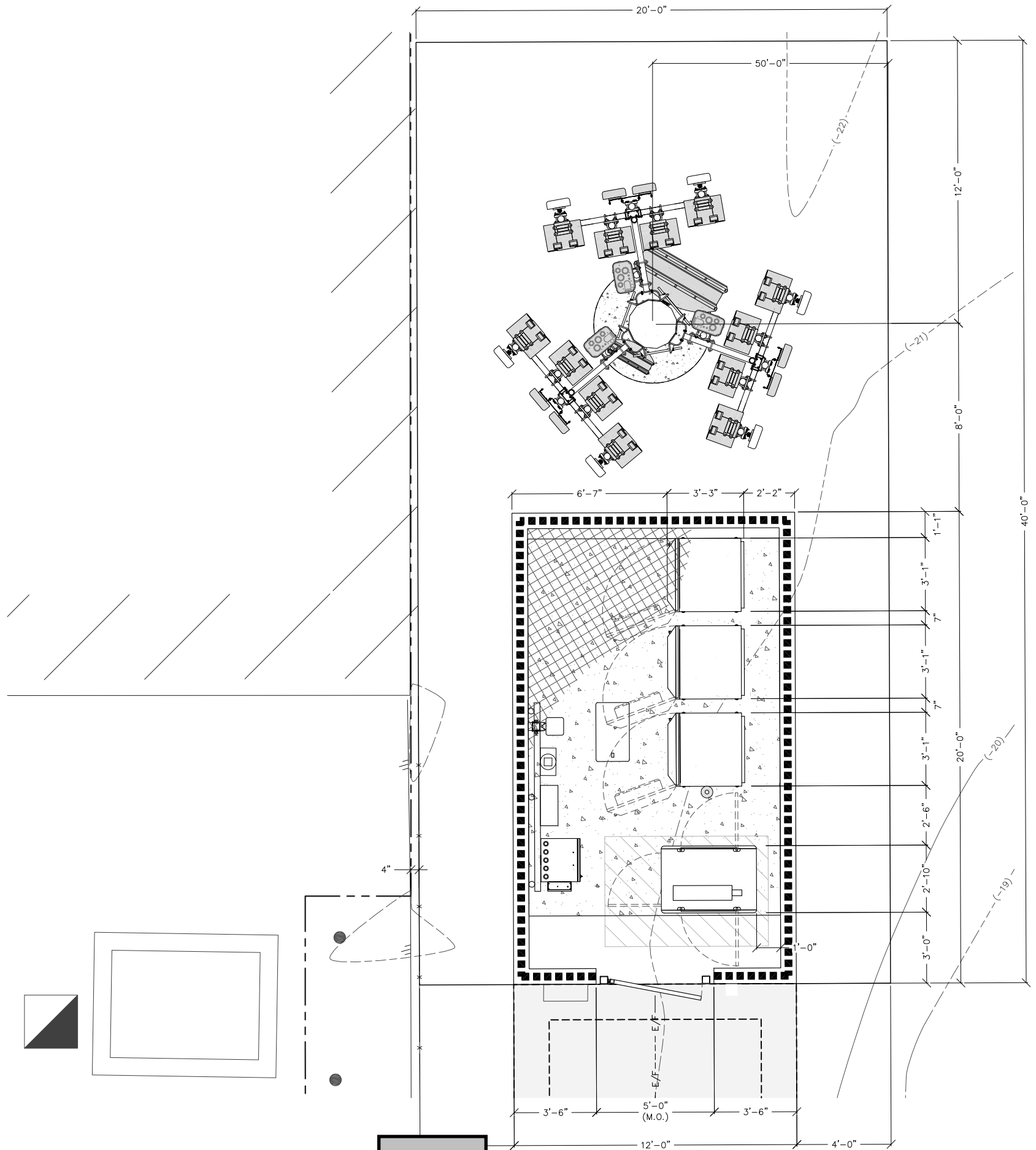
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

POE
MTX-44 / BSC-15
MCE
UNADDRESSSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

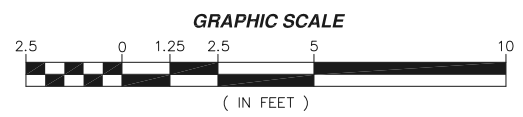
A2

REVISION:
1



LEGEND

—	LEASE AREA
- - -	CENTERLINE
- - - - -	EASEMENT
- - - - -	RIGHT-OF-WAY
- - - - -	SECTION LINE
- - - - -	PROPERTY LINE
— OHP —	OVERHEAD POWER
— x —	EXISTING CHAIN LINK FENCE
— x —	PROPOSED CHAIN LINK FENCE
— □ —	PROPOSED WROUGHT IRON FENCE
- - - - -	EXISTING 1' CONTOUR
- - - - -	EXISTING 5' CONTOUR
▬▬▬▬▬	EXISTING BLOCK WALL
▬▬▬▬▬	PROPOSED BLOCK WALL
⊗	FIRE HYDRANT
□ ○ □	PARKING LOT AREA LIGHT
O.R.	OFFICIAL RECORD
⊕	POWER POLE



- Page 30 -

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.

SPECTRUM
 SPECTRUM SERVICES, INC.
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verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

