

AMENDMENT TO AGENDA PACKET:
CONSENT CALENDAR ITEM NO. 1 -
STAFF REPORT AND RESOLUTION WERE
AMENDED TO CLARIFY AND ADD
SUPPORT FOR DETERMINATIONS.
AMENDMENT PUBLISHED BEFORE 12:00
P.M. ON 11/14/2023 PRIOR TO THE
MEETING.



*Planning Commission agendas and staff reports
are now available on the City's web page:
www.laquintaca.gov*

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBER
78495 Calle Tampico, La Quinta

TUESDAY, NOVEMBER 14, 2023, AT 5:00 P.M.

Members of the public **may listen to this meeting by tuning-in live via**
<http://laquinta.12milesout.com/video/live>.

CALL TO ORDER

Roll Call: Commissioners Caldwell, Guerrero, Hassett, Hernandez, McCune, Tyerman,
and Chairperson Nieto.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

At this time, members of the public may address the Commission on any matter not listed on the agenda pursuant to the "Public Comments – Instructions" listed at the end of the agenda. The Commission values your comments; however, in accordance with State law, no action shall be taken on any item not appearing on the agenda unless it is an emergency item authorized by the Brown Act [Government Code § 54954.2(b)].

CONFIRMATION OF AGENDA

ANNOUNCEMENTS, PRESENTATIONS AND WRITTEN COMMUNICATIONS

1. INTRODUCE SENIOR PLANNER SCOTT NESPOR
2. LA QUINTA CULTURAL CAMPUS PROJECT UPDATE

CONSENT CALENDAR

PAGE
6

1. CONSIDER ADOPTING A RESOLUTION FINDING THE PROPOSED EXCHANGE BETWEEN THE CITY OF LA QUINTA AND NINO ROSINI FOR CERTAIN REAL PROPERTY COMPRISED OF APPROXIMATELY 0.37 ACRES ON AVENIDA LA FONDA (APN: 770-125-003) AND APPROXIMATELY 0.40 ACRES ON DESERT CLUB DRIVE (770-155-001) CONSISTENT WITH THE 2035 GENERAL PLAN; CEQA: THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061 (b)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, COMMON SENSE EXEMPTION

BUSINESS SESSION

PAGE
12

1. CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 2022-0002 TO ADD TO THE CITY'S INVENTORY OF SITES IN THE CITY'S CERTIFIED HOUSING ELEMENT TO MEET THE STATE-MANDATED "NO NET LOSS" REQUIREMENTS IN CONNECTION WITH THE LA QUINTA VILLAGE APARTMENTS PROJECT LOCATION: NORTHEAST CORNER OF WASHINGTON STREET AND AVENUE 50

STUDY SESSION – NONE

PUBLIC HEARINGS – 5:00 p.m. or thereafter

For all Public Hearings on the agenda, a completed "Request to Speak" form must be filed with the Commission Secretary prior to consideration of that item; comments are limited to three (3) minutes (approximately 350 words).

Any person may submit written comments to the Planning Commission prior to the public hearing and/or may appear and be heard in support of or opposition to the project(s) at the time of the public hearing. If you challenge a project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the City at or prior to the public hearing.

PAGE
28

1. CONSIDER ADOPTING A RESOLUTION TO APPROVE CONDITIONAL USE PERMIT 2022-0012 FOR THE CONSTRUCTION OF A MONOPALM WIRELESS TELECOMMUNICATION FACILITY LOCATED AT AN EXISTING FIRE STATION; CEQA: THE PROJECT IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES; LOCATION: 54001 MADISON STREET

STAFF ITEMS – NONE

COMMISSIONERS' ITEMS

ADJOURNMENT

The regular Planning Commission meeting of November 28, 2023, has been cancelled.

The next regular meeting of the La Quinta Planning Commission will be held on December 12, 2023, commencing at 5:00 p.m. at the La Quinta City Hall Council Chamber, 78495 Calle Tampico, La Quinta, CA 92253.

DECLARATION OF POSTING

I, Tania Flores, Secretary of the Planning Commission of the City of La Quinta, do hereby declare that the foregoing Agenda for the Commission meeting of November 14, 2023, was posted on the City's website, near the entrance to the Council Chamber at 78495 Calle Tampico and the bulletin board at 51321 Avenida Bermudas, on November 9, 2023.

DATED: November 9, 2023



Tania Flores, Commission Secretary
City of La Quinta, California

Public Notices

- Agenda packet materials are available for public inspection: 1) at the Clerk's Office at La Quinta City Hall, located at 78495 Calle Tampico, La Quinta, California 92253; and 2) on the City's website at <https://www.laquintaca.gov/business/boards-and-commissions/planning-commission>, in accordance with the Brown Act [Government Code § 54957.5; AB 2647 (Stats. 2022, Ch. 971)].
- The La Quinta City Council Chamber is handicapped accessible. If special equipment is needed for the hearing impaired, please contact Commission Secretary at (760) 777-7023, 24-hours in advance of the meeting and accommodations will be made.
- If background material is to be presented to the Commission during a Commission meeting, please be advised that 15 copies of all documents, exhibits, etc., must be supplied to the Commission Secretary for distribution. It is requested that this takes place prior to the beginning of the meeting.

PUBLIC COMMENT – INSTRUCTIONS

Members of the public may address the Commission on any matter listed or not listed on the agenda as follows:

WRITTEN PUBLIC COMMENTS can be provided either in-person during the meeting by submitting 10 copies to the Commission Secretary, it is requested that this takes place prior to the beginning of the meeting; or can be emailed in advance to TFlores@LaQuintaCA.gov, no later than 12:00 p.m., on the day of the meeting. Written public comments will be distributed to the Commission, made public, and will be incorporated into the public record of the meeting, but will not be read during the meeting unless, upon the request of the Chair, a brief summary of public comments is asked to be reported.

If written public comments are emailed, the email subject line must clearly state **“Written Comments”** and should include: **1) full name, 2) city of residence, and 3) subject matter.**

VERBAL PUBLIC COMMENTS can be provided in-person during the meeting by completing a “Request to Speak” form and submitting it to the Commission Secretary; it is requested that this takes place prior to the beginning of the meeting. Please limit your comments to three (3) minutes (or approximately 350 words). Members of the public shall be called upon to speak by the Commission Secretary.

In accordance with City Council Resolution No. 2022-028, a one-time additional speaker time donation of three (3) minutes per individual is permitted; please note that the member of the public donating time must: 1) submit this in writing to the Commission Secretary by completing a “Request to Speak” form noting the name of the person to whom time is being donated to, and 2) be present at the time the speaker provides verbal comments.

Verbal public comments are defined as comments provided in the speakers’ own voice and may not include video or sound recordings of the speaker or of other individuals or entities, unless permitted by the Chair.

Public speakers may elect to use printed presentation materials to aid their comments; 15 copies of such printed materials shall be provided to the Commission Secretary to be disseminated to the Commission, made public, and incorporated into the public record of the meeting; it is requested that the printed materials are provided prior to the beginning of the meeting. There shall be no use of Chamber resources and technology to display visual or audible presentations during public comments, unless permitted by the Chair.

All writings or documents, including but not limited to emails and attachments to emails, submitted to the City regarding any item(s) listed or not listed on this agenda are public records. All information in such writings and documents is subject to disclosure as being in the public domain and subject to search and review by electronic means, including but not limited to the City’s Internet Web site and any other Internet Web-based platform or

other Web-based form of communication. All information in such writings and documents similarly is subject to disclosure pursuant to the California Public Records Act [Government Code § 7920.000 *et seq.*].

TELECONFERENCE ACCESSIBILITY

Teleconference accessibility may be triggered in accordance with AB 2449 (Stats. 2022, Ch. 285), codified in the Brown Act [Government Code § 54953], if a member of the Commission requests to attend and participate in this meeting remotely due to “just cause” or “emergency circumstances,” as defined, and only if the request is approved. In such instances, remote public accessibility and participation will be facilitated via Zoom Webinar as detailed at the end of this Agenda.

***** TELECONFERENCE PROCEDURES – PURSUANT TO AB 2449*****

APPLICABLE ONLY WHEN TELECONFERENCE ACCESSIBILITY IS IN EFFECT

Verbal public comments via Teleconference – members of the public may attend and participate in this meeting by teleconference via Zoom and use the “raise your hand” feature when public comments are prompted by the Chair; the City will facilitate the ability for a member of the public to be audible to the Commission and general public and allow him/her/they to speak on the item(s) requested. **Please note – members of the public must unmute themselves when prompted upon being recognized by the Chair, in order to become audible to the Commission and the public.**

Only one person at a time may speak by teleconference and only after being recognized by the Chair.

ZOOM LINK: <https://us06web.zoom.us/j/82853067939>
Meeting ID: 828 5306 7939
Or join by phone: (253) 215 – 8782

Written public comments – can be provided in person during the meeting or emailed to TFlores@LaQuintaCA.gov any time prior to the adjournment of the meeting, and will be distributed to the Commission, made public, incorporated into the public record of the meeting, and will not be read during the meeting unless, upon the request of the Chair, a brief summary of any public comment is asked to be read, to the extent the Committee can accommodate such request.

City of La Quinta

PLANNING COMMISSION MEETING: November 14, 2023

UPDATED STAFF REPORT

AGENDA TITLE: CONSIDER ADOPTING A RESOLUTION FINDING THE PROPOSED EXCHANGE BETWEEN THE CITY OF LA QUINTA AND NINO ROSINI FOR CERTAIN REAL PROPERTY COMPRISED OF APPROXIMATELY 0.37 ACRES ON AVENIDA LA FONDA (APN: 770-125-003) AND APPROXIMATELY 0.40 ACRES ON DESERT CLUB DRIVE (770-155-001) CONSISTENT WITH THE 2035 GENERAL PLAN; CEQA: THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061 (b)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, COMMON SENSE EXEMPTION

RECOMMENDATION

Adopt a resolution finding the proposed exchange between the City of La Quinta and Nino Rosini (or an entity owned and controlled by Nino Rosini d/b/a N J Rosini Inc., and collectively referred to as “Rosini”) of certain real property, comprised of approximately 0.37 acres on Avenida La Fonda (APN: 770-125-003) and approximately 0.40 acres of real property on Desert Club Drive (APN: 770-155-001), consistent with the 2035 General Plan and exempt from environmental review pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), common sense exemption.

EXECUTIVE SUMMARY

- Government Code Section 65402 requires the Planning Commission to make a finding that the proposed land exchange is consistent with the General plan.
- The City parcel (APN: 770-125-003) is vacant and located on Avenida La Fonda south of Desert Club Drive (City Parcel). The adjacent two parcels located directly to the west of the City Parcel are also vacant and are owned by Nico Rosini, who seeks to assemble these properties for a possible future development, but no project has been proposed and no project application(s) have been submitted.
- Rosini’s parcel (APN: 770-155-001) is also vacant and is located on the southeast corner of Desert Club Drive and Calle Fortuna (Rosini Parcel), which, once exchanged, would allow the City to further its own goals for future economic development in the Village.

BACKGROUND/ANALYSIS

Rosini proposes to exchange 0.40 acres (17,424 sq.ft.) of certain real property located on Desert Club Drive (APN 770-155-001) for 0.37 acres (16,117 sq.ft.) of City owned certain real property located on Avenida La Fonda (APN 770-125-003). Both parcels are located

within La Quinta Village. This proposal will result with Rosini's ownership of contiguous sites totaling 0.99 acres. The property is located within the Village Commercial (VC) zone which allows multifamily housing or a mixed-use development. After the exchange, the City will obtain a parcel which is also zoned VC, and would allow the City to continue its agency use and potentially used to pursue economic development opportunities in the La Quinta Village area.

The exchange of these parcels is consistent with the following goals and policies of the General Plan 2035:

1. *Land Use Element Goal LU-7 - Innovative land uses in the Village and on Highway 111.*
Policy LU-7.1 - Encourage the use of mixed-use development in appropriate locations.
 - a. The proposed exchange of vacant parcels in the La Quinta Village will result in contiguous parcels under a single ownership totaling 0.99 acres that increases the potential for a mixed-use development.
2. *Economic Development Element Policy ED-1.3 - Encourage the expansion of the Village as a specialty retail, dining and residential destination.*
 - a. The proposed exchange supports this policy by placing the parcels in better ownership positions for development of the La Quinta Village area.
3. *Housing Element Program H-3.3.b – Encourage Lot Consolidation.*
 - a. The proposed exchange supports this program in that it will result in three contiguous parcels on Avenida La Fonda under a single ownership. Through the assembling of these parcels, it increases the potential of multifamily housing and mixed use development in the La Quinta Village area.

ENVIRONMENTAL REVIEW

CEQA Guidelines Section 15061(b)(3) provides that a project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Design and Development Department has determined that this project is exempt from environmental review pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act, Common Sense Exemption, in that the proposed property exchange has no project or development associated with either the City Parcel or Rosini Parcel, with each remaining vacant as a result of the property exchange, and thus would not have a significant effect on the environment.

Prepared by: Scott Nesor, Senior Planner
Approved by: Danny Castro, Design and Development Director

PLANNING COMMISSION RESOLUTION 2023 – XXX
[UPDATED]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, FINDING THE PROPOSED EXCHANGE BETWEEN THE CITY OF LA QUINTA AND NINO ROSINI FOR CERTAIN REAL PROPERTY COMPRISED OF APPROXIMATELY 0.37 ACRES ON AVENIDA LA FONDA (APN: 770-125-003) AND APPROXIMATELY 0.40 ACRES ON DESERT CLUB DRIVE (770-155-001) CONSISTENT WITH THE 2035 GENERAL PLAN; CEQA: THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO GUIDELINES SECTION 15061(b)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, COMMON SENSE EXEMPTION

WHEREAS, the Planning Commission of the City of La Quinta, California did, on November 14, 2023, consider the proposed property exchange between the City of La Quinta and Nino Rosini (or an entity owned and controlled by Nino Rosini d/b/a N J Rosini Inc., and collectively referred to as “Rosini”) for certain vacant real property currently owned by the City of approximately 0.37 acres on Avenida La Fonda (APN: 770-125-003) and certain vacant real property currently owned by Rosini of approximately 0.40 acres on Desert Club Drive (APN: 770-155-001); and,

WHEREAS, no project or development is associated with the property exchange, and each parcel will remain vacant after the property exchange is completed pursuant to a separate property exchange agreement, but the proposed exchanged land on Avenida La Fonda is anticipated to be developed as future residential units, and the proposed exchanged land on Desert Club Drive would be available for continued agency use and potentially be developed as future economic development sites; and

WHEREAS, the proposed exchange is exempt from environmental review pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), Common Sense Exemption, in that the proposed property exchange has no project or development associated with either the City Parcel or Rosini Parcel, with each remaining vacant as a result of the property exchange, and thus would not have a significant effect on the environment; and

WHEREAS, said Planning Commission did make the following mandatory finding under Government Code Section 65402 confirming that the proposed purchase is consistent with the following goals and policies of the City's General Plan:

1. *Land Use Element Goal LU-7 - Innovative land uses in the Village and on Highway 111.*
Policy LU-7.1 - Encourage the use of mixed-use development in appropriate locations.
 - a. The proposed exchange of vacant parcels in the La Quinta Village will result in contiguous parcels under a single ownership totaling 0.99 acres that increases the potential for a mixed-use development.

2. *Economic Development Element Policy ED-1.3 - Encourage the expansion of the Village as a specialty retail, dining and residential destination.*
 - a. The proposed exchange supports this policy by placing the parcels in better ownership positions for development of the La Quinta Village area.

3. *Housing Element Program H-3.3.b – Encourage Lot Consolidation.*
 - a. The proposed exchange supports this program in that it will result in three contiguous parcels on Avenida La Fonda under a single ownership. Through the assembling of these parcels, it increases the potential of multifamily housing and mixed use development in the La Quinta Village area.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case.

SECTION 2. That the proposed land exchange is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, for the reasons set forth in this Resolution.

SECTION 3. That it does find the proposed land exchange is consistent with the City's General Plan for the reasons set forth in this Resolution.

PASSED, APPROVED, and ADOPTED at a regular meeting of the City of La Quinta Planning Commission, held on November 14, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG HASSETT, Vice Chairperson
City of La Quinta, California

ATTEST:

DANNY CASTRO, Design and Development Director
City of La Quinta, California

Property Exchange

Nino Rosini

ATTACHMENT 1



Legend

- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 188 376 Feet

REPORT PRINTED ON... 11/9/2023 9:49:25 AM

© Riverside County GIS

Notes

City of La Quinta

PLANNING COMMISSION MEETING: November 14, 2023

STAFF REPORT

AGENDA TITLE: CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 2022-0002 TO ADD TO THE CITY'S INVENTORY OF SITES IN THE CITY'S CERTIFIED HOUSING ELEMENT TO MEET THE STATE-MANDATED "NO NET LOSS" REQUIREMENTS IN CONNECTION WITH THE LA QUINTA VILLAGE APARTMENTS PROJECT LOCATION: NORTHEAST CORNER OF WASHINGTON STREET AND AVENUE 50

RECOMMENDATION

Consider adopting a resolution recommending the City Council approve General Plan Amendment 2022-0002 to add sites to the Housing Inventory in the City's certified Housing Element to meet the State-mandated "No Net Loss" requirements in connection with the La Quinta Village Apartments project.

EXECUTIVE SUMMARY

- The project site is located on a vacant parcel at the northeast corner of Washington Street and Avenue 50, the site of the previously approved La Paloma project (Attachment 1).
- The Applicant is requesting entitlement approval for a 252-unit apartment project which would include 178 market-rate units and 74 moderate-income affordable units. The project would include site improvements such as landscaping, utility infrastructure, covered parking, clubhouse, pool, spa, barbeque areas, putting course, pickleball court, and dog park.
- The project was heard by Council on August 1, 2023, and the public hearing was continued to a date uncertain to allow the applicant to address modifications to the project including changing the architectural style of the buildings to Spanish Hacienda style, removing all three-story buildings, and removing garages on the north side of the site. The applications were remanded to the Planning Commission (Commission) to review these changes. The Commission reviewed the changes at their October 10, 2023, regular meeting and recommended Council approve the changes.
- The project was heard again by Council on November 7, 2023 where Council directed staff to add alternative sites, to accommodate the 280 very low and low income units and to meet the State-mandated "No Net Loss" requirements in connection with the La Quinta Village Apartments project.

- Staff has identified three sites to accommodate the 280 very low and low income units. Site 6 is included, but with a reduced land area of 6 acres and the number of units from 280 to 120.