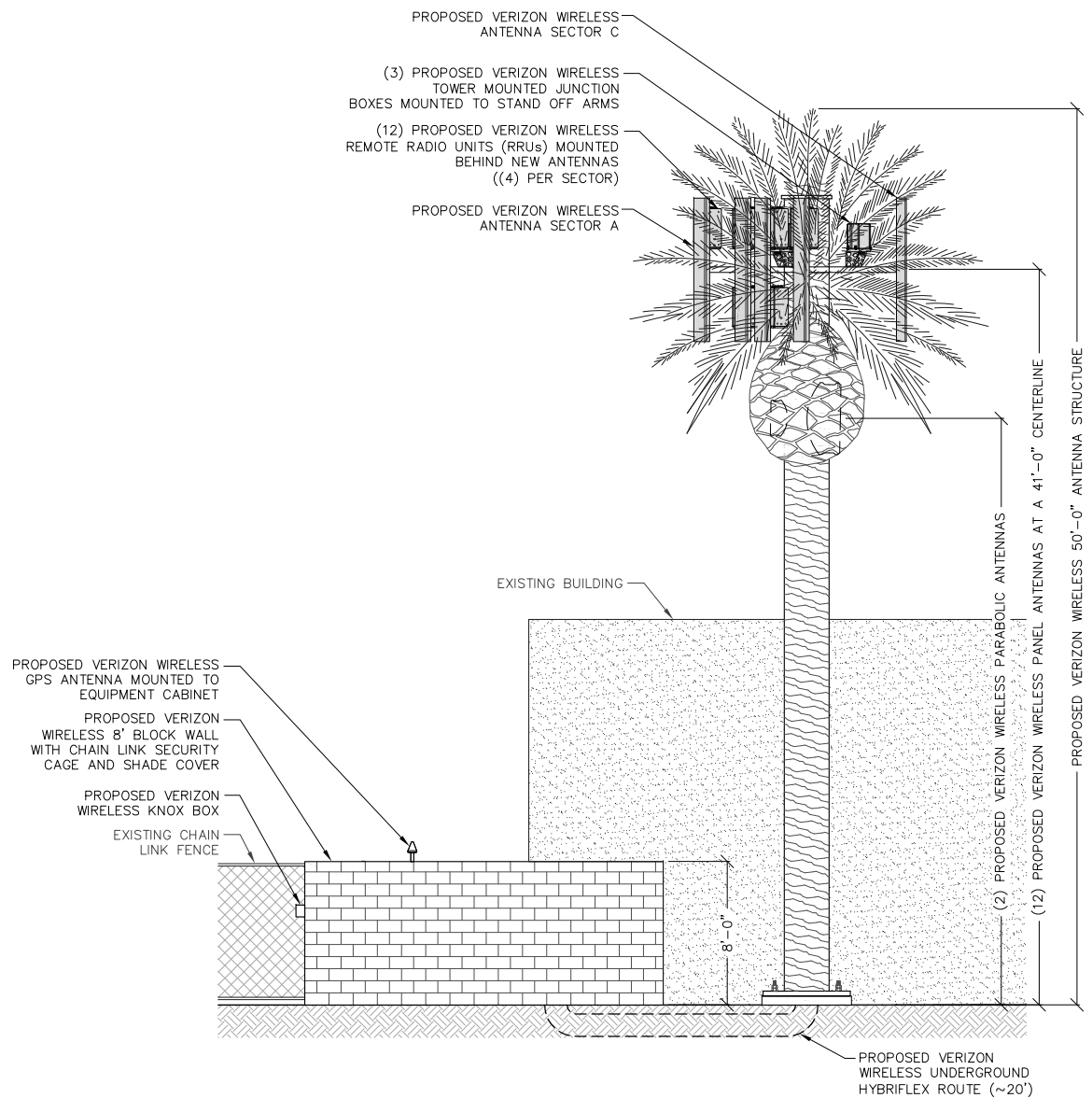
POE
MTX-44 / BSC-15
MCE
 UNADDRESSED PARCEL
 APN: 612-220-033-3
 COACHELLA, CALIFORNIA 92236

SHEET TITLE:
SITE DETAIL WITH DIMENSIONS

A2.1 REVISION: **1**

11" X 17" SCALE 1" = 5'	24" X 36" SCALE 1" = 2'-6"	1
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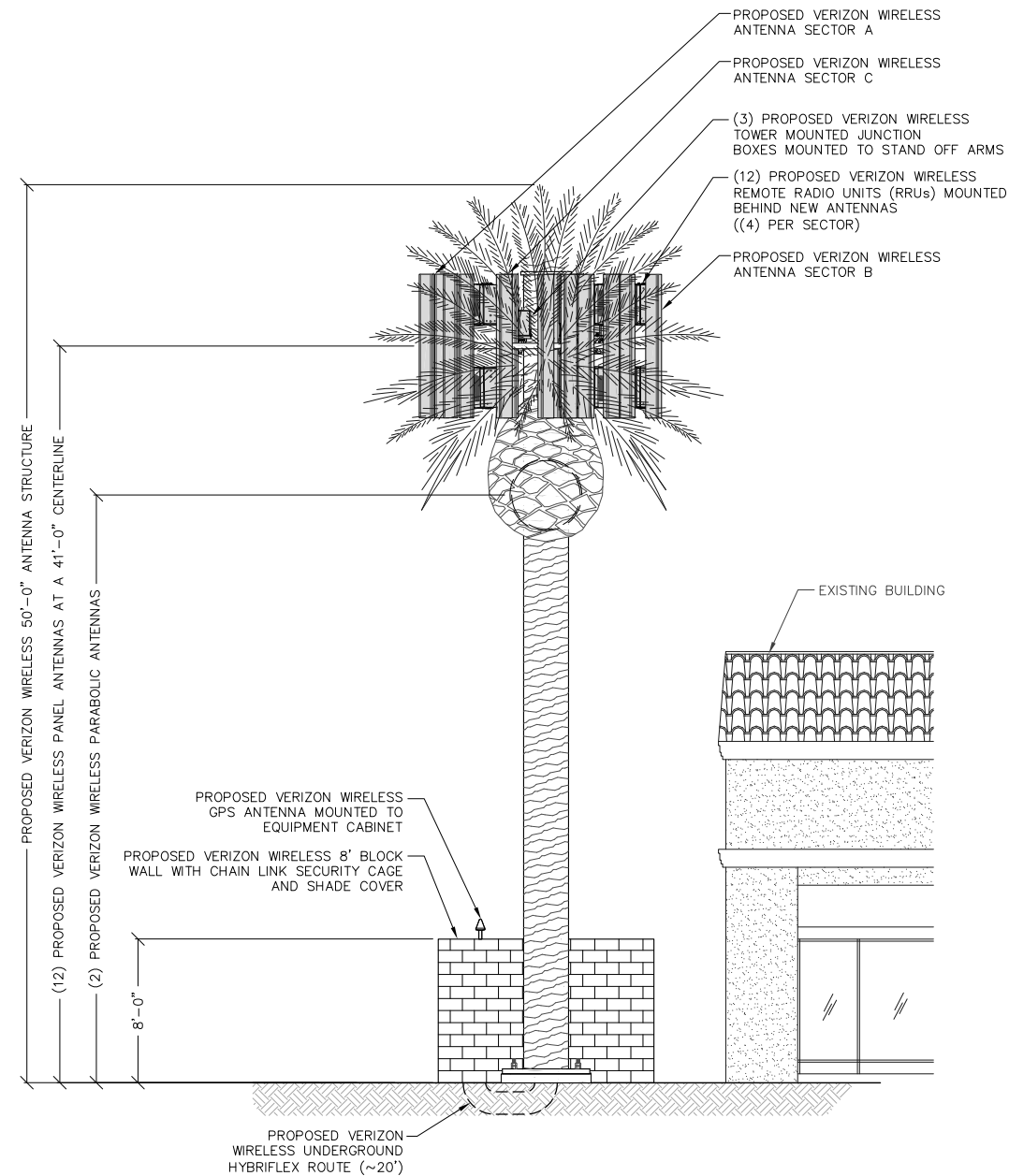
NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO ANTENNA STRUCTURE



EAST ELEVATION

11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5' 2

NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO ANTENNA STRUCTURE



NORTH ELEVATION

11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5' 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

POE
MTX-44 / BSC-15
MCE

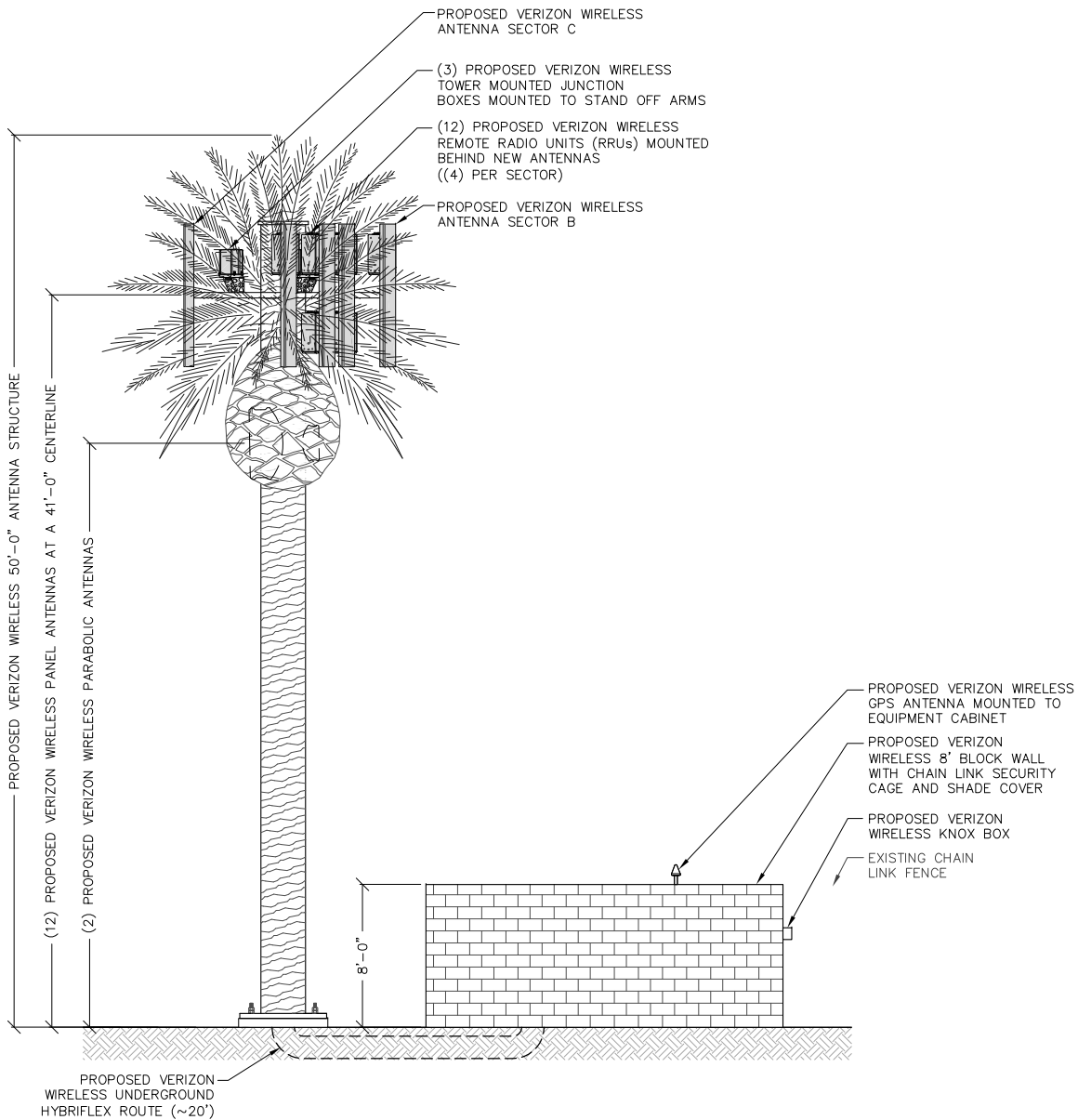
UNADDRESSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236