BACKGROUND/ANALYSIS

For background, links to the staff reports, related materials, and project plans prepared for the Planning Commission and City Council meetings are provided below:

Public Hearings

The project was previously heard by the Commission on March 28 and June 27, 2023. The commission recommended adoption of the Mitigated Negative Declaration (MND), and a favorable recommendation for the General Plan Amendment (GPA).

Commission Agenda Packet March 28, 2023

<https://www.laquintaca.gov/home/showpublisheddocument/48559/638223641604970000>

Commission Agenda Packet June 27, 2023

<https://www.laquintaca.gov/home/showpublisheddocument/48611/638236566056330000>

The project was heard by Council on August 1, 2023, and the public hearing was continued to a date uncertain to allow the applicant to address modifications to the project including changing the architectural style of the buildings to Spanish Hacienda style, removing all three-story buildings, and removing garages on the north side of the site. The applications were remanded to the Commission to review at their October 10, 2023, regular meeting and the Commission recommended Council approval.

Council Agenda Packet August 1, 2023

<https://www.laquintaca.gov/home/showpublisheddocument/48695/638261612183700000>

Commission Agenda Packet October 10, 2023

<https://www.laquintaca.gov/home/showpublisheddocument/49263/638324514431200000>

The project was heard by the Council at their November 7 meeting, and the public hearing was continued to a date certain to allow staff to add alternative sites, to accommodate the 280 very low and low income units from the La Quinta Village Apartments site to meet the State-mandated “No Net Loss” law.

Council Agenda Packet November 7, 2023

<https://laqlaserweb.laquintaca.gov/WebLink/DocView.aspx?id=586712&dbid=1&repo=CityofLaQuinta>

General Plan Amendment

The project site is identified on the City’s inventory of sites in its Housing Element to accommodate 280 residential units in the very low- and low-income categories. Pursuant to Government Code Section 65863 (commonly referred to as the state “No Net Loss Law”), a

jurisdiction must maintain adequate sites to accommodate its remaining unmet regional housing need allocation (RHNA) by each income category. If a jurisdiction approves a development of a parcel identified in its Housing Element sites inventory with fewer units, per income category, than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. The City is responsible for compliance with the No Net Loss Law, unless a project applicant(s) request in their initial application, as submitted, a density that would result in the remaining sites in the Housing Element not being adequate to accommodate the jurisdiction's share of the regional housing. While the project includes 74 moderate-income units and 178 market-rate units, the project does not include units in the very low-and low-income categories. Therefore, the Applicant must identify additional site(s) that could accommodate 280 very low-and low-income units. This requires a GPA to add another site to the inventory of sites in the Housing Element.

The Applicant identified an additional site, a 12.74-acre property identified as Site 6 on the draft Housing Element amendment (Attachment 2). Site 6 is located at the northeast corner of Washington Street and Fred Waring Drive and is in a Community Commercial zone that also has the Affordable Housing Overlay and Mixed Use Overlay, which allows for mixed use development – both multi-family residential and commercial development.

There is no planned development on Site 6 at this time. The site has been identified as having the capacity to support 280 units of low- and very low-income affordable housing. However, the owner of Site 6 objects to adding the site on the housing inventory in the City's Housing Element. Staff finds that this site is ideal as it allows for mixed commercial and multi-family residential uses, and also has the Affordable Housing Overlay designation that allows a higher density for affordable housing projects. Staff recommends that this site be added on the Housing Inventory with a reduced number of 120 very- low and low income affordable units on 6 acres of the 12.74 acre site.

[Additional Sites](#)

Council requested staff to review the housing inventory and find sites that can accommodate the 280 units. Attachment 2 shows the location of these other sites and the number of units that can be accommodated.

Site 4 is approximately 7.5 acres, located at the southeast corner of Avenue 50 and Washington Street, and is within the Medium Density Residential (RM) zone. An application for a 100% affordable housing project of 64 very low and low income units has been filed with the City and is under review. Site 4 is ideal because it is located near transit, schools and commercial areas.

Site 5 is a City-owned site, approximately 5.2 acres, located at the northeast corner of Highway 111 and Dune Palms Road, along the Highway 111 commercial corridor in the Regional Commercial (CR) zone. Site 5 is a parcel of land directly abutting the site to the north of the future Chick fil-A and Quick Quack car wash development. This zone allows for multi-family residential development and mixed use development. The Affordable Housing

Overlay is on this site as well and allows a higher density for affordable housing projects. Site 5 has been analyzed in a recently adopted CEQA document for the development of a 180-unit affordable housing project.

The addition of these sites would meet the sufficient capacity in the housing inventory and the application would be compliant with the State-mandated “No Net Loss” requirements. If the GPA is approved, including the project as proposed, the City would then re-submit its Housing Element to the California Department of Housing and Community Development (HCD). This project is conditioned to not move forward with the “subordinate” entitlements and permits, such as the Specific Plan Amendment, Site Development Permit, and the ensuing construction until and unless HCD has approved the amendment to the Housing Element.

The Planning Commission’s charge is to review the proposed additional sites to the housing inventory and provide a recommendation to the Council. Staff’s recommendation is to recommend approval to the Council however, the Commission can decide that they do not wish to recommend these sites to the Council.

Prepared by: Cheri Flores, Planning Manager

Approved by: Danny Castro, Design and Development Director

Attachments: 1. Vicinity Map
2. Draft Housing Element Inventory Sites Map Amendment

PLANNING COMMISSION RESOLUTION 2023 - XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO APPROVE ADDITIONS TO THE CITY'S INVENTORY OF SITES IN THE CITY'S CERTIFIED HOUSING ELEMENT TO MEET THE STATE-MANDATED "NO NET LOSS" REQUIREMENTS IN CONNECTION WITH THE LA QUINTA VILLAGE APARTMENTS PROJECT, LOCATED ON THE NORTHEAST CORNER OF WASHINGTON STREET AND AVENUE 50

CASE NUMBERS:

**GENERAL PLAN AMENDMENT 2022-0002
SPECIFIC PLAN 2022-0001 (SP 2004-071, AMENDMENT 2)
SITE DEVELOPMENT PERMIT 2022-0001
ENVIRONMENTAL ASSESSMENT 2022-0001**

APPLICANT: IRWIN PARTNERS ARCHITECTS

WHEREAS, the Planning Commission of the City of La Quinta, California, did, on November 14, 2023, hold a duly noticed Public Hearing to consider additions to the City of La Quinta's Inventory of Sites in the City's Certified Housing Element to meet the State-mandated "No Net Loss" Requirements pursuant to California Government Code section 65863(e) in connection with the La Quinta Village Apartments project, consisting of 252 units (178 market-rate units and 74 moderate-income units) located on the northeast corner of Washington Street and Avenue 50, more particularly described as:

Assessor Parcel Number: 646-070-016

WHEREAS, the project site, Assessor Parcel Number: 646-070-016 ("Project Site") is identified on the City's inventory of sites in its Housing Element, which is part of the City's General Plan, to accommodate 280 residential units in the very low- and low-income categories in accordance with State Planning and Zoning Law (Gov. Code, § 65000 *et seq.*) and, specifically, the State-mandated Regional Housing Needs Assessment (RHNA) that is part of the Housing Element Law (Gov. Code, § 65580 *et seq.*); and

WHEREAS, pursuant to the Housing Element Law, the City must update its Housing Element every eight (8) years to address and incorporate a multitude of State-mandated requirements, which are reviewed and subject to certification by the California Department of Housing and Community Development (HCD) (Gov. Code, § 65585); and

WHEREAS, if HCD certifies a Housing Element, it establishes a rebuttable presumption in law that the Housing Element is in compliance with State law in any action filed to challenge the validity of a Housing Element (Gov. Code, § 65589.3); and

PLANNING COMMISSION RESOLUTION 2023-XXX
GENERAL PLAN AMENDMENT 2022-0002; SPECIFIC PLAN 2022-0001 (SP 2004-071, AMENDMENT 2);
SITE DEVELOPMENT PERMIT 2022-0001
PROJECT: LA QUINTA VILLAGE APARTMENTS
ADOPTED:
PAGE 2 OF 5

WHEREAS, on October 7, 2022, HCD certified the City’s Housing Element for the current planning cycle (2022-2029) as being in compliance with the Housing Element Law; and

WHEREAS, pursuant to Government Code Section 65863 (commonly referred to as the State “No Net Loss Law”), the City must maintain adequate sites to accommodate its remaining unmet RHNA allocation by each income category (*i.e.*, very low-, low-, moderate-, and above moderate-income categories); and

WHEREAS, pursuant to the No Net Loss Law, if the City were to approve development of a parcel identified in its Housing Element’s inventory of sites with fewer units, per income category, than shown in the Housing Element, the City must either make findings that the Housing Element’s remaining sites have sufficient capacity to accommodate the remaining unmet RHNA allocation by income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA allocation for each income category; and

WHEREAS, the City is responsible for compliance with the No Net Loss Law, unless a project applicant requests in his or her initial application, as submitted, a density that would result in the remaining sites in the Housing Element not being adequate to accommodate the jurisdiction’s share of the regional housing requirements. In that case, the City may require the project applicant to comply with the No Net Loss Law pursuant to Government Code section 65863(e); and

WHEREAS, the project includes 74 moderate-income units and 178 market-rate units but does not include units in the very low- and low-income categories. Therefore, pursuant to the No Net Loss Law, the City has required the applicant to identify additional site(s) that could accommodate 280 very low- and low-income units, whereby adding additional sites requires a General Plan Amendment (GPA) to add additional site(s) to the inventory of sites in the City’s Housing Element; and

WHEREAS, the applicant identified one potential site to add to the Housing Element’s inventory of sites, a 12.74-acre property located at the northeast corner of Washington Street and Fred Waring Drive and in a Community Commercial zone that also has the Affordable Housing Overlay and Mixed Use Overlay, which allows for mixed use development - both multifamily residential and commercial development (this potential additional site is referred to as “Site 6” under the proposed Housing Element Amendment); and

WHEREAS, other potential sites for the development of very low- and low-income units have been brought to the attention of the City and the applicant, which, like Site 6, are currently not in the Housing Element’s inventory of sites and may provide additional

PLANNING COMMISSION RESOLUTION 2023-XXX
GENERAL PLAN AMENDMENT 2022-0002; SPECIFIC PLAN 2022-0001 (SP 2004-071, AMENDMENT 2);
SITE DEVELOPMENT PERMIT 2022-0001
PROJECT: LA QUINTA VILLAGE APARTMENTS
ADOPTED:
PAGE 3 OF 5

alternate sites for HCD to consider for purposes of the applicant's requirement to comply with the No Net Loss Law; and

WHEREAS, since the application for the Project Site had been submitted and complete, the applicant has modified the design of the project and other development components in response to comments from the public, Planning Commission, and City Council, but the applicant has not modified the project to include very low- or low-income units; and

WHEREAS, because the addition of any alternate sites currently not on the inventory of sites is an amendment to the City's Housing Element, and HCD must review and approve any amendment the City's Housing Element (Gov. Code, § 65585(a)), General Plan Amendment 2022-0002 will be subject to HCD review and approval, and Specific Plan 2022-0001 (SP 2004-071, Amendment 2) and Site Development Permit 2022-0001 may only be conditionally approved and will be effective only if HCD approves General Plan Amendment 2022-0002 and the City retains a certified Housing Element; and

WHEREAS, the Planning Commission of the City of La Quinta, California, did, on November 14, 2023, consider the adding of alternate sites to the Housing Element's inventory of sites on remand from the City Council at a duly noticed public meeting and in accordance with Government Code section 65356, and upon hearing and considering all testimony and arguments, the Planning Commission did recommend approval of adding alternate sites (in addition to Site 6) to the Housing Element's inventory of sites, to be reviewed and approved by HCD, in order for the applicant to comply with the No Net Loss Law; and

WHEREAS, the City Council of the City of La Quinta, California, did, on November 7, 2023, previously hold a duly noticed Public Hearing to consider adoption of a Mitigated Negative Declaration and approval of a General Plan Amendment, Specific Plan Amendment, and Site Development Permit, including the applicant's proposed modifications considered on prior remand to the Planning Commission, and the City Council did, upon hearing and considering all testimony and arguments, again continue its public hearing until a date certain and remanded the applications to the Planning Commission, pursuant to Government Code section 65356, so that the Planning Commission could report and make a recommendation on adding alternate sites (in addition to Site 6) to the Housing Element's inventory of sites, to be reviewed and approved by HCD, in order for the applicant to comply with the No Net Loss Law; and

WHEREAS, the Planning Commission of the City of La Quinta, California, did, on October 10, 2023, consider the items on remand from the City Council at a duly noticed public meeting and in accordance with Government Code section 65356, and upon

PLANNING COMMISSION RESOLUTION 2023-XXX
GENERAL PLAN AMENDMENT 2022-0002; SPECIFIC PLAN 2022-0001 (SP 2004-071, AMENDMENT 2);
SITE DEVELOPMENT PERMIT 2022-0001
PROJECT: LA QUINTA VILLAGE APARTMENTS
ADOPTED:
PAGE 4 OF 5

hearing and considering all testimony and arguments, the Planning Commission did recommend approval of the applicant's proposed modifications to the project; and

WHEREAS, the City Council of the City of La Quinta, California, did, on August 1, 2023, previously hold a duly noticed Public Hearing to consider adoption of a Mitigated Negative Declaration and approval of a General Plan Amendment, Specific Plan Amendment, and Site Development Permit, and upon hearing and considering all testimony and arguments, the City Council did continue its public hearing until a date uncertain and remanded the applications to the Planning Commission, pursuant to Government Code section 65356, so that the Planning Commission could report and make a recommendation on the applicant's proposed modifications to the project, which included reducing the number of stories of the units from three to two stories, changing the architectural style of the buildings from Contemporary Modern to Spanish Hacienda style, and removing garages on the north side of the site plan; and

WHEREAS, the Planning Commission of the City of La Quinta, California, did, on June 27, 2023, hold a continued Public Hearing considering changes to the project as requested and did recommend adoption of the Mitigated Negative Declaration; and did not provide a recommendation for approval of the General Plan Amendment, Specific Plan Amendment, and Site Development Permit due to less than majority vote approval; and

WHEREAS, the Planning Commission of the City of La Quinta, California, did, on March 28, 2023, previously hold a duly noticed Public Hearing to consider said request and continued said Public Hearing to a date certain of June 27, 2023, to give the applicant time to address the Planning Commission's concerns regarding architectural design, density and height of buildings, parking, and traffic; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case.

SECTION 2. That, pursuant to Government Code section 65863(h), the identification of alternate sites to comply with the No Net Loss Law is statutorily exempt from the California Environmental Quality Act (Pub. Res. Code, § 21000 *et seq.*).

SECTION 3. That the Planning Commission does hereby recommend to the Council the approval of adding alternate sites (in addition to Site 6) to the Housing Element's inventory of sites, to be reviewed and approved by HCD, in order for the applicant to comply with the No Net Loss Law, as outlined in the staff report and attachments (incorporated by reference herein) identifying and describing said alternate sites: (1) APN 770-040-012; (2) APN 600-030-018.

PLANNING COMMISSION RESOLUTION 2023-XXX
GENERAL PLAN AMENDMENT 2022-0002; SPECIFIC PLAN 2022-0001 (SP 2004-071, AMENDMENT 2);
SITE DEVELOPMENT PERMIT 2022-0001
PROJECT: LA QUINTA VILLAGE APARTMENTS
ADOPTED:
PAGE 5 OF 5

PASSED, APPROVED, and ADOPTED at a regular meeting of the City of La Quinta Planning Commission, held on November 14, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG HASSETT, Vice Chairperson
City of La Quinta, California

ATTEST:

DANNY CASTRO, Design and Development Director
City of La Quinta, California

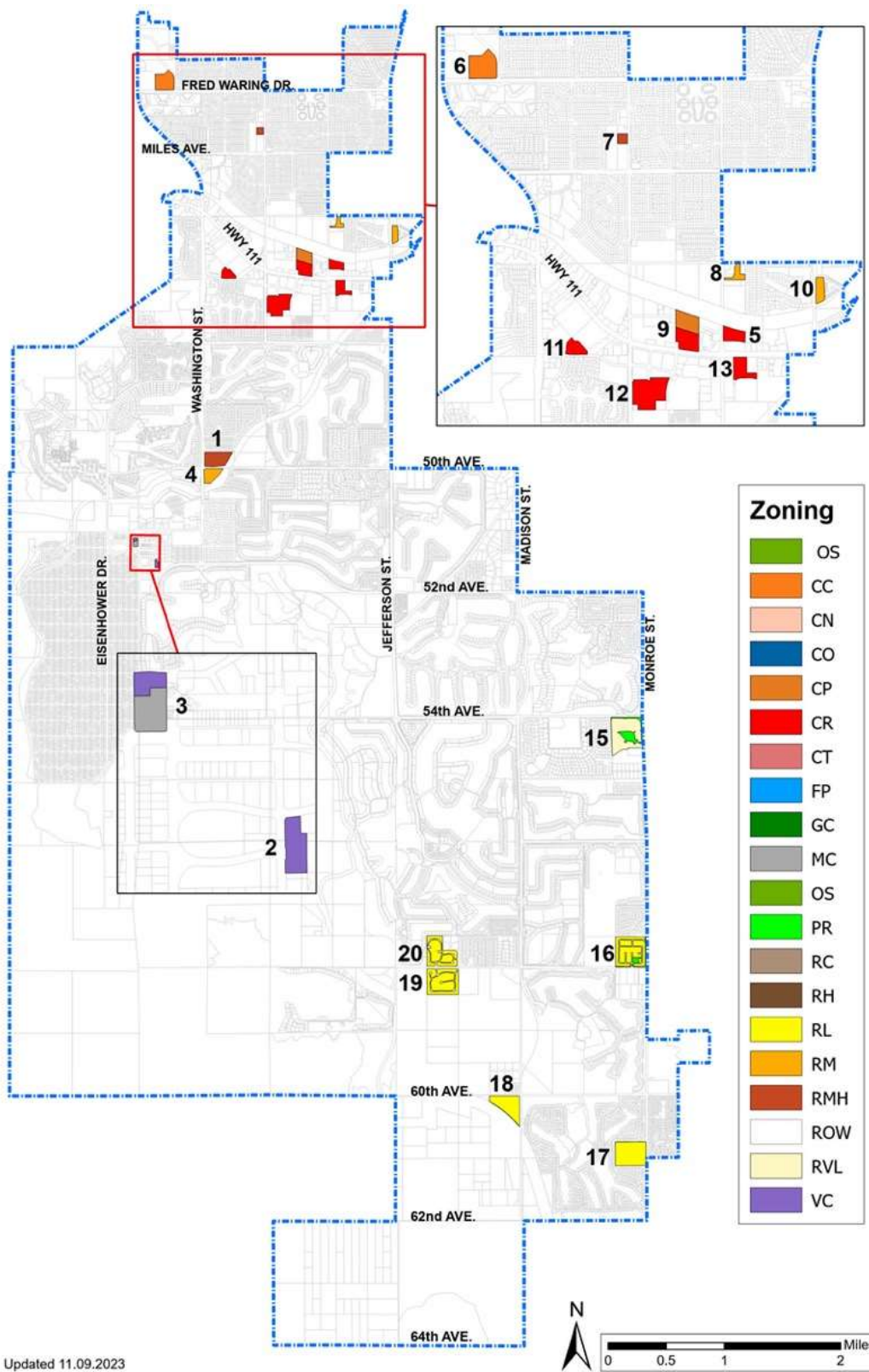
Exhibit A

**Table II-50
Vacant Land Inventory**

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
Very Low, Low and Moderate Income Sites						
1	646-070-016	13.84	MHDR	RMH (AHO)	20	280
2*	770156007	0.23	VC	VC	14	4
	770156010	0.39	VC	VC	14	5
	770181009	0.36	VC	VC	14	5
3 (City Owned)	773078005	0.11	MC/VC	MC/VC	14	1
	773078006	0.11	MC/VC	MC/VC	14	1
	773078007	0.11	MC/VC	MC/VC	14	1
	773078016	0.12	MC/VC	MC/VC	14	2
	773078017	0.12	MC/VC	MC/VC	14	2
	773078034	1.11	MC/VC	MC/VC	14	15
4	770040012	7.6	MHDR	RMH	9	64
5 (City Owned)	600030018	5.1	CG	CR(AHO)	36	180
6	609070053	6 of 12.7	CG	CC(AHO)	20	120
7	604-032-042	1.88	MHDR	RMH	12	22
8 (City Owned)	600-030-010	2.72 of 11.29	MHDR	RMH	19	52
9	600-390-024	15.14	CG	CP/CR	18	273
10*	600080001	0.19	MHDR	RM	10	2
	600080002	0.19	MHDR	RM	10	2
	600080003	0.19	MHDR	RM	10	2
	600080004	0.19	MHDR	RM	10	2
	600080005	0.19	MHDR	RM	10	2
	600080006	0.19	MHDR	RM	10	2
	600080007	0.19	MHDR	RM	10	2
	600080008	0.19	MHDR	RM	10	2
	600080009	0.21	MHDR	RM	10	2
	600080041	2.4	MHDR	RM	10	24
11	643-020-025	4.81	CG	CR	26	126
12*	600340050	4.46	MHDR	RM	8	36
	600340051	13.01	MHDR	RM	8	104
13 (City Owned)	600-020-057	6.42	CG	CR	18	116
Total Very Low, Low and Moderate Income Sites						1,436
*Moderate income site						

**Table II-50
Vacant Land Inventory**

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
Above Moderate Income Sites		Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
15	Various	40.76	LDR/OS-R	RVL/PR	3	90
16	Various	37.43	LDR	RL/PR	3	60
17	Various	29.56	LDR	RL	3	94
18	Various	20.72	LDR	RL	3	57
19	Various	33.07	LDR	RL	3	85
20	Various	28.76	LDR	RL	3	70
Total Above Moderate Sites						456
Total All Sites						1,892



- Millennium SARDA site, 240 units affordable to very low and low income households on 10 acres, under contract in 2021, at a density of 24 units per acre.

Indio:

- Arroyo Crossing 1 is currently under construction, and provides 184 units on 6.4 acres affordable to very low and low income households, at a density of 29 units per acre.
- Arroyo Crossing 2, will provide 216 units affordable to very low and low income households on 7.3 acres, at a density of 30 units per acre. The project was approved in 2021.

In the region, projects ranging in density from 17 to 29 units per acre are being funded and can be built to accommodate lower income households. Therefore, the densities for larger projects, ranging from 18 to 26 units per acre, can be achieved in La Quinta.

In the past, the City has applied the Affordable Housing Overlay to specific inventory sites which were zoned for non-residential uses. This strategy is being modified (see Program 3.1.a) to apply to all inventory sites, and to increase the AHO density to 30 units per acre, even though, as demonstrates above, affordable housing projects in the region are being built at lower densities. The 30 unit per acre density will be the base on which density bonus provisions will be applied, as described in Program 3.1.a. Units built using the AHO must be affordable to lower income households, unless they are identified as moderate income sites in Table II-50. As provided in Program 3.1.a, the AHO will allow three story construction (consistent with the existing High Density Residential Zone), and shall be analyzed to assure that development standards are sufficient to allow the 30 unit per acre density.

Site 2 consists of three small lots in the Village, on Desert Club Drive. The three lots have been approved for 14 apartments which are to be affordable to moderate income households. The three lots may be merged by the owner, but can proceed as three lots without further City processes. The owner has been finalizing building plans and construction is expected in 2022. As shown in Table III-49, market rental rates in the City are affordable to moderate income households. Therefore, these units have been included for moderate income households.

Site 4 is approximately 7.5 acres and is within the Medium Density Residential (RM) zone which allows 4-8 units per acre. The city currently has a pending application for a 100% Very Low and Low Income

development made up of 64 units. Site 4 is located near transit, schools and commercial areas.

Site 5 is approximately 5.1 acres and is located along the Highway 111 commercial corridor in the Regional Commercial (CR) zone. This zone allows for multifamily residential development and mixed use development. The Affordable Housing Overlay is on this site as well and allows a higher density for affordable projects. This is a City owned site and has been analyzed in a recently adopted Mitigated Negative Declaration for up to 180 units, resulting in 36 units per acre.

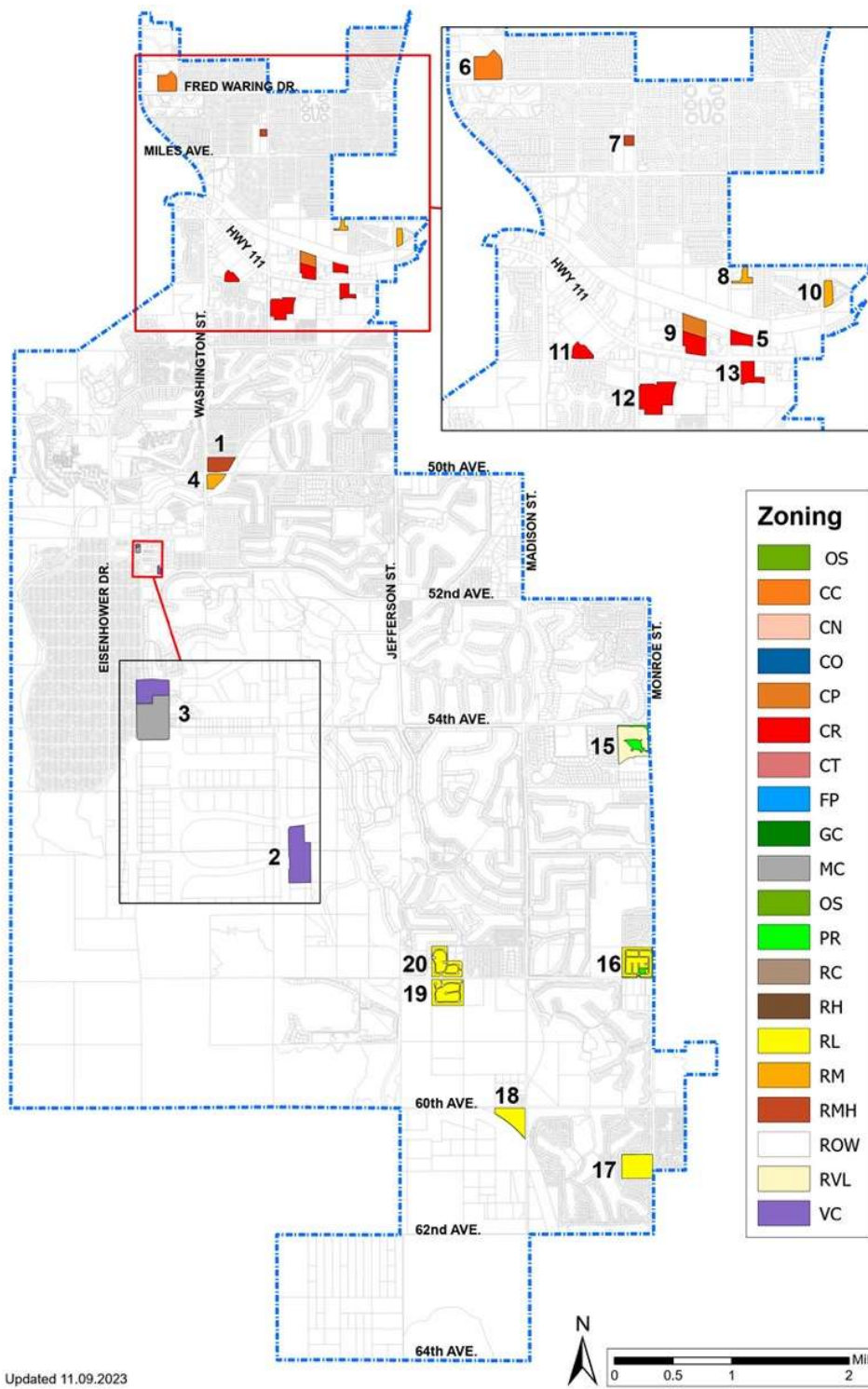
Site 6 is approximately 6 acres and would provide approximately 120 units. It is commercially designated and benefits from the Affordable Housing Overlay. The site is within the City's Community Commercial zoning designation, which allows for multifamily and mixed use development. The Affordable Housing Overlay is on this site as well and allows for higher densities for affordable projects. Site 6 is proposed at 20 units per acre, consistent with development in the region, and would result in 120 units. The site is within a "High Resource" area, per Exhibit II-14, and its proximity to Highway 111 and nearby schools makes it an ideal site.

Three sites in Table II-50 are over 10 acres in size. Although the State does not believe that these sites can be developed for affordable housing, the Coachella Valley is experiencing development of lower income projects on larger sites, including two projects in Palm Desert described above. Nevertheless, in order to encourage the development of affordable projects on these sites, Program 3.1.a has been added, which provides incentives for subdivision of larger sites.

It should also be noted that Site 10, which includes multiple small lots for 42 moderate income units, is an approved apartment project which is being constructed on land previously owned by the City, which was successfully sold to a private developer. The project is expected to be constructed in the next two years. The parcels previously were developed as single family homes, which the City bought to widen Jefferson Street. Upon completion of the widening, the lots were marketed to the private development community, and an apartment project was proposed in 2019, and approved in 2020 for the site. The City therefore has experience in the assembly of smaller lots for the successful development of housing.

Finally, Sites 15 through 20 are provided to accommodate above moderate income households. These sites are all located in existing





City of La Quinta

PLANNING COMMISSION MEETING: NOVEMBER 14, 2023

STAFF REPORT

AGENDA TITLE: CONSIDER ADOPTING A RESOLUTION TO APPROVE CONDITIONAL USE PERMIT 2022-0012 FOR THE CONSTRUCTION OF A MONOPALM WIRELESS TELECOMMUNICATION FACILITY LOCATED AT AN EXISTING FIRE STATION; CEQA: THE PROJECT IS EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES; LOCATION: 54001 MADISON STREET

RECOMMENDATION

Consider adopting a resolution approving Conditional Use Permit 2022-0012 and find the project exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or Conversion of Small Structures.

EXECUTIVE SUMMARY

- Smartlink, on behalf of AT&T, requests approval of a 60-foot monopalm wireless telecommunication facility located immediately northwest of the existing Fire Station located at 54001 Madison Street (Attachment 1).
- Findings related to consistency with General Plan, Zoning, CEQA, and surrounding uses are required to be made by the Planning Commission (Attachment 2).

BACKGROUND/ANALYSIS

The applicant proposes the construction of a 60-foot monopalm and an equipment enclosure to include support facilities. The monopalm will include multiple panel antennae and a microwave antenna. The equipment is stored in a 64 square foot enclosure, 8 feet in height, which has been designed to match the existing Fire Station building enclosures (Attachment 3).

The proposed monopalm will be located on the northwest corner of the property, and the equipment enclosure will be located approximately 250 feet southeast of the proposed monopalm (Attachment 3, page A-2). The area is currently turf and landscaping. Three new Mexican Fan Palm trees, 36 feet in height, will be installed next to the monopalm. As shown on page A-4 of Attachment 3, and in the photo simulations in Attachment 5, the fronds extend above and beyond the antennae face to provide screening.

The equipment enclosure matches the existing enclosures, with access on its west side facing away from the street. The enclosure walls and colors match the existing design style of the Fire Station building. A concrete walkway will be provided between the parking and

building areas. Damaged shrubs will be replaced by bougainvillea, yellow lantana, and desert spoon shrubs (page L-1 of Attachment 3).

AGENCY AND PUBLIC REVIEW

Public Agency Review

This request was sent to all applicable City departments. All applicable comments have been adequately addressed and/or incorporated in the recommended Conditions of Approval.

Public Notice

The public hearing notice was advertised in *The Desert Sun* newspaper on November 3, 2023 and was sent to property owners and occupants within a 500-foot radius of the project site. As of this writing, no comments have been received.

ENVIRONMENTAL REVIEW

The Design and Development Department has determined that this project is exempt from environmental review pursuant to Section 15303 (Class 3) of the California Environmental Quality Act for new construction or conversion of small structures since the monopalm and associated ground-mounted equipment contains a small footprint.

Prepared by: Siji Fernandez, Associate Planner
Approved by: Danny Castro, Design and Development Director

Attachments: 1. Project Information
 2. CUP Findings
 3. Plan Set
 4. RF Maps/Justification
 5. Photo Simulations

PLANNING COMMISSION RESOLUTION 2023 - XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT 2022-0012 FOR THE CONSTRUCTION OF A MONOPALM WIRELESS TELECOMMUNICATION FACILITY LOCATED AT AN EXISTING FIRE STATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

CASE NUMBER: CONDITIONAL USE PERMIT 2022-0012

APPLICANT: SMARTLINK/AT&T

WHEREAS, the Planning Commission of the City of La Quinta, California did, on November 14, 2023, hold a duly noticed Public Hearing to consider a request by Smartlink, on behalf of AT&T, for approval of a wireless telecommunication monopalm tower and mechanical equipment, generally located at an existing Fire Station, more particularly described as:

APN: 775-100-004
54001 Madison Street

WHEREAS, the Design and Development Department published a public hearing notice in The Desert Sun newspaper on November 3, 2022 as prescribed by the Municipal Code. Public hearing notices were also mailed to all property owners within 500 feet of the site; and,

WHEREAS, at said Public Hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said Planning Commission did make the following mandatory findings pursuant to Section 9.170.090 of the Municipal Code to justify approval of said Conditional Use Permit:

1. Consistency with General Plan

The design of the proposed wireless facility is consistent with La Quinta General Plan, insofar as the applicant has demonstrated the need for the facility, which supports the General Plan's policies that utilities and communication facilities be available, adequate, and convenient for all residents. The location of the monopalm is compatible with the land uses in the area and the designation of Major Community Facilities.

PLANNING COMMISSION RESOLUTION 2023-XXX
CONDITIONAL USE PERMIT 2022-0012
APPLICANT: SMARTLINK
ADOPTED:
PAGE 2 OF 3

2. Public Welfare

The proposed wireless facility will not create conditions materially detrimental to the public health, safety, and general welfare. The facility will provide service in an area of the City that needs additional coverage, and the equipment and facilities will be screened or within enclosed structures and provide separation from other uses. The wireless facility is required to comply with the American National Standard Institute (ANSI) standards for professionally acceptable radio frequency emissions to ensure the antennae will not interfere with the surrounding land uses.

3. Visual Impacts

The project implements the City's required "stealth" standards and proposes antennae that will be screened from view. The location of the existing palm trees and installation of three new palm trees will also help reduce visual impacts.

4. Tower Design

The tower is designed at the minimum height required to provide service and will be screened by palm trees fronds. The installation of additional palm trees will help camouflage the monopalm.

5. Justification

The proposed wireless telecommunication facility is necessary, as shown in the applicant's radio-frequency maps and justification, to continue and improve community access to wireless service from the project site. Therefore, this facility is necessary to improve community access to wireless services.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Quinta, California, as follows:

SECTION 1. That the above recitations are true and constitute the findings of the Planning Commission in this case.

SECTION 2. That the above project be determined by the Planning Commission to be exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines for new construction or conversion of small structures since the monopalm and associated ground-mounted equipment contains a small footprint.

SECTION 3. That it does hereby approve Conditional Use Permit 2022-0012, for the reasons set forth in this Resolution and subject to the attached Conditions of Approval [Exhibit A].

PLANNING COMMISSION RESOLUTION 2023-XXX
CONDITIONAL USE PERMIT 2022-0012
APPLICANT: SMARTLINK
ADOPTED:
PAGE 3 OF 3

PASSED, APPROVED, and ADOPTED at a regular meeting of the City of La Quinta Planning Commission, held on November 14, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG HASSETT, VICE Chairperson
City of La Quinta, California

ATTEST:

DANNY CASTRO, Design and Development Director
City of La Quinta, California

PLANNING COMMISSION RESOLUTION 2023-XXX
CONDITIONS OF APPROVAL - RECOMMENDED
CONDITIONAL USE PERMIT 2022-0012
APPLICANT: SMARTLINK/AT&T
ADOPTED:
PAGE 1 OF 5

GENERAL

1. The applicant agrees to defend, indemnify, and hold harmless the City of La Quinta (“City”), its agents, officers, and employees, from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Conditional Use Permit. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. This Conditional Use Permit shall comply with the requirements and standards of Section 9.170 and Section 9.210.020 of the La Quinta Municipal Code (“LQMC”).

The City of La Quinta’s Municipal Code can be accessed on the City’s Web Site at www.laquintaca.gov.

3. This Conditional Use Permit shall expire on November 14, 2025 and shall become null and void in accordance with Municipal Code Section 9.200.080 unless the use has been established.

4. Any expansion or substantial modifications to the approved plan shall require an amendment of this Conditional Use Permit. Minor modifications to this Conditional Use Permit shall be considered by the Design and Development Director and may require notification of surrounding property owners prior to such approval. All other amendments shall be processed in accordance with LQMC 9.200.100.

5. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies, if required:

- Riverside County Fire Marshal
- La Quinta Public Works Department (Grading Permit, Green Sheet (Public Works Development Clearance) for Building Permits, Water Quality Management Plan (WQMP) Exemption Form – Whitewater River Region, Improvement Permit)
- La Quinta Building and Safety Division for Building Permits
- La Quinta Planning Division
- Riverside Co. Environmental Health Department
- Desert Sands Unified School District (DSUSD)
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Regional Water Quality Control Board (CRWQCB)
- State Water Resources Control Board
- SunLine Transit Agency
- South Coast Air Quality Management District Coachella Valley

PLANNING COMMISSION RESOLUTION 2023-XXX
CONDITIONS OF APPROVAL - RECOMMENDED
CONDITIONAL USE PERMIT 2022-0012
APPLICANT: SMARTLINK/AT&T
ADOPTED:
PAGE 2 OF 5

- Federal Communication Commission
- Federal Aviation Administration

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

6. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual attorney's fees incurred by the City Attorney to review, negotiate and/or modify any documents or instruments required by these conditions, if Developer requests that the City modify or revise any documents or instruments prepared initially by the City to effect these conditions. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.
7. Developer shall reimburse the City, within thirty (30) days of presentment of the invoice, all costs and actual consultant's fees incurred by the City for engineering and/or surveying consultants to review and/or modify any documents or instruments required by this project. This obligation shall be paid in the time noted above without deduction or offset and Developer's failure to make such payment shall be a material breach of the Conditions of Approval.

IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refer to persons currently certified or licensed to practice their respective professions in the State of California.

8. 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 LQMC Section 13.24.040 (Improvement Plans).
9. The submitted preliminary plans appear to propose no or minimal grading and may not require a grading permit (see exceptions in Municipal Code Section 8.80.040). If a grading permit is required, a precise grading plan prepared by a Civil Engineer registered in California and a Soils Report prepared by a professional registered in California must be approved by the City Engineer prior to the commencement of grading.

Other engineered improvement plans prepared for City approval that are not listed shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

PLANNING COMMISSION RESOLUTION 2023-XXX
CONDITIONS OF APPROVAL - RECOMMENDED
CONDITIONAL USE PERMIT 2022-0012
APPLICANT: SMARTLINK/AT&T
ADOPTED:
PAGE 3 OF 5

“On-Site Precise Grading” plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and accessibility requirements.

Building plans and structural calculations shall be submitted for review and approval by the Building and Safety Division.

PRECISE GRADING

10. If a grading permit is required, the applicant shall comply with the provisions of LQMC Section 8.80 (Grading).
11. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer,
 - B. A preliminary geotechnical (“soils”) report prepared by a qualified engineer,

All grading shall conform to the recommendations contained in the Preliminary Soils Report and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit.

UTILITIES

12. The applicant shall comply with the provisions of LQMC Section 13.24.110 (Utilities).
13. The applicant shall obtain an encroachment permit and the approval of the City Engineer for the location of all utility lines and structures within the City’s right-of-way.
14. Underground utilities shall be installed prior to overlaying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements as required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer.

MAINTENANCE

15. The applicant shall protect existing hardscape along the proposed construction area to include but not be limited to garden walls, landscaping, irrigation systems, curb

PLANNING COMMISSION RESOLUTION 2023-XXX
CONDITIONS OF APPROVAL - RECOMMENDED
CONDITIONAL USE PERMIT 2022-0012
APPLICANT: SMARTLINK/AT&T
ADOPTED:
PAGE 4 OF 5

and gutter, sidewalk and pavement, and existing building structures. Restoration to any damaged hardscape shall be to the satisfaction of the City of La Quinta. Any disturbed areas, including landscaping, shall be replaced in-kind.

FEES AND DEPOSITS

16. The applicant shall comply with the provisions of LQMC Section 13.24.180 (Fees and Deposits). These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.

PLANNING

17. The proposed telecommunication facility shall comply with all federal and state statutes, including, but not limited to, FCC licensing, NIER levels, and FAA requirements. No wireless telecommunication facility or combination of facilities shall produce, at any time; power densities that exceed current FCC adopted standards for human exposure for RF (Radio Frequency Radiation Exposure Standards) fields. Failure to comply with FCC Standards will result in the immediate cessation of operation of the wireless telecommunication facility.
18. All wireless telecommunication facilities shall be installed and maintained in compliance with the requirements of the Uniform Building Code, National Electrical Code, the City's noise ordinance, and other applicable codes, as well as other restrictions specified in the permit and the La Quinta Municipal Code. The facility operator and the property owner shall be responsible for maintaining the facility in good condition, which shall include, but not be limited to, regular cleaning, painting, and general upkeep and maintenance of the site consistent with the facility's original approval.
19. The panel antennas shall be mounted securely to the monopalm tower.
20. The proposed monopalm shall be approved at a height of 60 feet.
21. Antennas, equipment, and all ancillary components shall be stealth to the maximum extent feasible. Palm fronds are required to screen all antennae.
22. Three Mexican Fan Palm trees shall be planted near the monopalm tower to help reduce visual impacts.
23. The applicant shall negotiate in good faith for shared use by third parties; an owner generally will negotiate in the order in which requests for information are received, except an owner generally will negotiate with a party who has received an FCC license or permit before doing so with other parties.

PLANNING COMMISSION RESOLUTION 2023-XXX
CONDITIONS OF APPROVAL - RECOMMENDED
CONDITIONAL USE PERMIT 2022-0012
APPLICANT: SMARTLINK/AT&T
ADOPTED:
PAGE 5 OF 5

24. AT&T, or successor, shall have a continuing obligation to respond to and resolve any and all complaints associated with any potential interference with frequencies related to residential and/or life safety communications and operations. Response shall be within 48 hours of receipt of notice of any such complaints.
25. AT&T, or successor, shall provide the Planning Division with the name and contact information of the maintenance representative who shall be available 24 hours a day, seven days a week, to receive calls regarding facility maintenance. Response shall be within 48 hours on weekdays and within 72 hours on weekends/holidays of receipt of such notice of complaints.
26. The placement of the monopalm shall not interfere with the existing infrastructure and improvements at this location. The pole shall not be placed on a public paths-of-travel.
27. The wireless telecommunication facility operators are required to notify the City of La Quinta's Planning Division within sixty (60) days of any change of ownership of the facility.
28. The entire facility shall be maintained in a condition consistent with the conditions of this approval and, if the facility is not so maintained, this approval is subject to revocation or other correcting actions as determined appropriate by the City.
29. No cables, conduit, or other equipment on the monopalm tower pole shall be visible. All electrical work for the proposed antennas shall be contained within the monopalm tower cavity.

FIRE

30. Install a minimum size 2A10BC portable fire extinguisher located in extinguisher cabinet.
31. Install an approved Knox Box on the exterior of the gate with a supply of tagged access keys to be stored within the Knox Box.
32. NFPA 704 placarding is required to be displayed on the exterior of the facility of the specific hazard element. Ensure the correct NFPA hazard values are provided in the required sections. (For facilities with fuel-fired generators)
33. Deferred Submittals
 - A. Fuel Storage - for fuel-powered generators require separate/deferred submittal to the Office of the Fire Marshal.
 - B. Electrical Energy Storage Systems - in quantities exceeding levels identified in CFC Table 1206.1 require separate/deferred submittal to the Office of the Fire Marshal.

PROJECT INFORMATION

CASE NUMBER: CONDITIONAL USE PERMIT 2022-0012

APPLICANT: SMARTLINK / AT&T

PROPERTY OWNER: CITY OF LA QUINTA

REQUEST: THE CONSTRUCTION OF A 60 FOOT HIGH MONOPALM WIRELESS TELECOMMUNICATION FACILITY WITH ASSOCIATED EQUIPMENT LOCATED AT AN EXISTING FIRE STATION

LOCATION: 54001 MADISON STREET

GENERAL PLAN DESIGNATION: MAJOR COMMUNITY FACILITIES

ZONING DESIGNATION: MAJOR COMMUNITY FACILITIES

SURROUNDING ZONING/LAND USES:

- NORTH: LOW DENSITY RESIDENTIAL & GOLF COURSE/
HIDEAWAY COUNTRY CLUB AND GOLF COURSE
- SOUTH: LOW DENSITY RESIDENTIAL /
PGA WEST COUNTRY CLUB MAINTENANCE YARD
- EAST: PARKS AND RECREATION, EQUESTRIAN OVERLAY, LOW
DENSITY RESIDENTIAL/ GRIFFIN RANCH COMMUNITY
- WEST: LOW DENSITY RESIDENTIAL
PGA WEST COUNTRY CLUB HOMES

FINDINGS

1. Consistency with General Plan
The design of the proposed wireless facility is consistent with La Quinta General Plan, insofar as the applicant has demonstrated the need for the facility, which supports the General Plan's policies that utilities and communication facilities be available, adequate, and convenient for all residents. The location of the monopalm is compatible with the land uses in the area and the designation of Major Community Facilities.
2. Public Welfare
The proposed wireless facility will not create conditions materially detrimental to the public health, safety, and general welfare. The facility will provide service in an area of the City that needs additional coverage, and the equipment and facilities will be screened or within enclosed structures and provide separation from other uses. The wireless facility is required to comply with the American National Standard Institute (ANSI) standards for professionally acceptable radio frequency emissions to ensure the antennae will not interfere with the surrounding land uses.
3. Visual Impacts
The project implements the City's required "stealth" standards and proposes antennae that will be screened from view. The location of the existing palm trees and installation of three new palm trees will also help reduce visual impacts.
4. Tower Design
The tower is designed at the minimum height required to provide service and will be screened by palm trees fronds. The additional palm trees will help camouflage the monopalm.
5. Justification
The proposed wireless telecommunication facility is necessary, as shown in the applicant's radio-frequency maps and justification, to continue and improve community access to wireless service from the project site. Therefore, this facility is necessary to improve community access to wireless services.

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- | | |
|---|---|
| 1. 2020 CALIFORNIA BUILDING CODE | 6. 2020 CALIFORNIA ENERGY CODE |
| 2. 2020 CALIFORNIA ELECTRICAL CODE ADOPTED 2017 NEC | 7. COUNTY COASTAL ZONE LAND USE ORDINANCE-TITLE 23 |
| 3. 2020 CALIFORNIA FIRE CODE | 8. COUNTY FIRE CODE ORDINANCE - TITLE 16 |
| 4. 2020 CALIFORNIA MECHANICAL CODE | 9. COUNTY LAND USE ORDINANCE - TITLE 22 |
| 5. 2020 CALIFORNIA PLUMBING CODE | 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19 |

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY: SMARTLINK, LLC
 ADDRESS: 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
 CITY, STATE, ZIP: ANNAPOLIS, MD 21401
 CONTACT: WILL KAZIMI
 PHONE: (925) 699-2227
 EMAIL: will.kazimi@smartlinkgroup.com

CONSTRUCTION MANAGER

COMPANY: BECHTEL COMMUNICATIONS, INC.
 ADDRESS: 16808 ARMSTRONG AVENUE SUITE 225
 CITY, STATE, ZIP: IRVINE, CA 92606
 CONTACT: RON VANDERWAL
 PHONE: (714) 343-0931
 EMAIL: rvanderw@bechtel.com

ZONING

COMPANY: SMARTLINK, LLC
 ADDRESS: 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
 CITY, STATE, ZIP: ANNAPOLIS, MD 21401
 CONTACT: WILL KAZIMI
 PHONE: (925) 699-2227
 EMAIL: will.kazimi@smartlinkgroup.com

ATT PROJECT MANAGER

COMPANY: AT&T
 ADDRESS: 1452 EDINGER AVE.
 CITY, STATE, ZIP: TUSTIN, CA 92780
 CONTACT: CHRISTIE M. ASARI-PRICE
 PHONE: (714) 267-3628
 EMAIL: ch0897@att.com

SITE ACQUISITION

COMPANY: SMARTLINK, LLC
 ADDRESS: 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
 CITY, STATE, ZIP: ANNAPOLIS, MD 21401
 CONTACT: RENE EDWARD RAY
 PHONE: (619) 866-9191
 EMAIL: rene.ray@smartlinkgroup.com

APPLICANT

COMPANY: AT&T
 ADDRESS: 1452 EDINGER AVE.
 CITY, STATE, ZIP: TUSTIN, CA 92780
 CONTACT: CHRISTIE M. ASARI-PRICE
 PHONE: (714) 267-3628
 EMAIL: ch0897@att.com

ENGINEER

COMPANY: CASA INDUSTRIES, INC.
 ADDRESS: 4430 E. MIRALOMA AVE. SUITE D
 CITY, STATE, ZIP: ANAHEIM, CA 92807
 CONTACT: JULIUS SANTIAGO
 PHONE: (714) 553-8899
 EMAIL: jsantiago@casaind.com

RF ENGINEER

COMPANY: AT&T
 ADDRESS: 739 E SANTA CLARA ST., ROOM 217
 CITY, STATE, ZIP: VENTURA, CA 93001
 CONTACT: SANDEEP MANGAT
 PHONE: (805) 312-1694
 EMAIL: sm2840@att.com

SITE INFORMATION

APPLICANT / LESSEE



Your world. Delivered

1452 EDINGER AVE. 3RD FLOOR
 TUSTIN, CALIFORNIA 92780

PROPERTY OWNER

OWNER: CITY OF LA QUINTA
 ADDRESS: 78495 CALLE TAMPICO
 LA QUINTA, CA 92253
 CONTACT: DOUG KINLEY
 PHONE: 760-777-7000
 EMAIL: dkinley@laquintaca.gov

LATITUDE: 33° 39' 22.70" N (33.656306°)
 LONGITUDE: 116° 15' 07.80" W (-116.252167°)

LAT./LONG. TYPE: NAD 83
 GROUND ELEVATION: -4.9' A.M.S.L.
 ABOVE GROUND LEVEL: 60'-0" A.G.L.
 APN #: 775-100-004
 GROUND LEASE AREA: 396 SQ. FT.
 AERIAL LEASE AREA: 180 SQ. FT.
 ZONING / JURISDICTION: CITY OF LA QUINTA
 CURRENT ZONING: FIRE STATION
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: U
 PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED



AT&T

Your world. Delivered

SITE NUMBER: CSL00354 - NSB

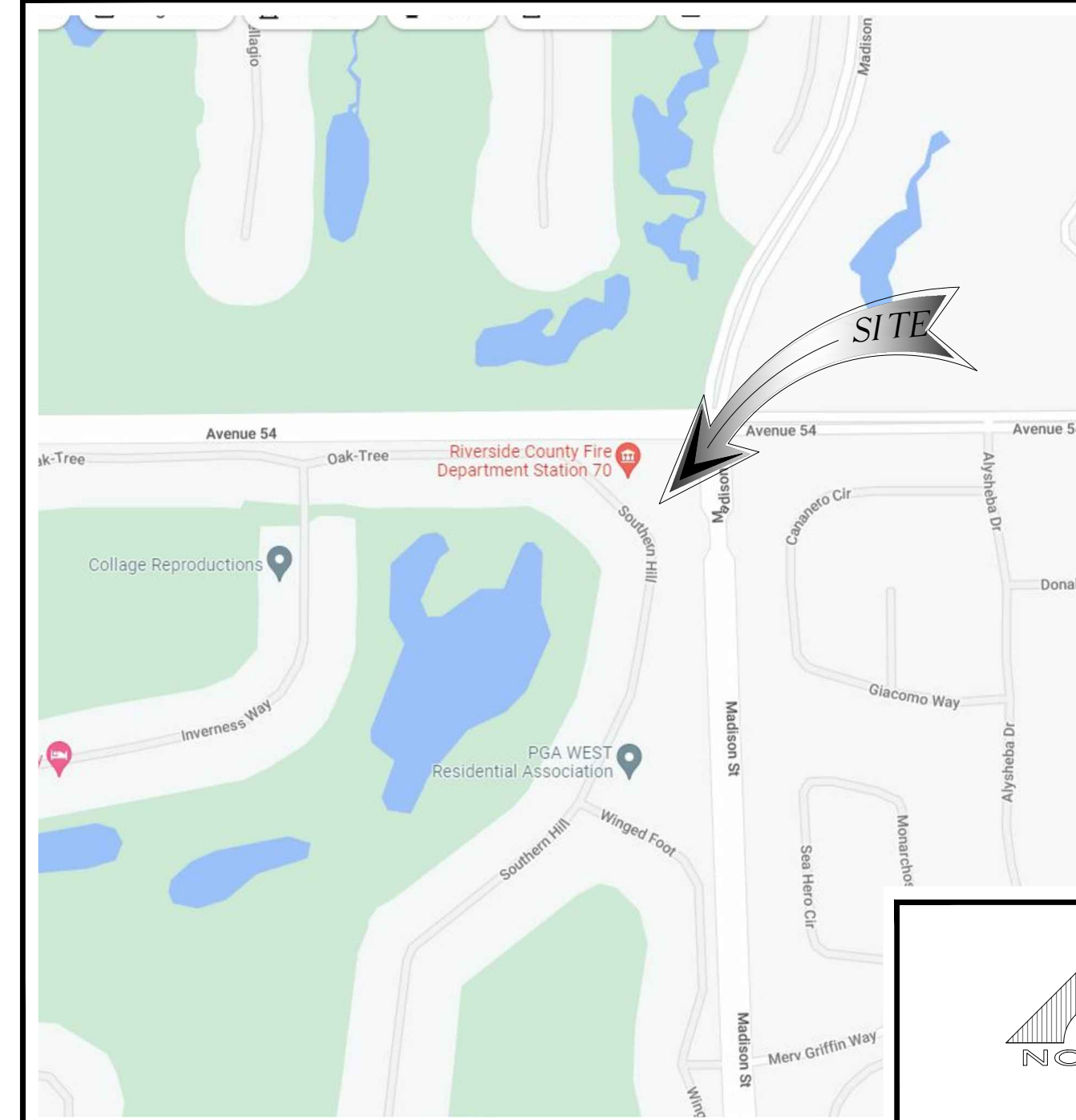
SITE NAME: FIRE STATION

FA#: 13023999

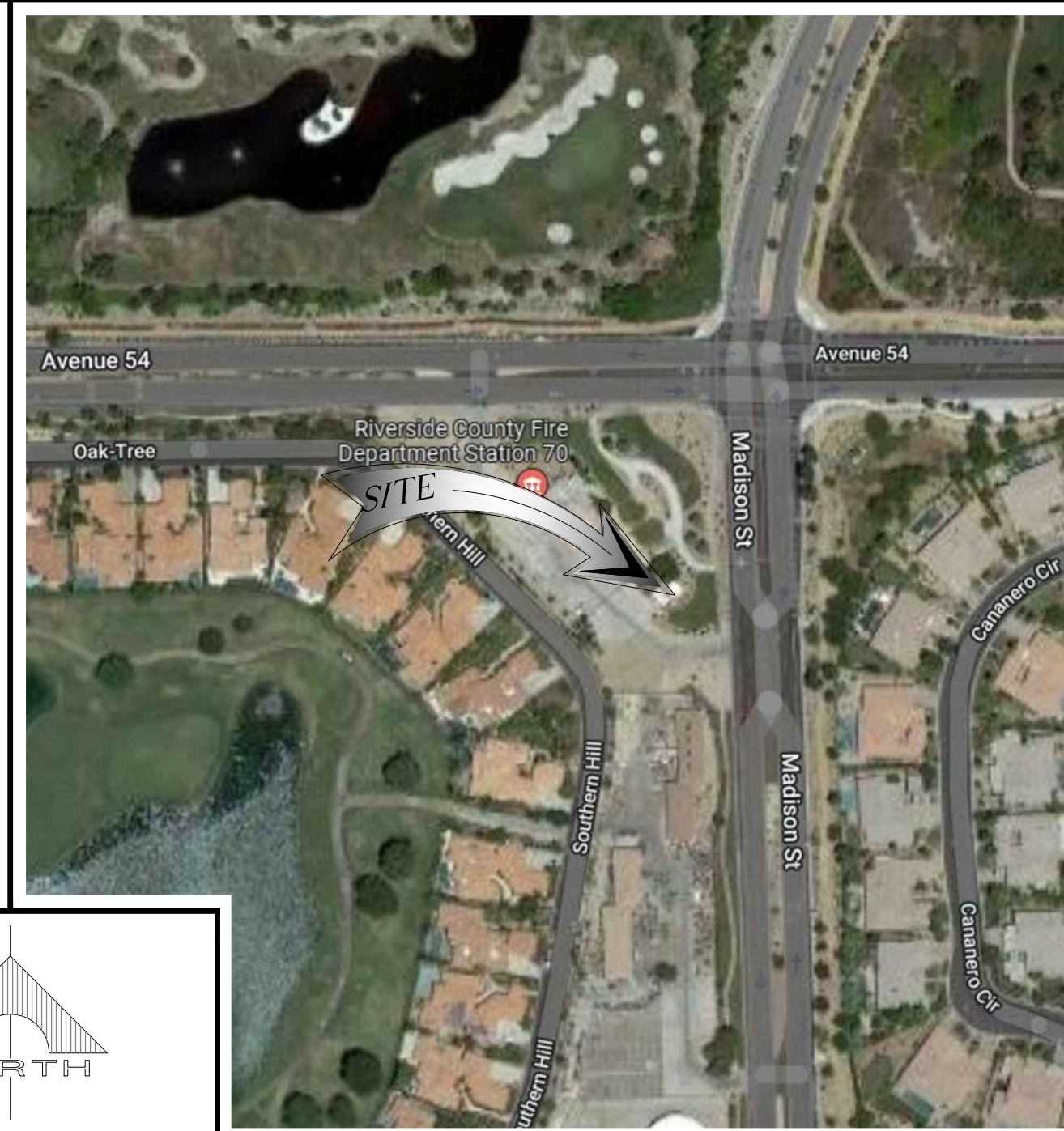
USID#: 322620

**54001 MADISON ST.
 LA QUINTA, CA 92253
 RIVERSIDE COUNTY**

VICINITY MAP



LOCAL MAP

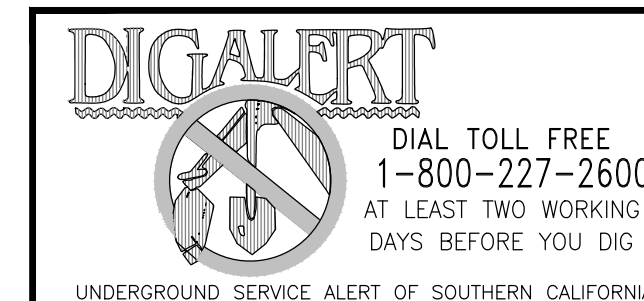


DRIVING DIRECTIONS

TURN RIGHT ONTO EDINGER AVE. TURN LEFT ONTO THE CA-261 N RAMP. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR CA-261 N AND MERGE ONTO CA-261 N. MERGE ONTO CA-261 N. USE ANY LANE TO MERGE ONTO CA-241 N. USE THE RIGHT 2 LANES TO TAKE EXIT 39A TO MERGE ONTO CA-91 E TOWARD RIVERSIDE. TAKE EXIT 65B TO MERGE ONTO CA-60 E TOWARD I-215 S/SAN DIEGO/INDIO. CONTINUE ONTO CA-60 E/I-215 S. KEEP LEFT TO CONTINUE ON CA-60 E/MORENO VALLEY FWY. USE ANY LANE TO TAKE THE RAMP ONTO I-10 E. TAKE EXIT 139 FOR JEFFERSON ST. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO JEFFERSON ST. TURN RIGHT AT THE 1ST CROSS STREET TO STAY ON JEFFERSON ST. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO 52ND AVE. TURN RIGHT ONTO MADISON ST. DESTINATION WILL BE ON THE RIGHT.

LEGAL DESCRIPTION

SEE SURVEY



APPROVALS

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

DISCIPLINE:	SIGNATURE:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

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

**PROJECT DESCRIPTION
 INDOOR / WIC ENCLOSURE**

'AT&T' PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL 1 (P) 60'-0" HIGH MONOPALM.
- INSTALL 12 (P) PANEL ANTENNAS (4 PER SECTOR).
- INSTALL 18 (P) LTE RRUS AT ANTENNA LEVEL (6 PER SECTOR).
- INSTALL 1 (P) 20KW GENERAC COMPACT DIESEL GENERATOR ON CONCRETE PAD.
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL (P) 8'X8' W.I.C. SHELTER (BY SABRE) ON CONCRETE PAD.
- INSTALL (P) UTILITY PANELS.
- INSTALL 4 (P) DC-9 SURGE SUPPRESSORS (SQUID).
- INSTALL 3 (P) DC12 (OUTDOOR) UNITS.
- INSTALL (P) 8' HIGH CMU WALL ENCLOSURE WITH STUCCO FINISH TO MATCH EXISTING.
- INSTALL (P) 16' WIDE TRUE GRID GRASS SURFACE.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	SITE SURVEY
LS-2	SITE SURVEY
LS-3	SURVEY NOTES
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	LEASE AREA/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE
A-4	ELEVATIONS
A-5	ELEVATIONS



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



1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
 ANNAPOLIS, MD 21401
 TEL: (949) 387-1265
 FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
1	06/29/23	REVISED PER PLANNING
0	02/07/23	100% ZONING DRAWINGS
A	10/18/22	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**CSL00354
 FIRE STATION
 54001 MADISON ST.
 LA QUINTA, CA 92253
 MONOPINE (INDOOR)**

DRAWN BY: RJS	CHECKED BY: JS
------------------	-------------------

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

SURVEY DATE

10/03/2022

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE SIX STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA STATE PLANE ZONE SIX STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99997306

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06065C2244H, DATED 04/19/2017

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

SEE SHEET LS-3

NOTES CORRESPONDING TO RECORDS MATTERS

SEE SHEET LS-3

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

ACCESS NOTE

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

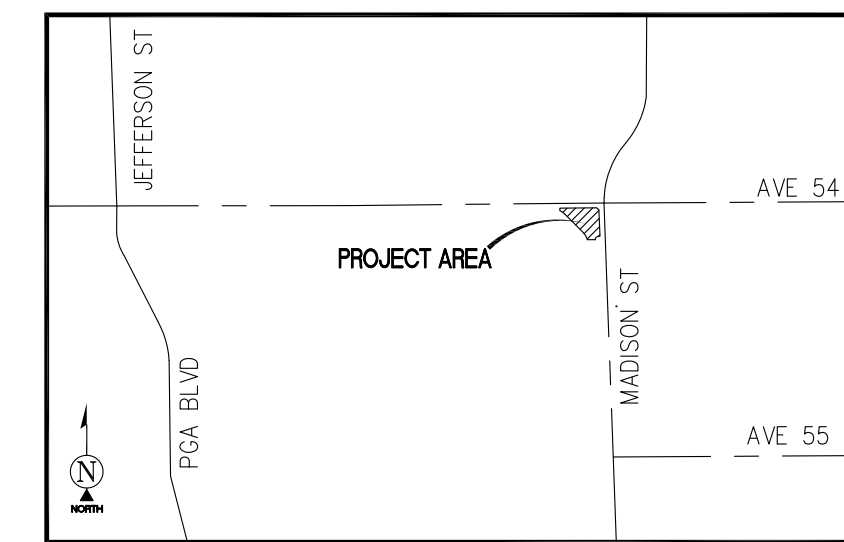
LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY, BOOK 70, PAGES 96 TO 98, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

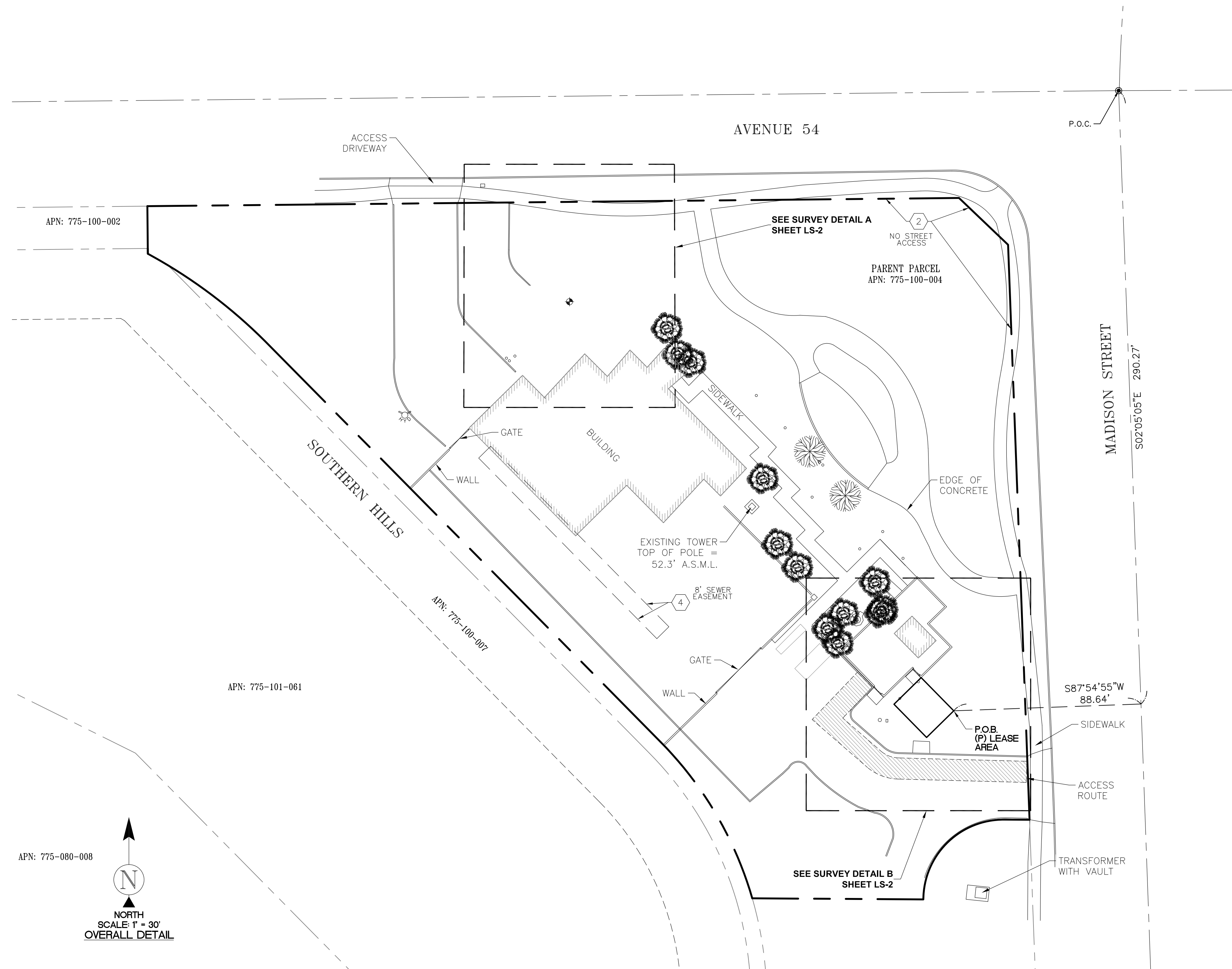
COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, SAID CORNER BEING THE CENTERLINE INTERSECTION OF AVENUE 54 AND MADISON STREET IN THE CITY OF LA QUINTA; THENCE ALONG THE CENTERLINE OF MADISON STREET, SOUTH 02°05'05" EAST, 290.27 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 87°54'55" WEST, 88.64 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 45°32'57" WEST, 18.00 FEET; THENCE NORTH 44°27'03" WEST, 22.00 FEET; THENCE NORTH 45°32'57" EAST, 18.00 FEET; THENCE SOUTH 44°27'03" EAST, 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 396 SQUARE FEET (0.00909 ACRES) OF LAND, MORE OR LESS.

POSITION OF GEODETIC COORDINATES
 LATITUDE 33° 39' 22.70" (33.656306°) NORTH (NAD83)
 LONGITUDE 116° 15' 07.80" (116.252167°) WEST (NAD83)
 GROUND ELEVATION @ -4.9' (NAVD88)



VICINITY MAP
N.T.S.



LEGEND

P.O.B. POINT OF BEGINNING		FIRE HYDRANT	
P.O.C. POINT OF COMMENCEMENT		POSITION OF GEODETIC COORDINATES	
BLDG TOP OF BUILDING		SPOT ELEVATION	
CMU CONCRETE MASONRY UNIT		TREES	
CONC CONCRETE		PALM TREES	
EP EDGE OF PAVEMENT		PULL BOX TELEPHONE	
FC FACE OF CURB		IRRIGATION CONTROL VALVE	
NG NATURAL GRADE			
R/W RIGHT OF WAY			
SW SIDEWALK			
WALL TOP OF WALL			
P.O.B. POINT OF BEGINNING			
P.O.C. POINT OF COMMENCEMENT			
P.O.T. POINT OF TERMINUS			

	CMU WALLS
	TREE LINE
	CURLINES
	EXISTING BUILDINGS
	PARKING STRIPES
	STREET CENTERLINES
	RIGHT OF WAY LINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINES
	SETBACK LINES
	TIE LINES
	LEASE AREA LIMITS
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL



ambit consulting

428 MAIN STREET
 SUITE 206
 HUNTINGTON BEACH, CA 92648
 PH. (480) 659-4072
 www.ambitconsulting.us

CASA INDUSTRIES

4430 E. MIRALOMA AVE. SUITE D
 ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
0	12/11/2022	TITLE / DESIGN (RR)
A	10/07/2022	PRELIMINARY (HL)

LICENSED LAND SURVEYOR
 MATTHEW R. FORD
 No. 9588
 STATE OF CALIFORNIA
 DATE: 12/12/2022

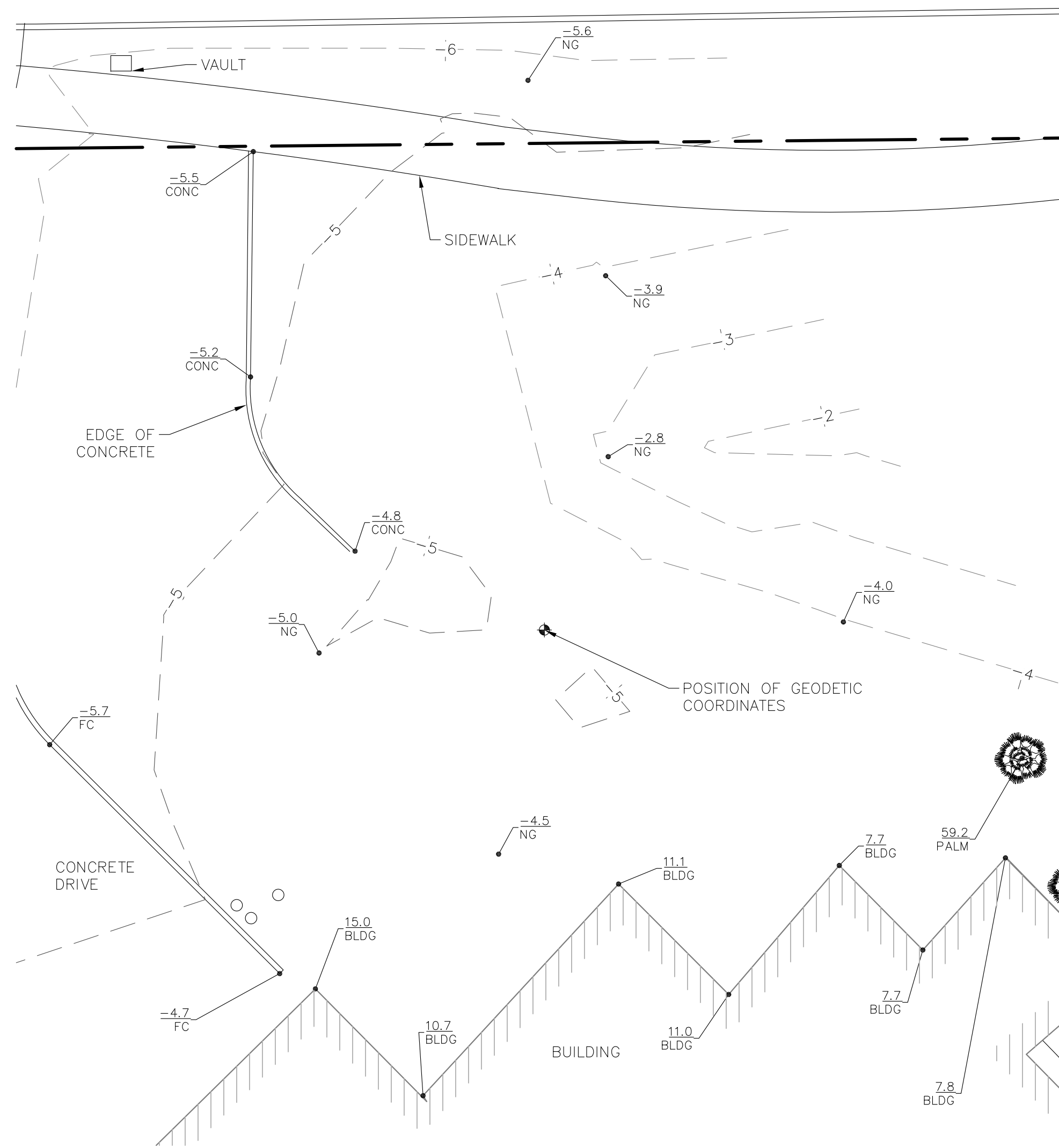
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL SURVEYOR, TO ALTER THIS DOCUMENT.