SHEET TITLE:
NORTH & EAST
ELEVATIONS

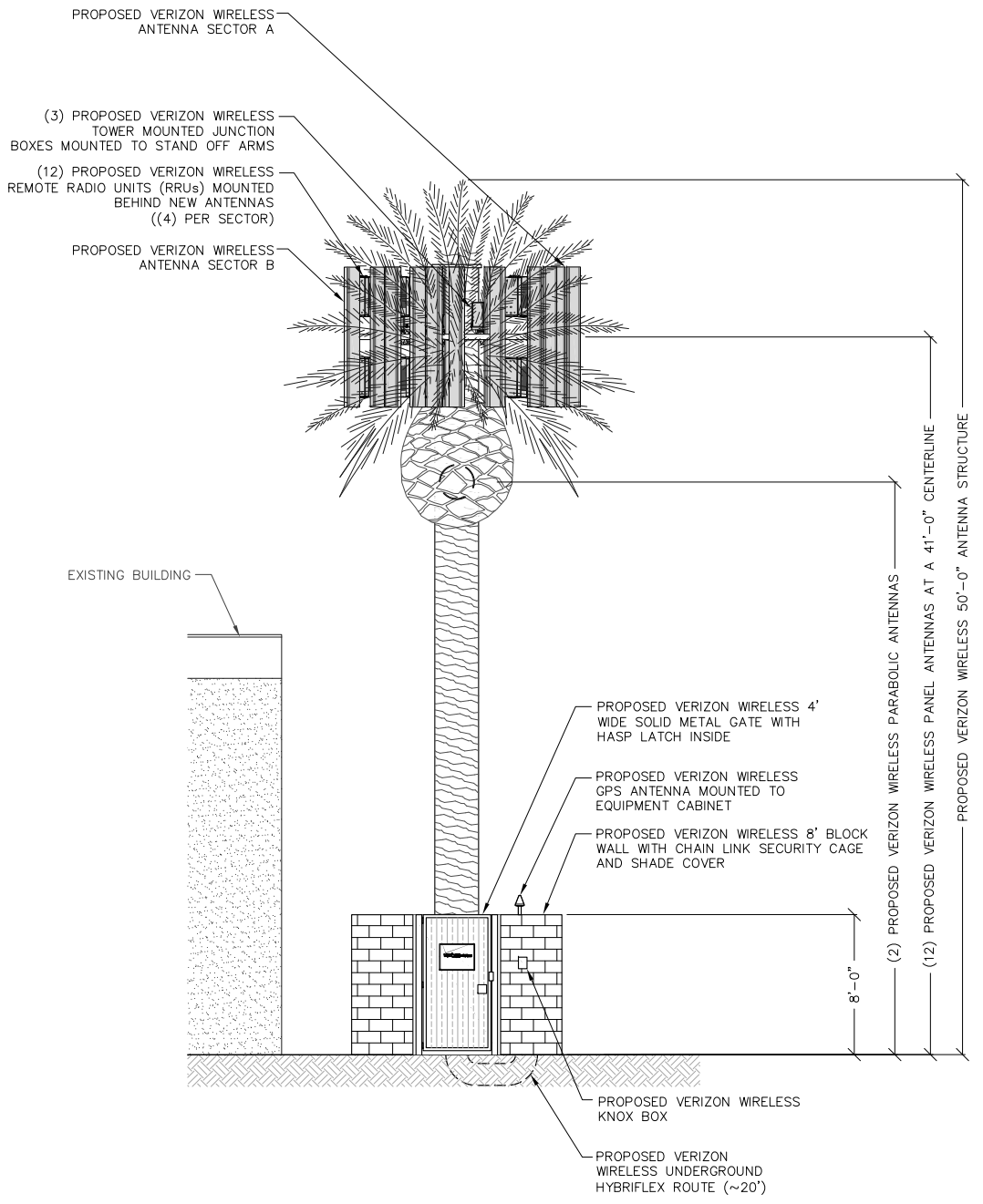
A3

REVISION:
1

NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO ANTENNA STRUCTURE



NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO ANTENNA STRUCTURE



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

POE
MTX-44 / BSC-15
MCE
UNADDRESSSED PARCEL
APN: 612-220-033-3
COACHELLA, CALIFORNIA 92236

SHEET TITLE:
SOUTH & WEST
ELEVATIONS



LOCATION



EXISTING

PROPOSED INSTALLATION OF (12) VERIZON WIRELESS ANTENNAS ON A NEW 50' ANTENNA STRUCTURE EXTENSION
PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 8' BLOCK WALL WITH CHAIN LINK
SECURITY CAGE AND SHADE COVER.



4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
8401
08



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR IRVINE,
CALIFORNIA 92618



LOCATION



EXISTING



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS ANTENNAS ON A NEW 50' ANTENNA STRUCTURE EXTENSION
PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 8' BLOCK WALL WITH CHAIN LINK
SECURITY CAGE AND SHADE COVER.



4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
8401
08

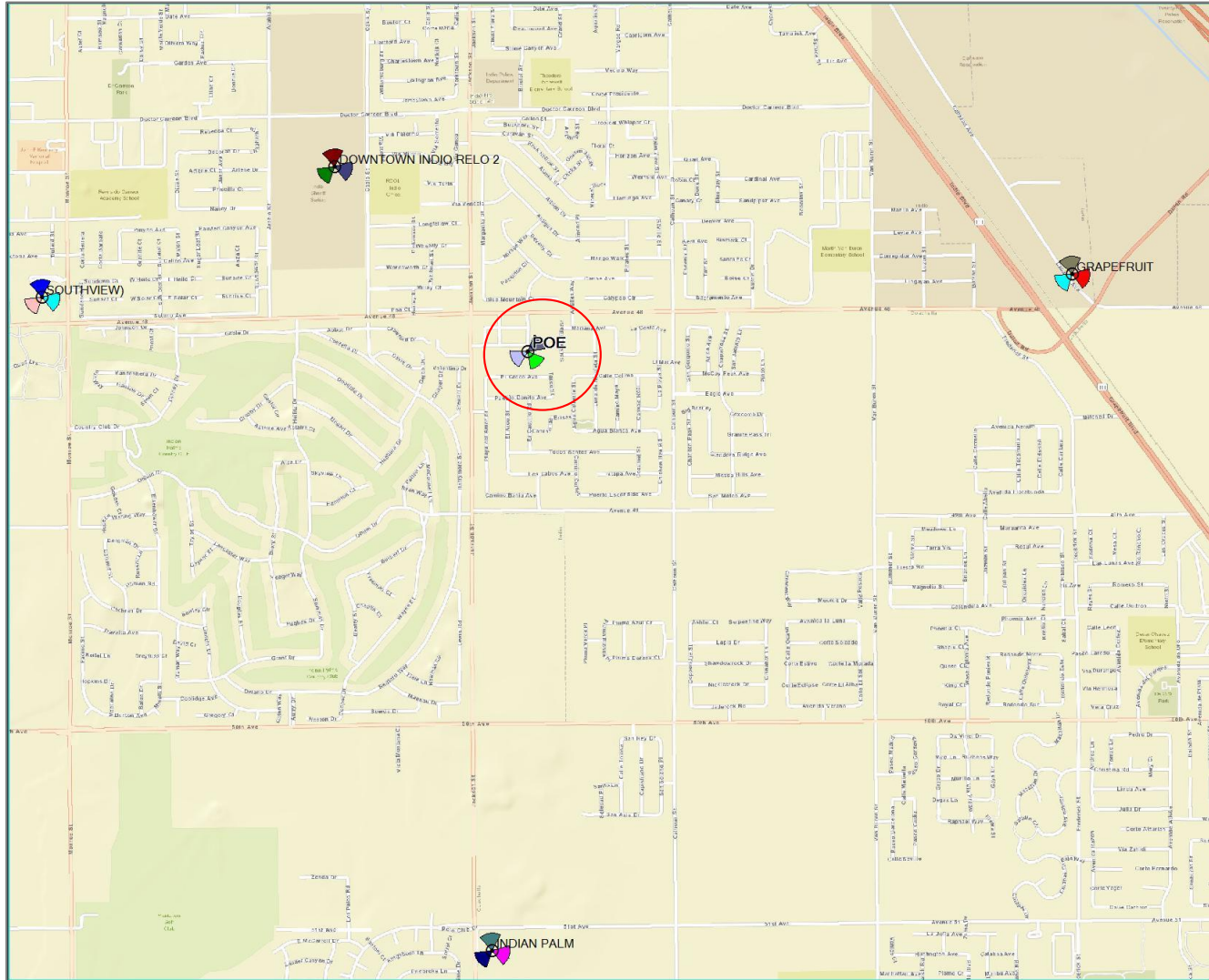


15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR IRVINE,
CALIFORNIA 92618

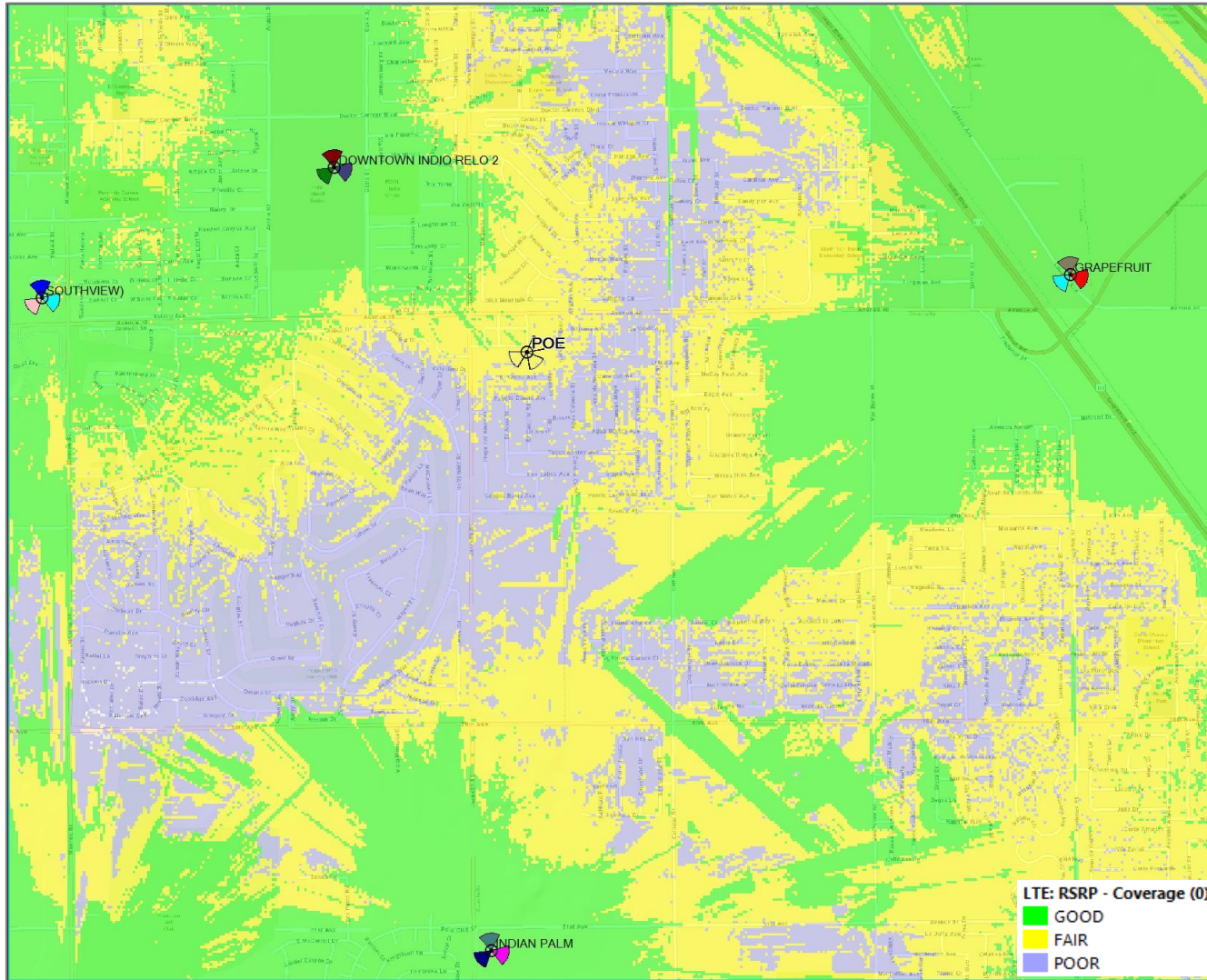
Poe Propagation Maps

June 13, 2019

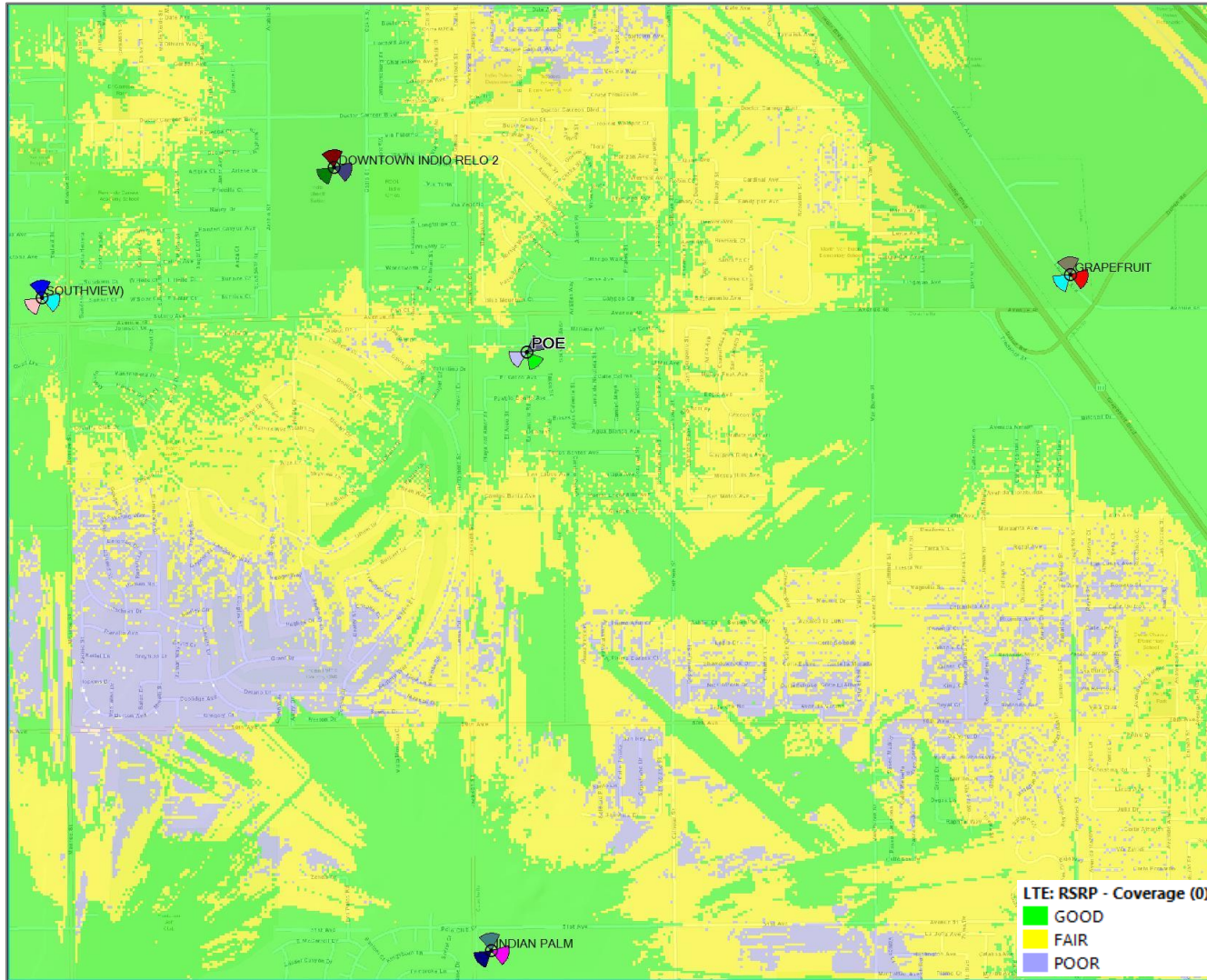
Overview Map



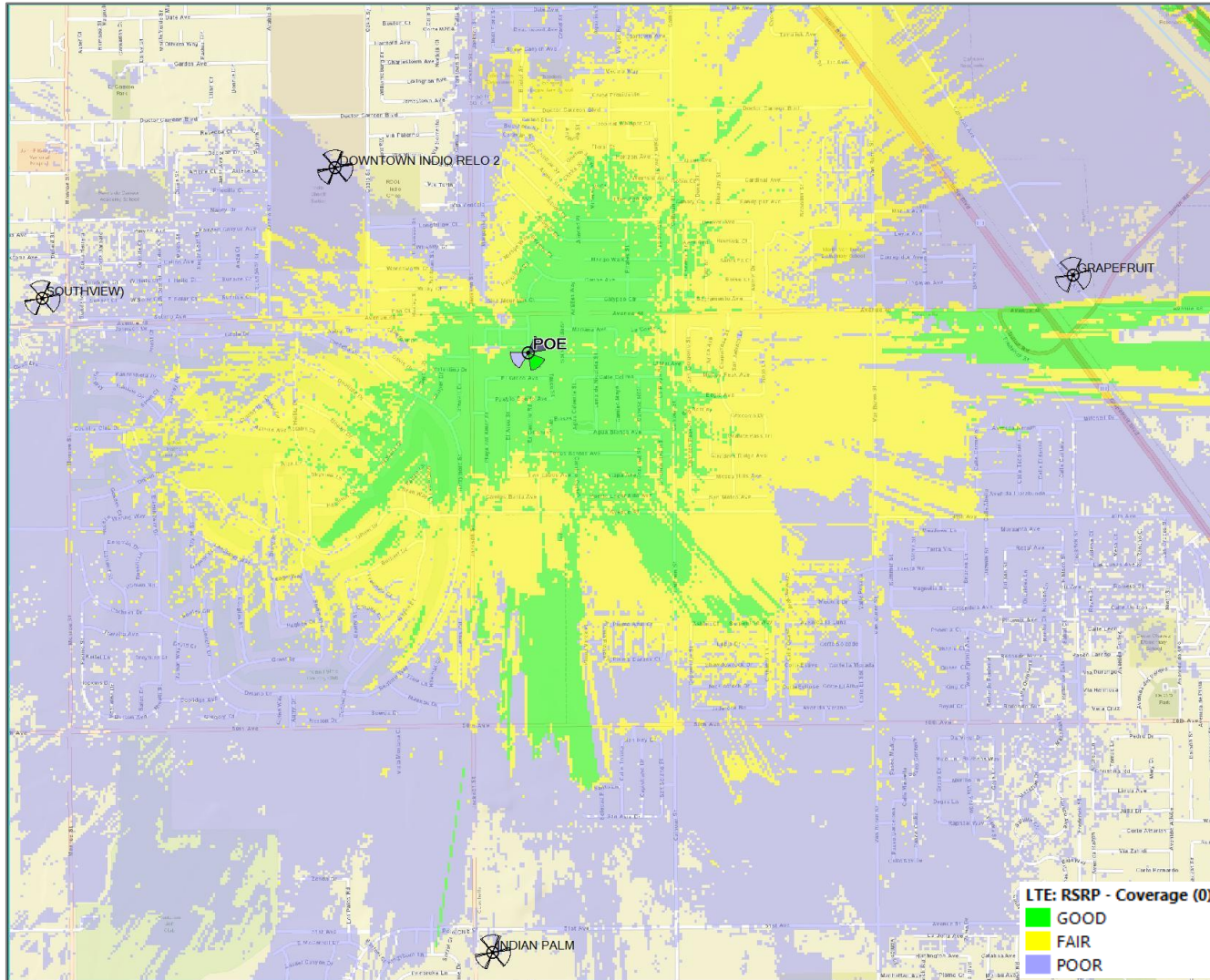
Verizon Coverage without Poe



Verizon Coverage with Poe



Poe Coverage



**Verizon Wireless • Proposed Base Station (Site No. 284952 “Poe”)
APN 612-220-033-3 • Coachella, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 284952 “Poe”) proposed to be located at APN 612-220-033-3 in Coachella, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall pole, configured to resemble a palm tree, to be sited in the vacant lot behind the property at 83157 Avenue 48 in Coachella. The proposed operation will, together with the other base station nearby, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0



**Verizon Wireless • Proposed Base Station (Site No. 284952 “Poe”)
APN 612-220-033-3 • Coachella, California**

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Spectrum Services, Inc., dated July 22, 2019, it is proposed to install twelve CommScope Model NHH-65C directional panel antennas on a new 45-foot steel pole, configured to resemble a palm tree,^{*} to be sited in the vacant lot on the east side of the Jackson Square Shopping Center located at the southeast corner of the intersection of Avenue 48 and Jackson Street in Coachella, next to blank wall of the Taqueria Guerrero restaurant. The antennas would employ no downtilt, would be mounted at an effective height of about 41 feet above ground, and would be oriented in groups of four toward 110°T, 230°T, and 350°T, to provide service in all directions. The maximum effective radiated power in any direction would be 18,000 watts, representing simultaneous operation at 5,790 watts for AWS, 5,070 watts for PCS, 3,600 watts for cellular, and 3,540 watts for 700 MHz service. Also proposed

^{*} Foliage atop the pole puts the overall height at 50 feet.

**Verizon Wireless • Proposed Base Station (Site No. 284952 “Poe”)
APN 612-220-033-3 • Coachella, California**

to be located on the pole are two microwave “dish” antennas, for interconnection of this site with others in the Verizon network.