CSL00354

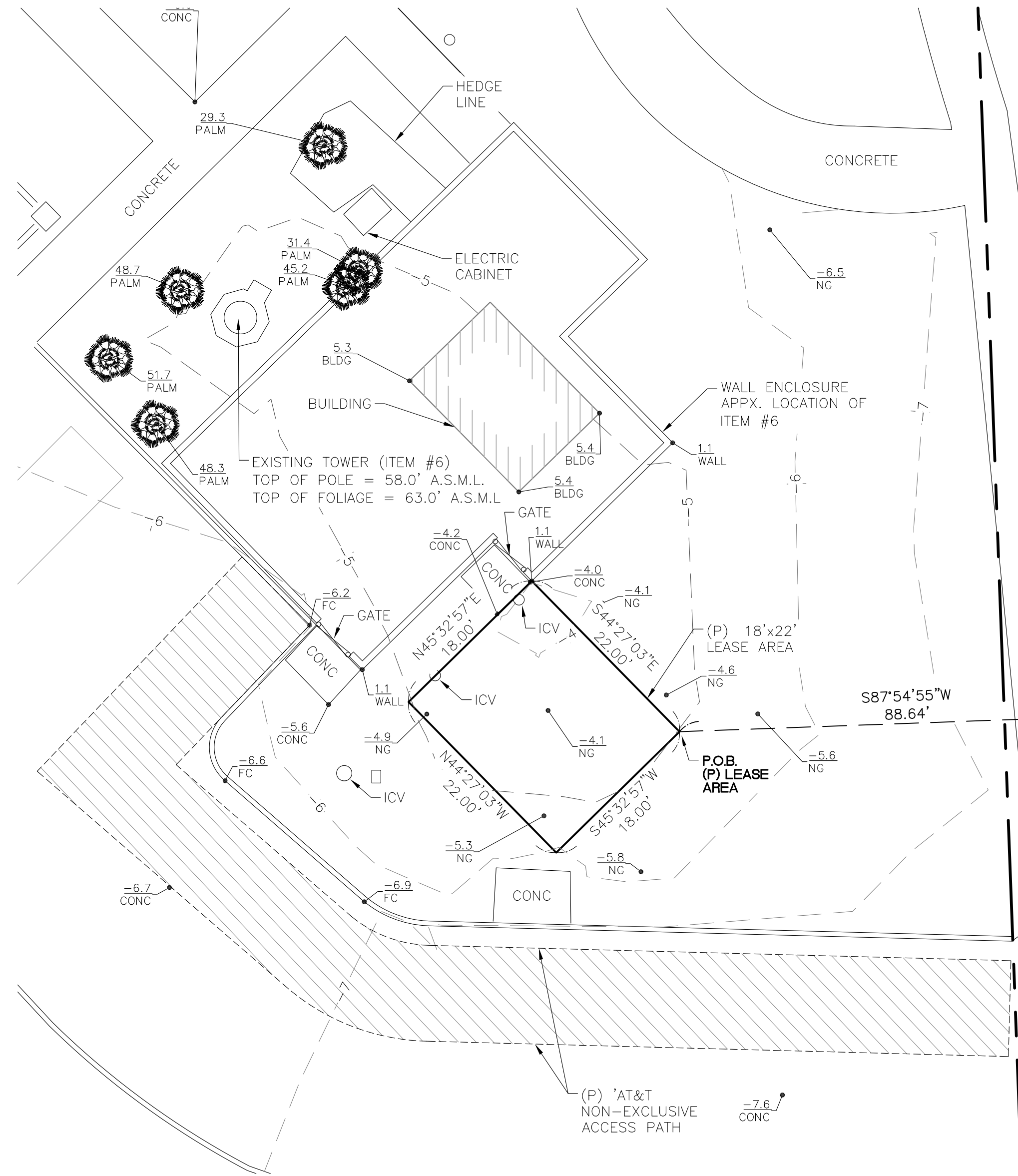
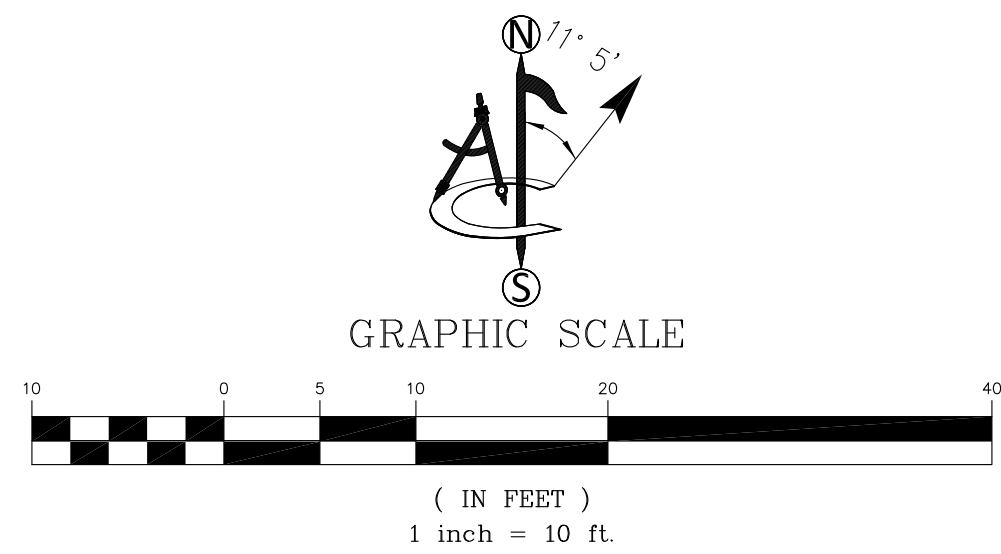
54001 MADISON STREET
 LA QUINTA, CA, 92253

SHEET TITLE
 SITE SURVEY

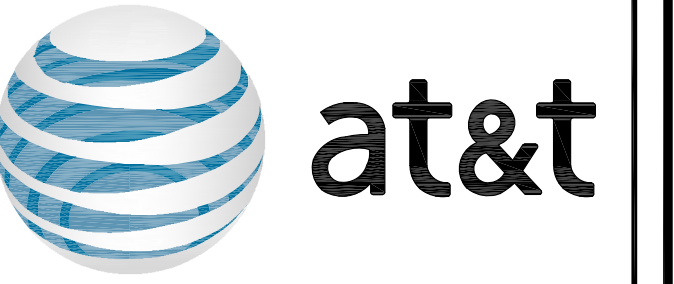
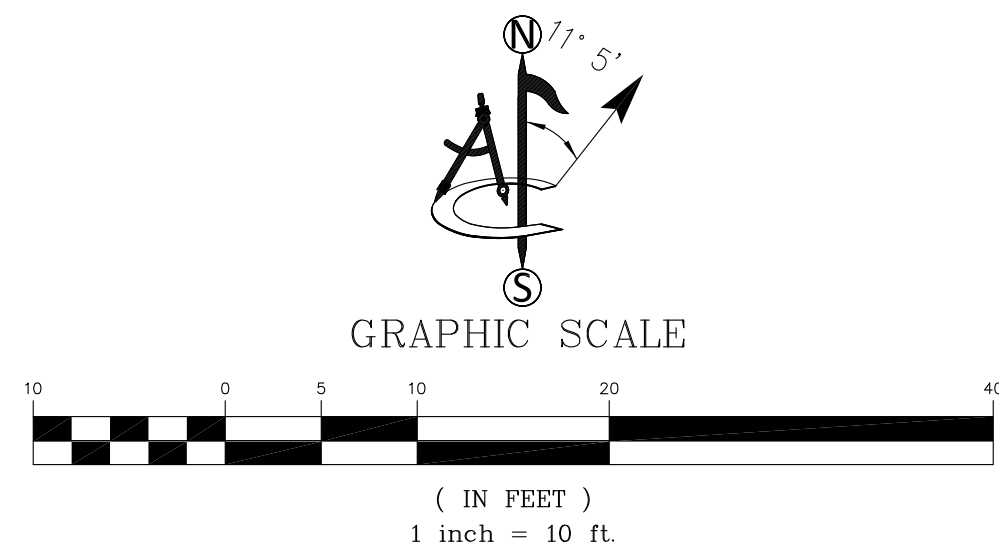
SHEET NUMBER
 LS-1



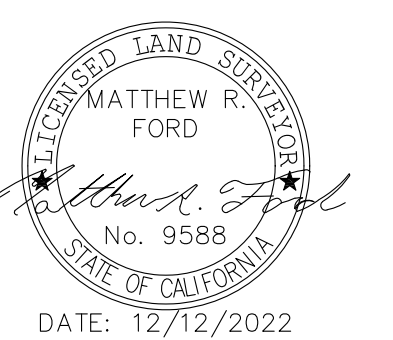
SURVEY DETAIL A
TOWER LOCATION



SURVEY DETAIL B
LEASE LOCATION



REV	DATE	DESCRIPTION
0	12/11/2022	TITLE / DESIGN (RR)
A	10/07/2022	PRELIMINARY (HL)



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL SURVEYOR, TO ALTER THIS DOCUMENT.

CSL00354
54001 MADISON STREET
LA QUINTA, CA, 92253

SHEET TITLE
SURVEY DETAILS

SHEET NUMBER
LS-2

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST QUARTER OF SECTION 16 AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 70, PAGES 96 THROUGH 98 INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF 54TH AVENUE AND MADISON STREET;

THENCE SOUTH 89° 03' 03" WEST ALONG THE CENTERLINE OF 54TH AVENUE, A DISTANCE OF 460.00 FEET;

THENCE SOUTH 00° 56' 57" EAST AT RIGHT ANGLES TO THE CENTERLINE OF 54TH AVENUE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 54TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89° 03' 03" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 54TH AVENUE, A DISTANCE OF 383.96 FEET;

THENCE SOUTH 46° 43' 50" EAST A DISTANCE OF 32.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MADISON STREET, AND SAID POINT LOCATED 55.00 FEET FROM THE CENTERLINE OF MADISON STREET;

THENCE SOUTH 02° 30' 40" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF MADISON STREET, A DISTANCE OF 272.10 FEET;

THENCE WEST A DISTANCE OF 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTH EASTERLY AND HAVING A RADIUS OF 38.00, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 59.69 FEET;

THENCE WEST A DISTANCE OF 80.92 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 174.00 FEET, THROUGH A CENTRAL ANGLE OF 28° 29' 56", AN ARC DISTANCE OF 86.55 FEET;

THENCE NORTH 45° 00' 00" WEST, A DISTANCE OF 264.41 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 242.69 FEET, THROUGH A CENTRAL ANGLE OF 16° 51' 26", AN ARC DISTANCE OF 71.40 FEET;

THENCE NORTH 00° 56' 57" WEST, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL METALS, MINERALS AND ALL PETROLEUMS, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SUCH LAND AND EVERY PART THEREOF AS RESERVED IN DEED RECORDED JANUARY 9, 1957 AS INSTRUMENT NO. 2128 OF OFFICIAL RECORDS.

APN: 775-100-004

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER NO. 92019619-920-CMM-CM8, CA-SFPFC-IMP-81628-1-22-92019619, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED NOVEMBER 28, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(BLANKET IN NATURE)
2. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT.
AFFECTS: SAID LAND ABUTTING LETTERED LOT A (54TH AVENUE) AND LETTERED LOT B (MADISON STREET)
(AS SHOWN ON SURVEY)
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORDS OF SURVEY.
RECORDING NO: BOOK 70, PAGE 96 OF RECORDS OF SURVEY.
(BLANKET IN NATURE)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF LA QUINTA
PURPOSE: A SEWER LATERAL AND APPURTENANCES
RECORDING DATE: JANUARY 5, 1987
RECORDING NO: 1987-22 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND
(AS SHOWN ON SURVEY)
5. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: LA QUINTA REDEVELOPMENT AGENCY
DATE: OCTOBER 4, 2007
RECORDING NO: 2007-619749 OF OFFICIAL RECORDS
(NOT A SURVEY MATTER - NOT SHOWN)
6. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: ASSIGNMENT AND ASSUMPTION OF GROUND LEASE
LESSOR: NEXTEL OF CALIFORNIA, INC., A DELAWARE CORPORATION
LESSEE: TOWER ENTITY 7 LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: FEBRUARY 20, 2009
RECORDING NO: 2009-B3028 OF 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.
AMENDMENT TO MEMORANDUM OF COMMUNICATIONS SITE LEASE AGREEMENT (GROUND)
RECORDING DATE: JUNE 17, 2010
RECORDING NO.: 2010-280258 OF OFFICIAL RECORDS
MEMORANDUM OF ASSIGNMENT
RECORDING DATE: DECEMBER 6, 2016
RECORDING NO.: 2016-542329 OF OFFICIAL RECORDS
(EXACT LOCATION INDETERMINATE - LABELED AS APPROXIMATE)
7. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LAND LEASE AGREEMENT
LESSOR: CITY OF LA QUINTA, A MUNICIPAL CORPORATION
LESSEE: LOS ANGELES SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
RECORDING DATE: NOVEMBER 5, 2010
RECORDING NO: 2010-534062 OF 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.
(EXACT LOCATION INDETERMINATE - NOT SHOWN)
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: MEMORANDUM OF AGREEMENT
DATED: MAY 28, 2010
EXECUTED BY: TOWERCO ASSETS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: JUNE 21, 2011
RECORDING NO: 2011-273375 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(EXACT LOCATION INDETERMINATE - NOT SHOWN)
9. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: MEMORANDUM OF LEASE
LESSOR: LOS ANGELES SMSA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, D/B/A VERIZON WIRELESS
LESSEE: ATC SEQUOIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 11, 2015
RECORDING NO: 2015-405880 OF 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.
(EXACT LOCATION INDETERMINATE - NOT SHOWN)
10. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
11. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)



REV	DATE	DESCRIPTION
0	12/11/2022	TITLE / DESIGN (RR)
A	10/07/2022	PRELIMINARY (HL)



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL SURVEYOR, TO ALTER THIS DOCUMENT.

CSL00354
54001 MADISON STREET
LA QUINTA, CA, 92253

SHEET TITLE
NOTES

SHEET NUMBER
LS-3



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



1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
ANNAPOLIS, MD 21401
TEL: (949) 387-1265
FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
1	06/29/23	REVISED PER PLANNING
0	02/07/23	100% ZONING DRAWINGS
A	10/18/22	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**CSL00354
FIRE STATION
54001 MADISON ST.
LA QUINTA, CA 92253
MONOPINE (INDOOR)**

DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

AVENUE 54

MADISON STREET

SECTOR 'C'
330'

SECTOR 'B'
220'

SECTOR 'A'
100'

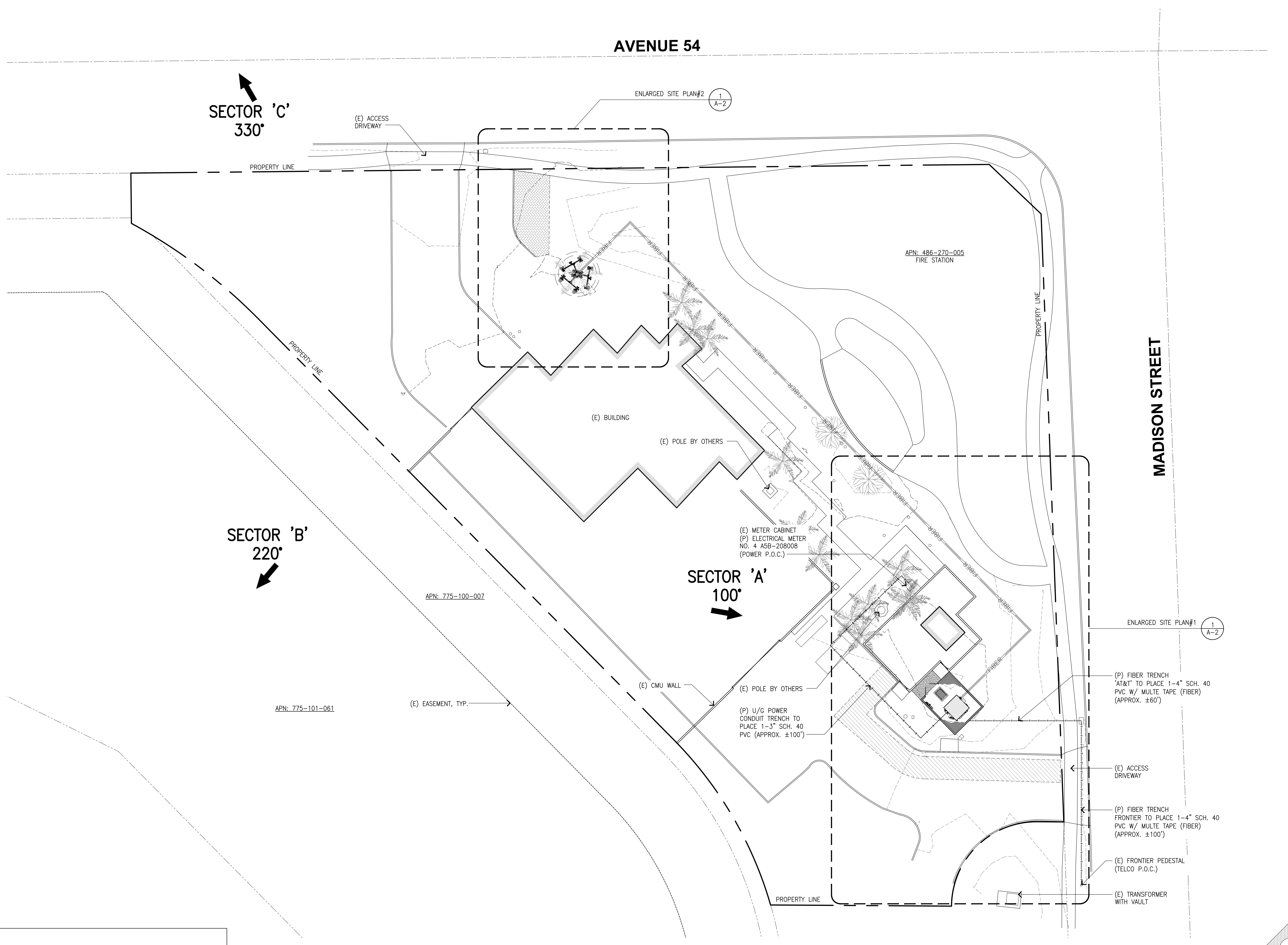
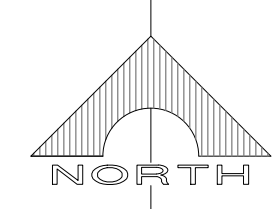
ENLARGED SITE PLAN#2
1
A-2