Based on zoning drawings by CASA Industries, Inc., dated June 11, 2018, AT&T Mobility has installed twelve 8-foot tall directional panel antennas on a 47-foot pole sited about 240 feet to the north on the same parcel. For the limited purpose of this study, it is assumed that AT&T has installed CommScope Model SBNHH-1D65C antennas, employing up to 3° downtilt, mounted at an effective height of about 43 feet above ground, and oriented toward 10°T, 120°T, and 240°T, and that the maximum effective radiated power in any direction is 28,000 watts, representing simultaneous operation at 3,800 watts for WCS, 6,100 watts for AWS, 5,300 watts for PCS, 3,500 watts for cellular, and 9,300 watts for 700 MHz service.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself, including the contribution of the microwave antennas, is calculated to be 0.10 mW/cm², which is 12% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 13% of the public exposure limit. The maximum calculated cumulative level at the top-floor elevation of any nearby two-story building is 8.9% of the public limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence[†] is 9.7% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

No Recommended Compliance Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at APN 612-220-033-3 in Coachella, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The

[†] Located at least 190 feet away, based on the drawings.



**Verizon Wireless • Proposed Base Station (Site No. 284952 “Poe”)
APN 612-220-033-3 • Coachella, California**

highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.
707/996-5200

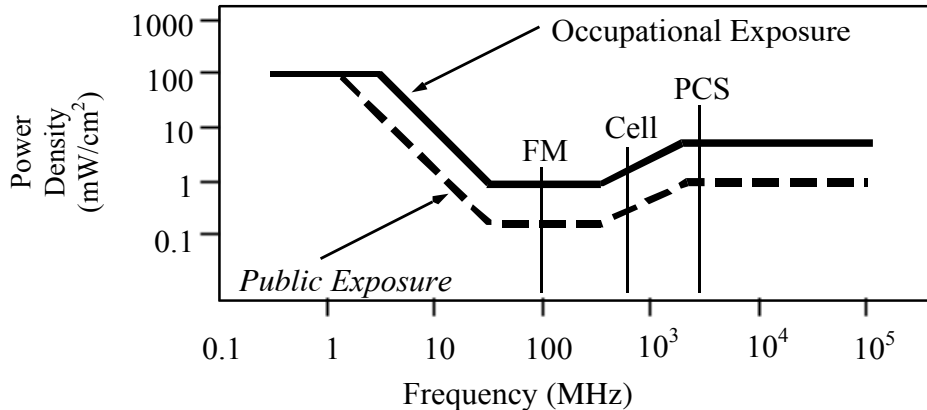
February 24, 2020

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has incorporated those formulas in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,

P_{net} = net power input to antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

A & S COACHELLA CENTERS, LP

18980 Ventura Blvd., Tarzana, Ca 91356 Tel: (818) 996-9666
22, 2019 Email: andy@sinanian.com

February 6, 2020

Planning Commission

City of Coachella

53-462 Enterprise Way

Coachella, CA 92236

Dear Planning Commission

I am the owner of APN #612-220-033, which is part of the Jackson Square Shopping Center. At this time the parcel is a vacant parcel that will be used for a future development.

I was approached by Spectrum Services, Inc. a vendor of Verizon Wireless about the possibility of leasing them space to install a new wireless communications facility. Spectrum Services, Inc. approached me after hearing that I already had leased similar space to locate a new facility for AT & T on this parcel.

I worked with Spectrum Services with my team to find a location on the parcel that would not interfere with our future development plans of this parcel. Attached is a preliminary layout of the future development of the parcel. The location shown in the attached layout would not interfere in our future development. The location agreed upon by us and Spectrum Services suits us well and it complies with the necessary distance to achieve the minimum 150 ft. separation from the residential properties to the south of the proposed site.

I have reviewed the drawings dated 7/22/2019 that shows the proposed location of Verizon's tower and related equipment enclosure and I approve Verizon (and Spectrum as their representative) to proceed for asking your approval at your meeting on 3/4/2020 for their CUP application permit #317.

As we stated earlier the proposed Verizon location as shown in the drawings dated 7/22/2019 will not interfere with future development of the parcel as shown in the attached layout.

Sincerely

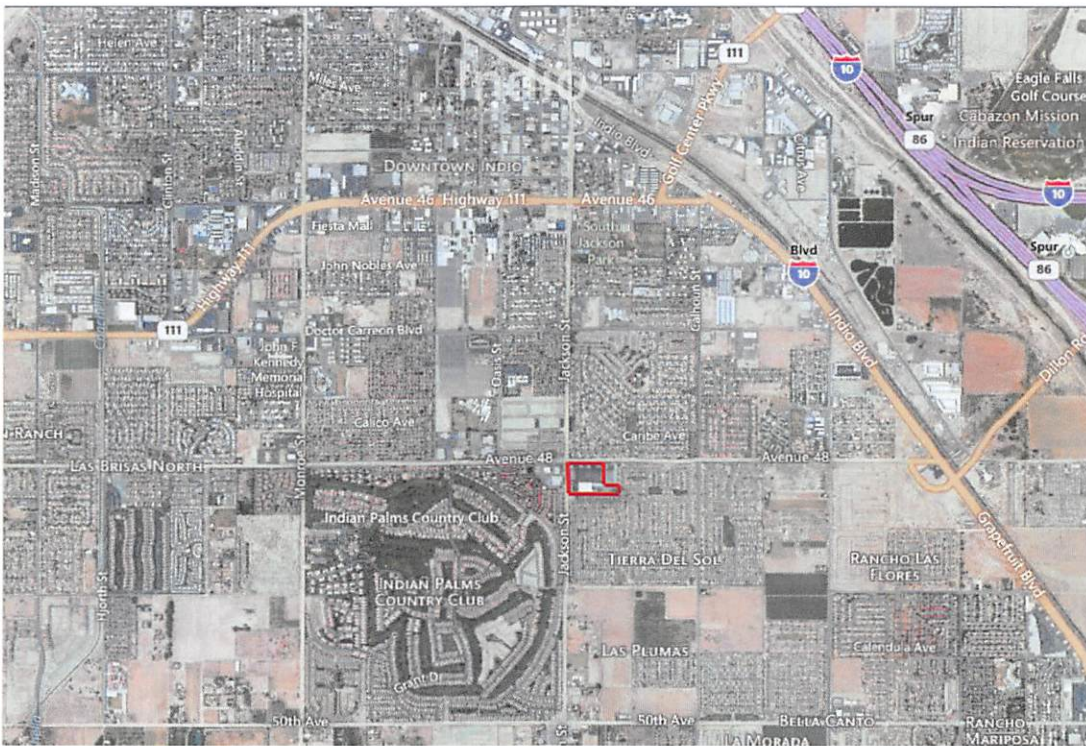


Antranik Sinanian, GP

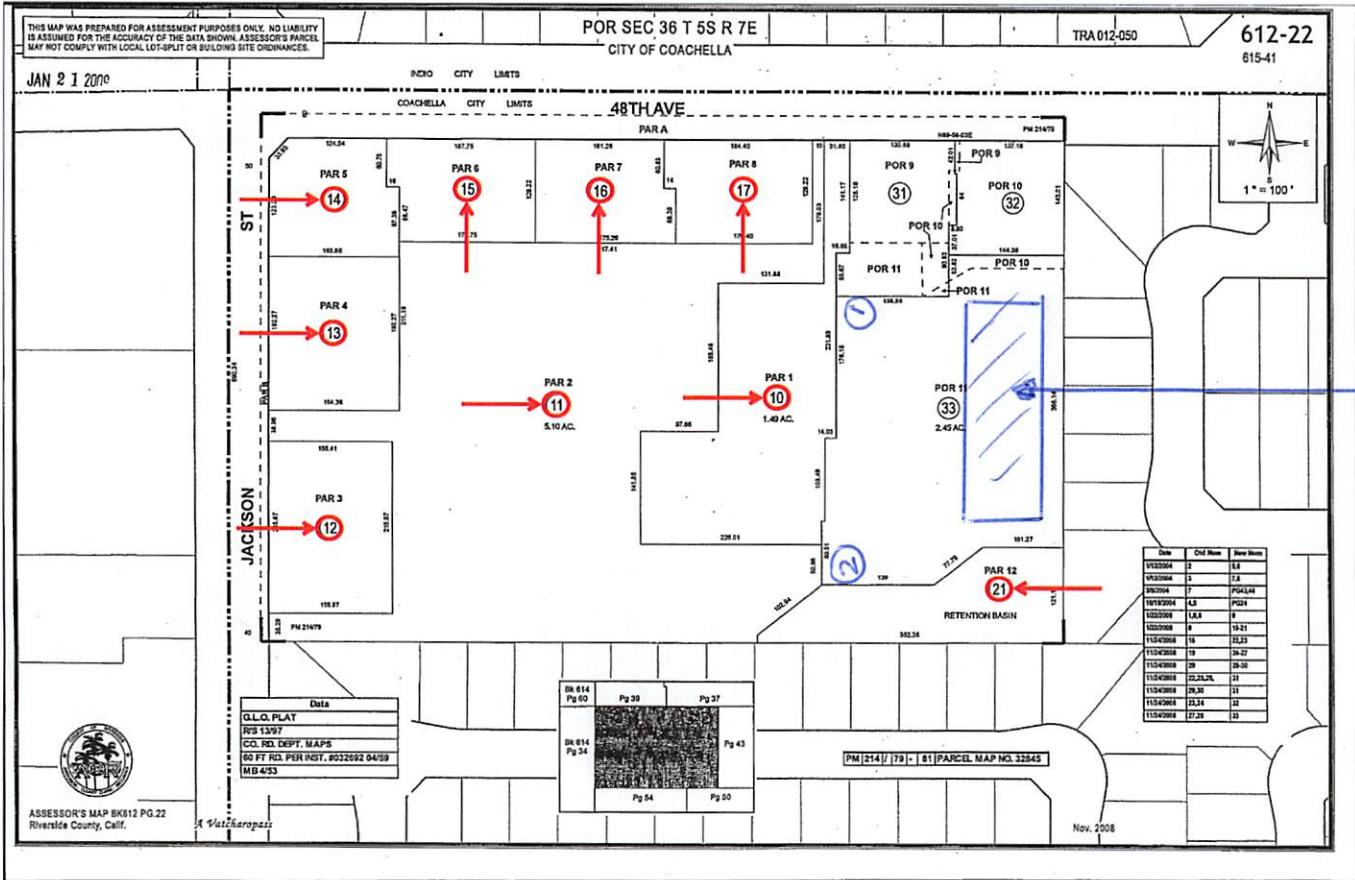
A & S Coachella Centers, LP



Subject Aerial Photo. Outlined areas subject units.



Subject Neighborhood Aerial View



Future Development

① AT&T Location
② Spectrum/Verizon Location

This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 73435
Doc: RV/A 612-22

Page 1 of 1

Requested By: steve denilo, Printed: 6/1/2017 10:16 AM

**Verizon Wireless • Proposed Base Station (Site No. 284952 “Poe”)
APN 612-220-033-3 • Coachella, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 284952 “Poe”) proposed to be located at APN 612-220-033-3 in Coachella, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall pole, configured to resemble a palm tree, to be sited in the vacant lot behind the property at 83157 Avenue 48 in Coachella. The proposed operation will, together with the other base station nearby, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0



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General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Spectrum Services, Inc., dated July 22, 2019, it is proposed to install twelve CommScope Model NHH-65C directional panel antennas on a new 45-foot steel pole, configured to resemble a palm tree,* to be sited in the vacant lot on the east side of the Jackson Square Shopping Center located at the southeast corner of the intersection of Avenue 48 and Jackson Street in Coachella, next to blank wall of the Taqueria Guerrero restaurant. The antennas would employ no downtilt, would be mounted at an effective height of about 41 feet above ground, and would be oriented in groups of four toward 110°T, 230°T, and 350°T, to provide service in all directions. The maximum effective radiated power in any direction would be 18,000 watts, representing simultaneous operation at 5,790 watts for AWS, 5,070 watts for PCS, 3,600 watts for cellular, and 3,540 watts for 700 MHz service. Also proposed