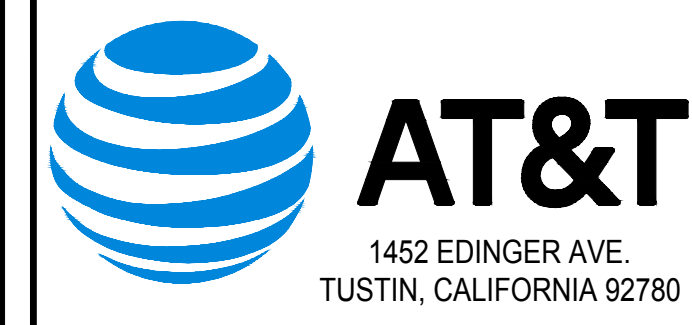
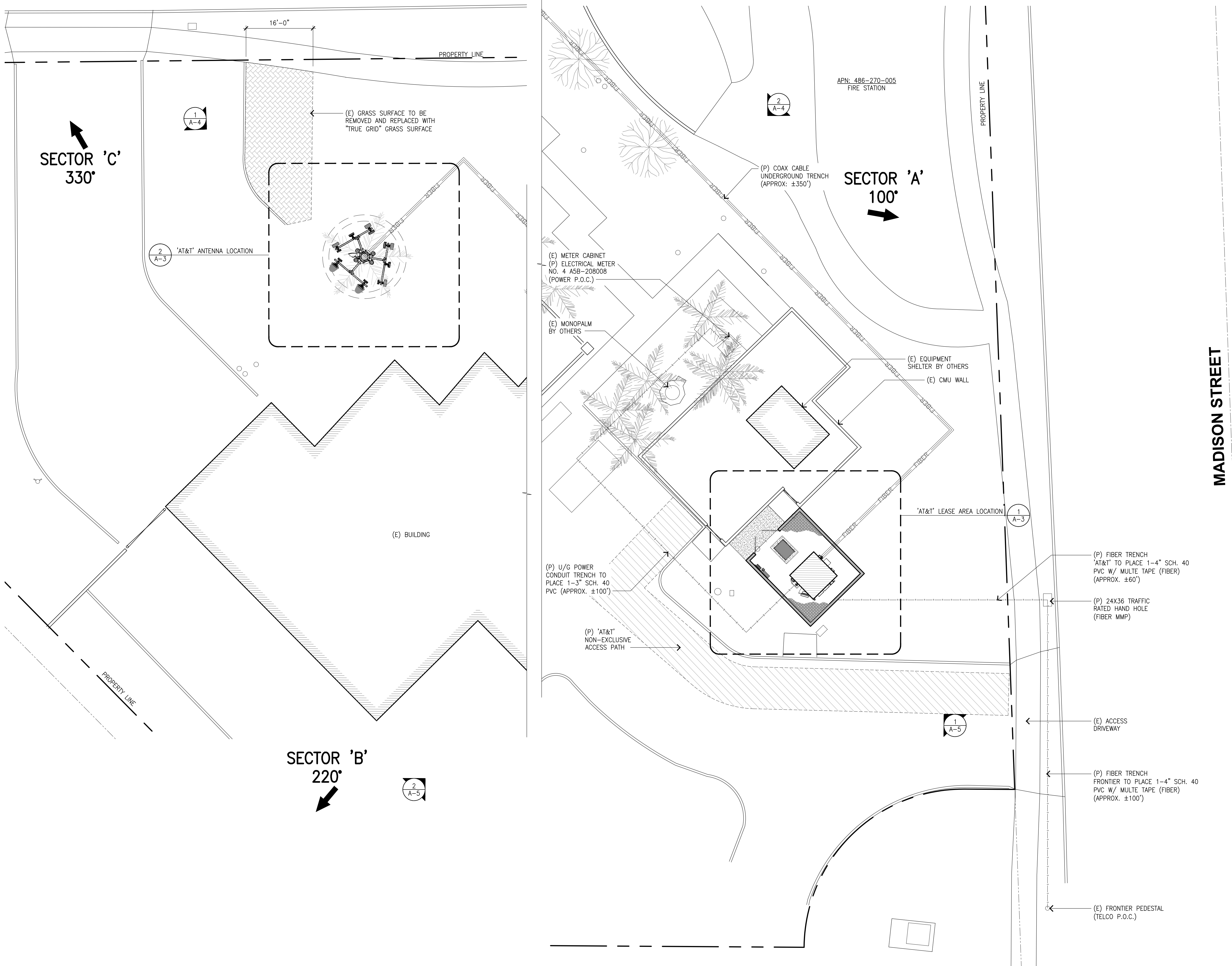
ENLARGED SITE PLAN#1
1
A-2

NOTE:
• UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

OVERALL SITE PLAN

SCALE:
1"=20'-0"
10' 20' 40' 1





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

smartlink
 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
 ANNAPOLIS, MD 21401
 TEL: (849) 387-1265
 FAX: (849) 387-1275



REV	DATE	DESCRIPTION
1	06/29/23	REVISED PER PLANNING
0	02/07/23	100% ZONING DRAWINGS
A	10/18/22	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

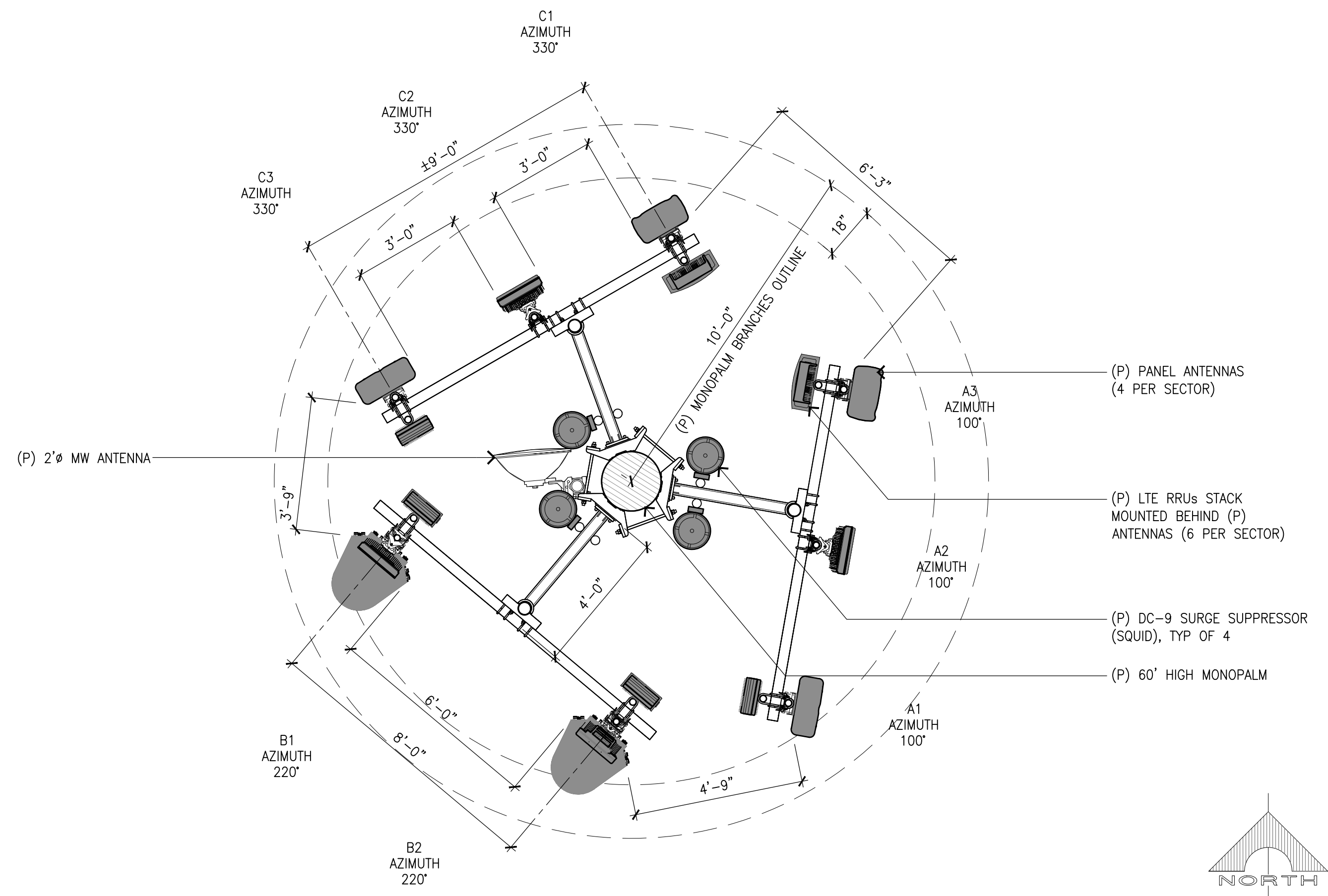
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL00354
 FIRE STATION
 54001 MADISON ST.
 LA QUINTA, CA 92253
 MONOPINE (INDOOR)

DRAWN BY: RJS
 CHECKED BY: JS

SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER:
A-2



ANTENNA PLAN

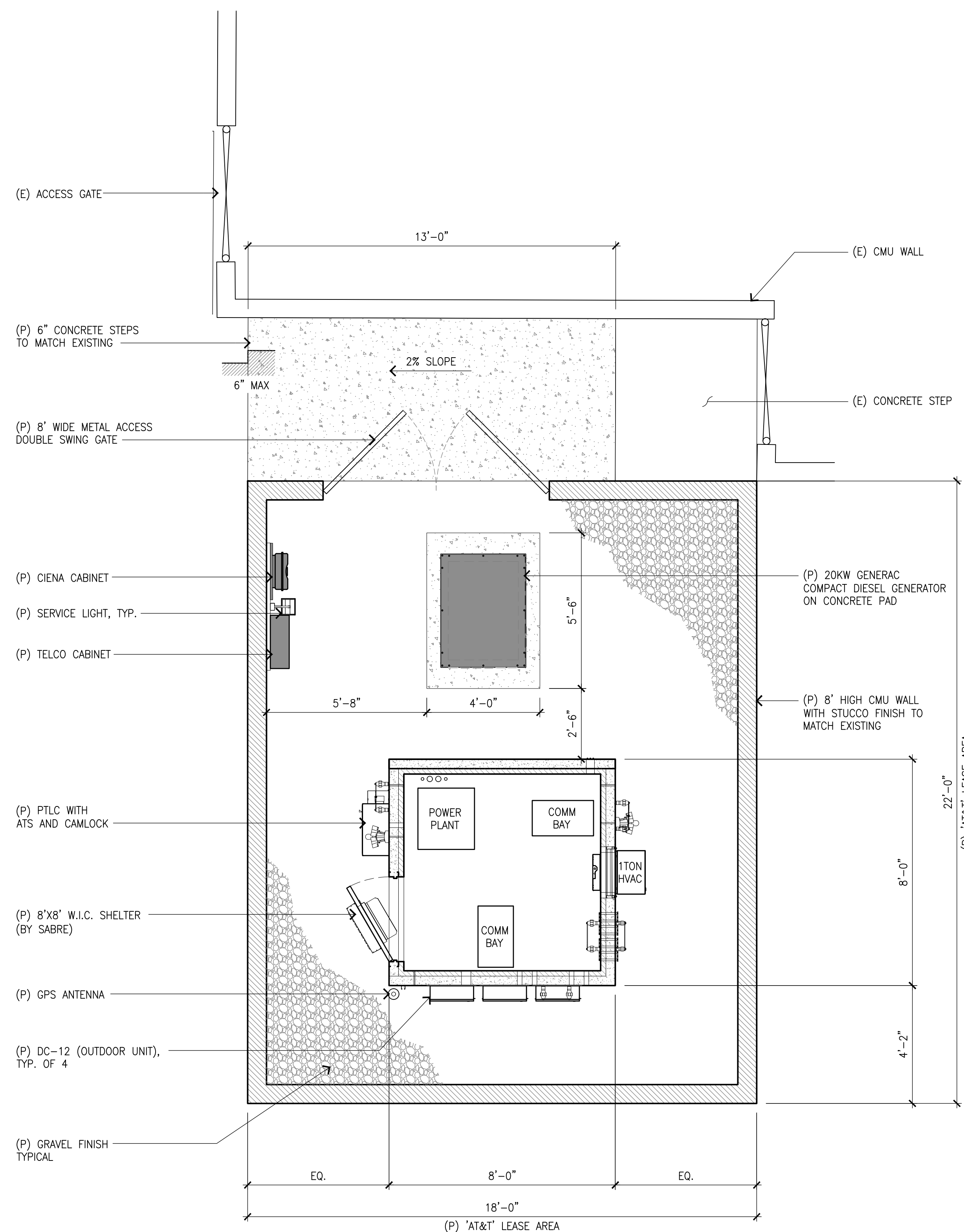
SCALE: **2**
3/8"=1'-0"

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)		
		AIR/HEX/8-PORT	SIZE			JUMPER	DC CABLE (AWG #6)	
ALPHA SECTOR	A1	LTE	COMMSCOPE NNH4-65C-R6-V3	8'	100'	51'-0"	<12'	+/- 410'
	A2	LTE	AIR6419 N770 AIR6449 N770	2'-4" 2'-7"	100'	51'-6"	<12'	+/- 410'
	A3	LTE	QUINTEL QD8612-7	8'	100'	51'-0"	<12'	+/- 410'
BETA SECTOR	B1	LTE	ERICSSON AIR6419 N770 MATSING MS-MBA-3.2-H4-L4	2'-4" 6'	220'	54'-9" 49'-6"	<12'	+/- 410'
	B2	LTE	ERICSSON AIR6449 N770 MATSING MS-MBA-3.2-H4-L4	2'-7" 6'	220'	54'-9" 49'-6"	<12'	+/- 410'
GAMMA SECTOR	C1	LTE	COMMSCOPE NNH4-65C-R6-V3	8'	330'	51'-0"	<12'	+/- 410'
	C2	LTE	AIR6419 N770 AIR6449 N770	2'-4" 2'-7"	330'	51'-6"	<12'	+/- 410'
	C3	LTE	QUINTEL QD8612-7	8'	330'	51'-0"	<12'	+/- 410'

REMOTE RADIO UNITS (RRU'S)							
SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
				ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	UP	3	<12'	18"	8"	8"
	A2	UP	-	<12'	18"	8"	8"
	A3	UP	3	<12'	18"	8"	8"
BETA SECTOR	B1	UP	3	<12'	18"	8"	8"
	B2	UP	3	<12'	18"	8"	8"
GAMMA SECTOR	C1	UP	3	<12'	18"	8"	8"
	C2	UP	-	<12'	18"	8"	8"
	C3	UP	3	<12'	18"	8"	8"

ANTENNA AND RRU SCHEDULE (PENDING RFDS)

3



LEASE AREA SQUARE FOOTAGES
GROUND LEASE AREA = 396 SQ. FT.

LEASE AREA PLAN

SCALE: **1**
3/8"=1'-0"



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



1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
ANNAPOLIS, MD 21401
TEL: (949) 387-1265
FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
1	06/29/23	REVISED PER PLANNING
0	02/07/23	100% ZONING DRAWINGS
A	10/18/22	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

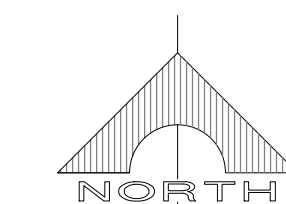
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL00354
FIRE STATION
54001 MADISON ST.
LA QUINTA, CA 92253
MONOPINE (INDOOR)

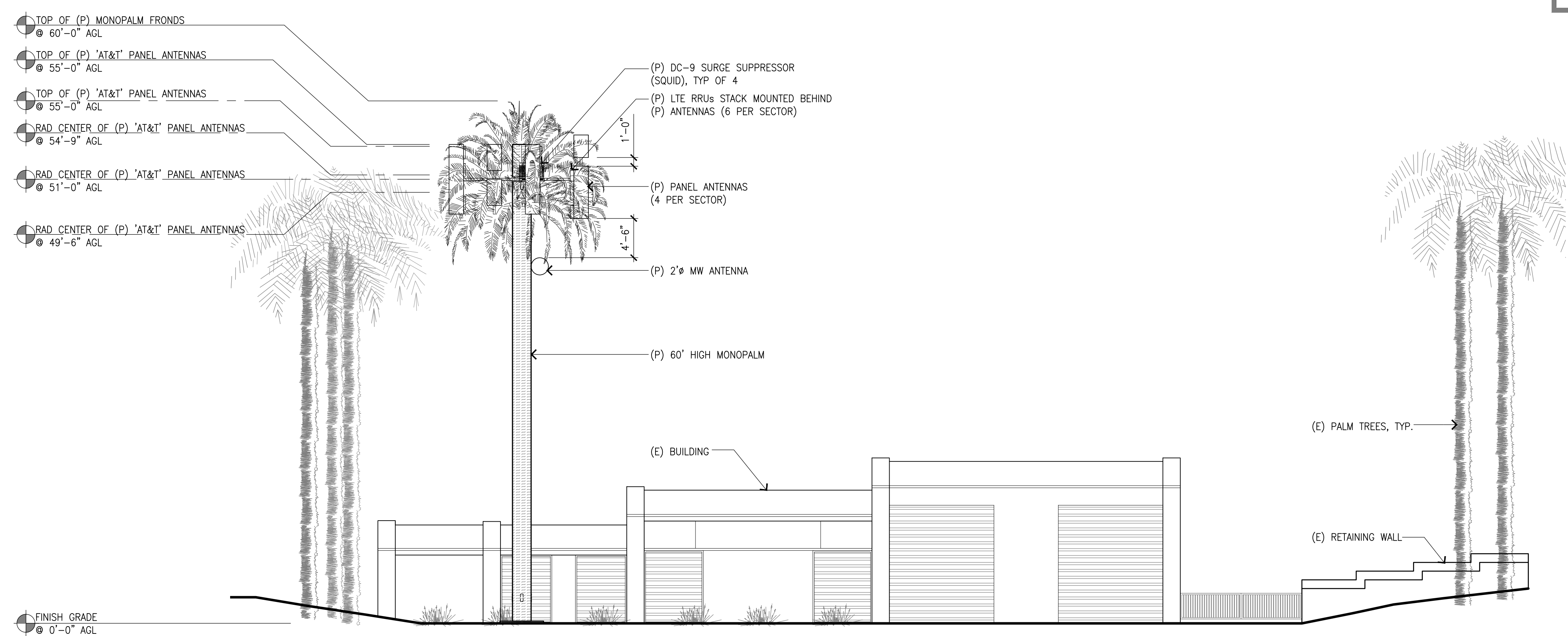
DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-3