* Foliage atop the pole puts the overall height at 50 feet.

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to be located on the pole are two microwave “dish” antennas, for interconnection of this site with others in the Verizon network.

Based on zoning drawings by CASA Industries, Inc., dated June 11, 2018, AT&T Mobility has installed twelve 8-foot tall directional panel antennas on a 47-foot pole sited about 240 feet to the north on the same parcel. For the limited purpose of this study, it is assumed that AT&T has installed CommScope Model SBNHH-1D65C antennas, employing up to 3° downtilt, mounted at an effective height of about 43 feet above ground, and oriented toward 10°T, 120°T, and 240°T, and that the maximum effective radiated power in any direction is 28,000 watts, representing simultaneous operation at 3,800 watts for WCS, 6,100 watts for AWS, 5,300 watts for PCS, 3,500 watts for cellular, and 9,300 watts for 700 MHz service.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself, including the contribution of the microwave antennas, is calculated to be 0.10 mW/cm², which is 12% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 13% of the public exposure limit. The maximum calculated cumulative level at the top-floor elevation of any nearby two-story building is 8.9% of the public limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence[†] is 9.7% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

No Recommended Compliance Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at APN 612-220-033-3 in Coachella, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The

[†] Located at least 190 feet away, based on the drawings.

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highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.
707/996-5200

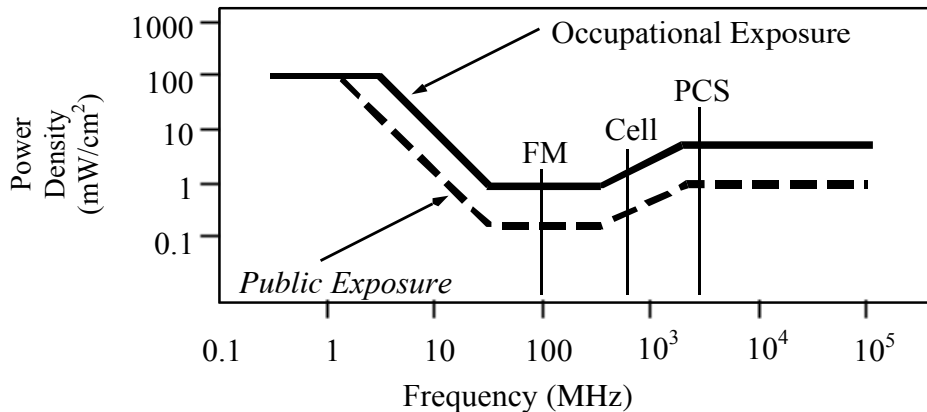
February 24, 2020

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has incorporated those formulas in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

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The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,
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The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,
 RFF = three-dimensional relative field factor toward point of calculation, and
 D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

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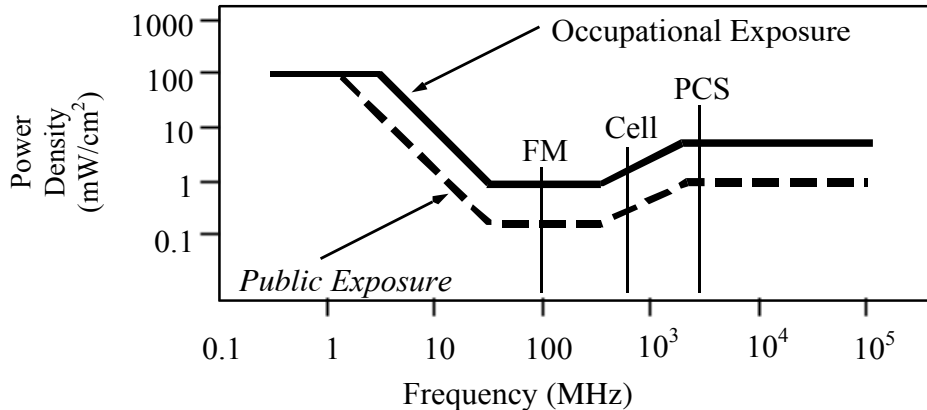
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