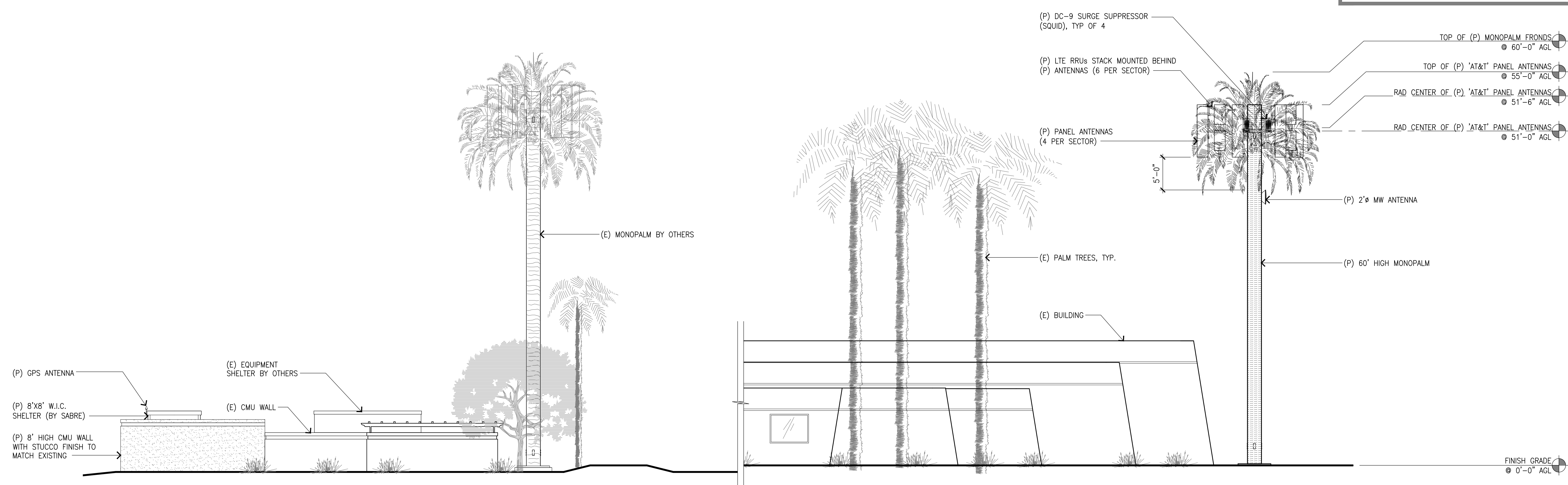
NOTE:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED AND INCLUDE SOCKS TO MATCH THE MONPALM.



NORTH ELEVATION

SCALE:
 1/8"=1'-0" **1**

NOTE:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED AND INCLUDE SOCKS TO MATCH THE MONPALM.



EAST ELEVATION

SCALE:
 1/8"=1'-0" **2**



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

smartlink
 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
 ANNAPOLIS, MD 21401
 TEL: (849) 387-1265
 FAX: (849) 387-1275



REV	DATE	DESCRIPTION
1	06/29/23	REVISED PER PLANNING
0	02/07/23	100% ZONING DRAWINGS
A	10/18/22	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

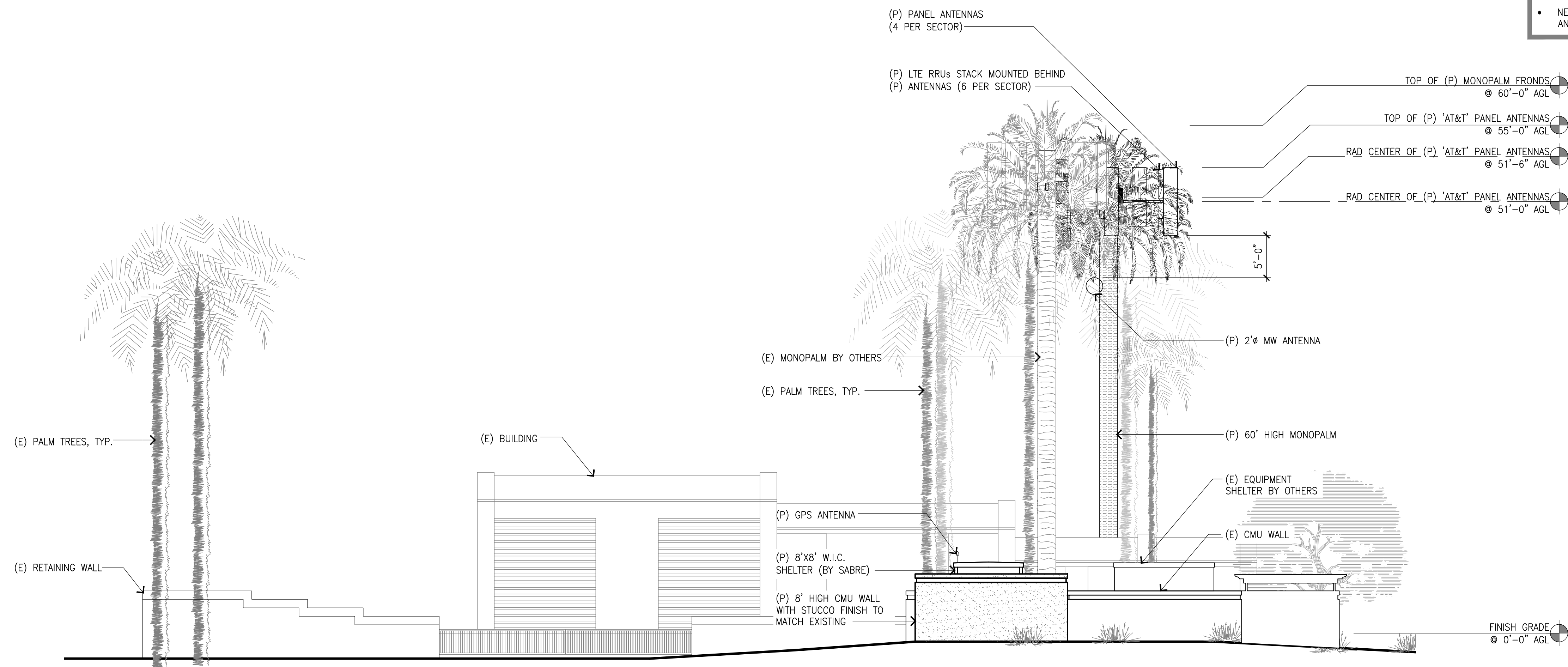
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL00354
 FIRE STATION
 54001 MADISON ST.
 LA QUINTA, CA 92253
 MONOPINE (INDOOR)

DRAWN BY: RJS
 CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

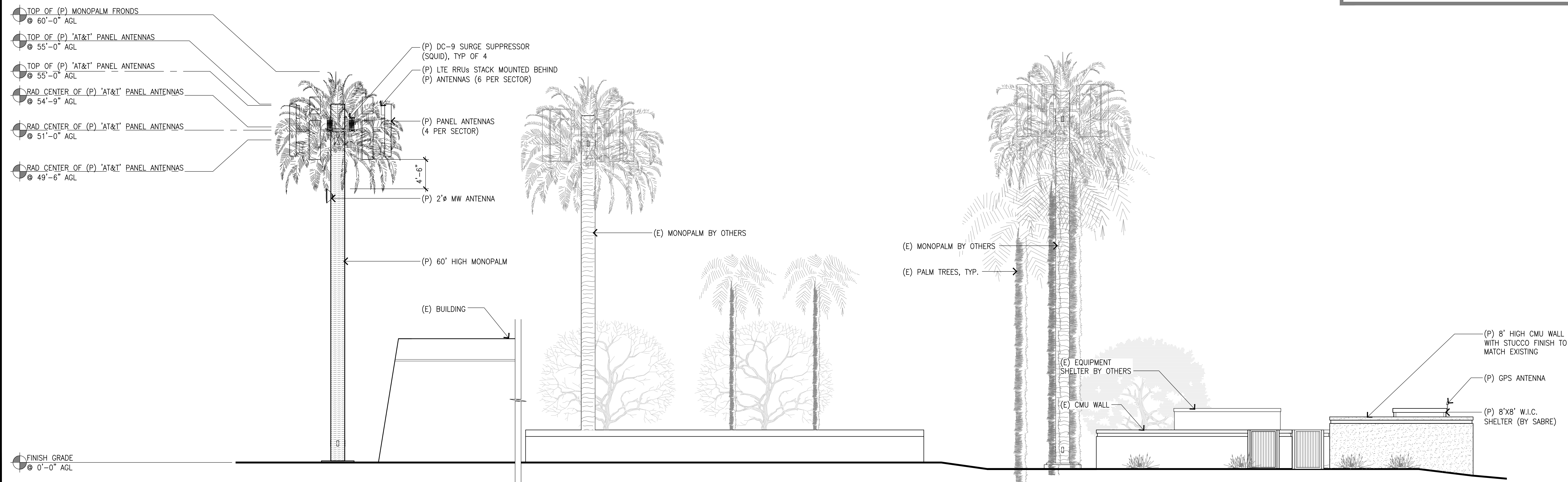
SHEET NUMBER:
A-4



NOTE:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED AND INCLUDE SOCKS TO MATCH THE MONPALM.

SOUTH ELEVATION

SCALE: 1/8"=1'-0" **1**



NOTE:
 • NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED AND INCLUDE SOCKS TO MATCH THE MONPALM.

WEST ELEVATION

SCALE: 1/8"=1'-0" **2**



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

smartlink
 1997 ANNAPOLIS EXCHANGE PKWY, SUITE 200
 ANNAPOLIS, MD 21401
 TEL: (849) 387-1265
 FAX: (849) 387-1275



REV	DATE	DESCRIPTION
1	06/29/23	REVISED PER PLANNING
0	02/07/23	100% ZONING DRAWINGS
A	10/18/22	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CSL00354
 FIRE STATION
 54001 MADISON ST.
 LA QUINTA, CA 92253
 MONOPINE (INDOOR)

DRAWN BY: RJS
 CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

LTE Justification Plots

Market Name: **Los Angeles**

Site ID: **CSL00354/CSL05637**

Site Address:

ATOLL Plots Completion Date: **Jun 09, 2022**

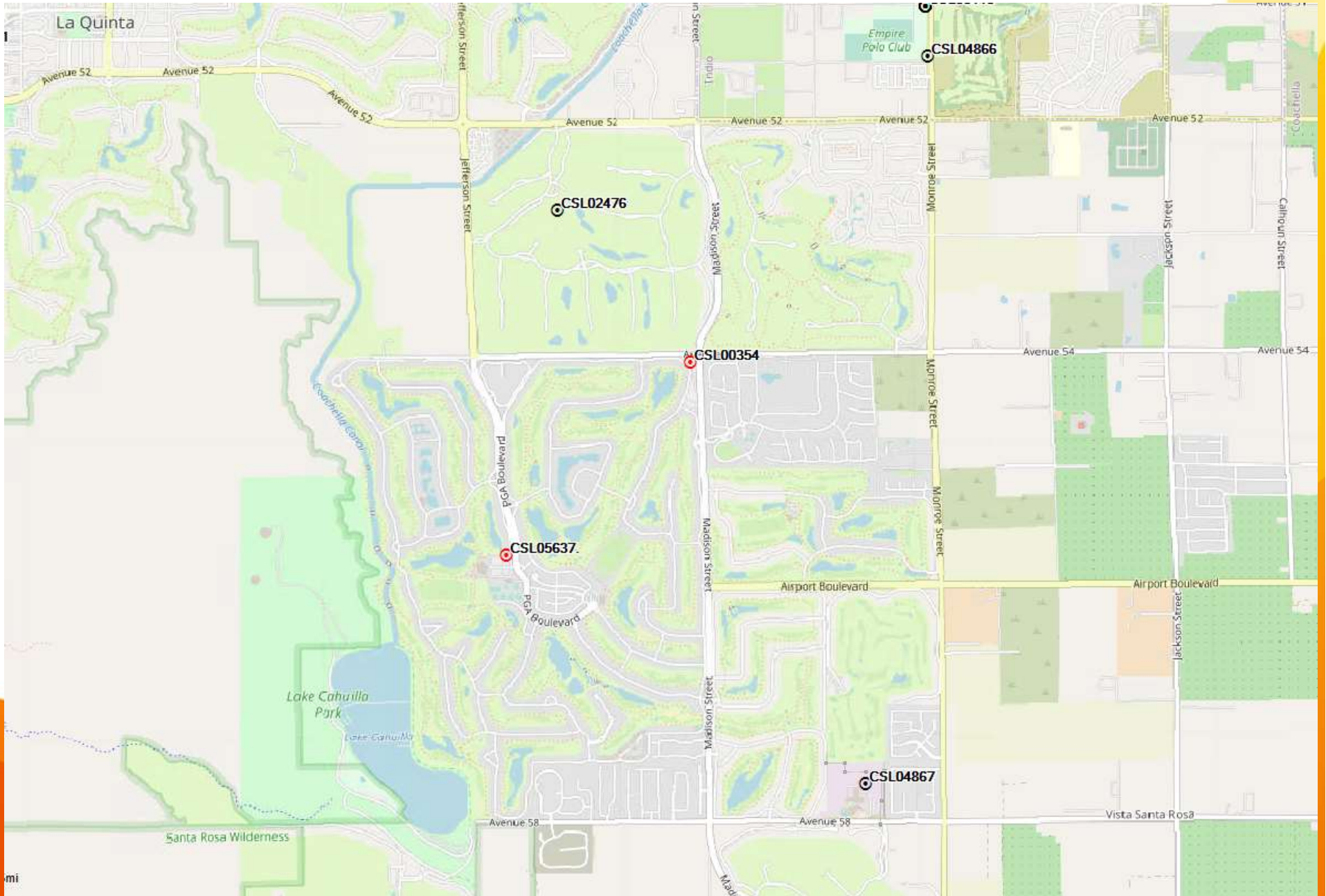


Assumptions

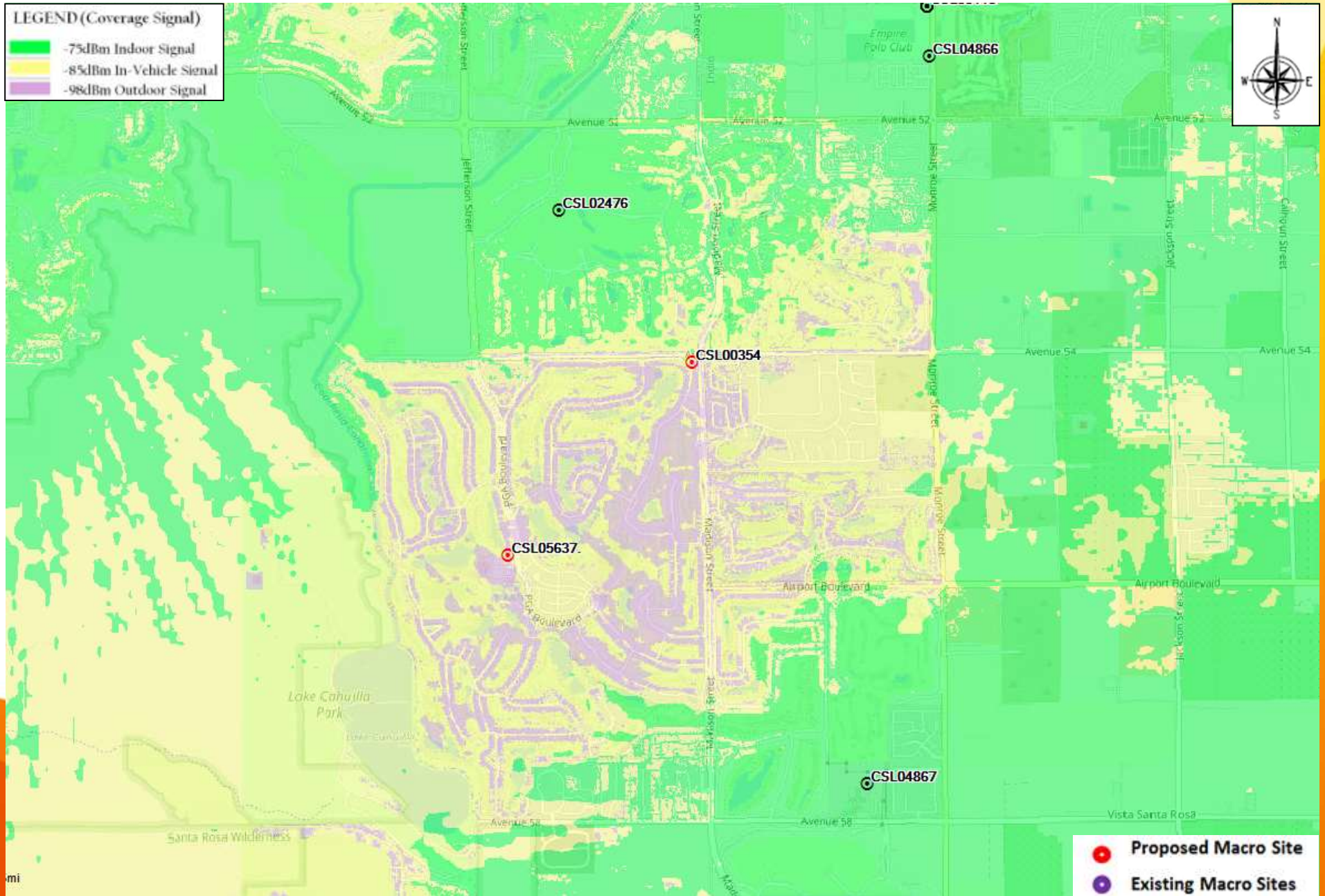
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



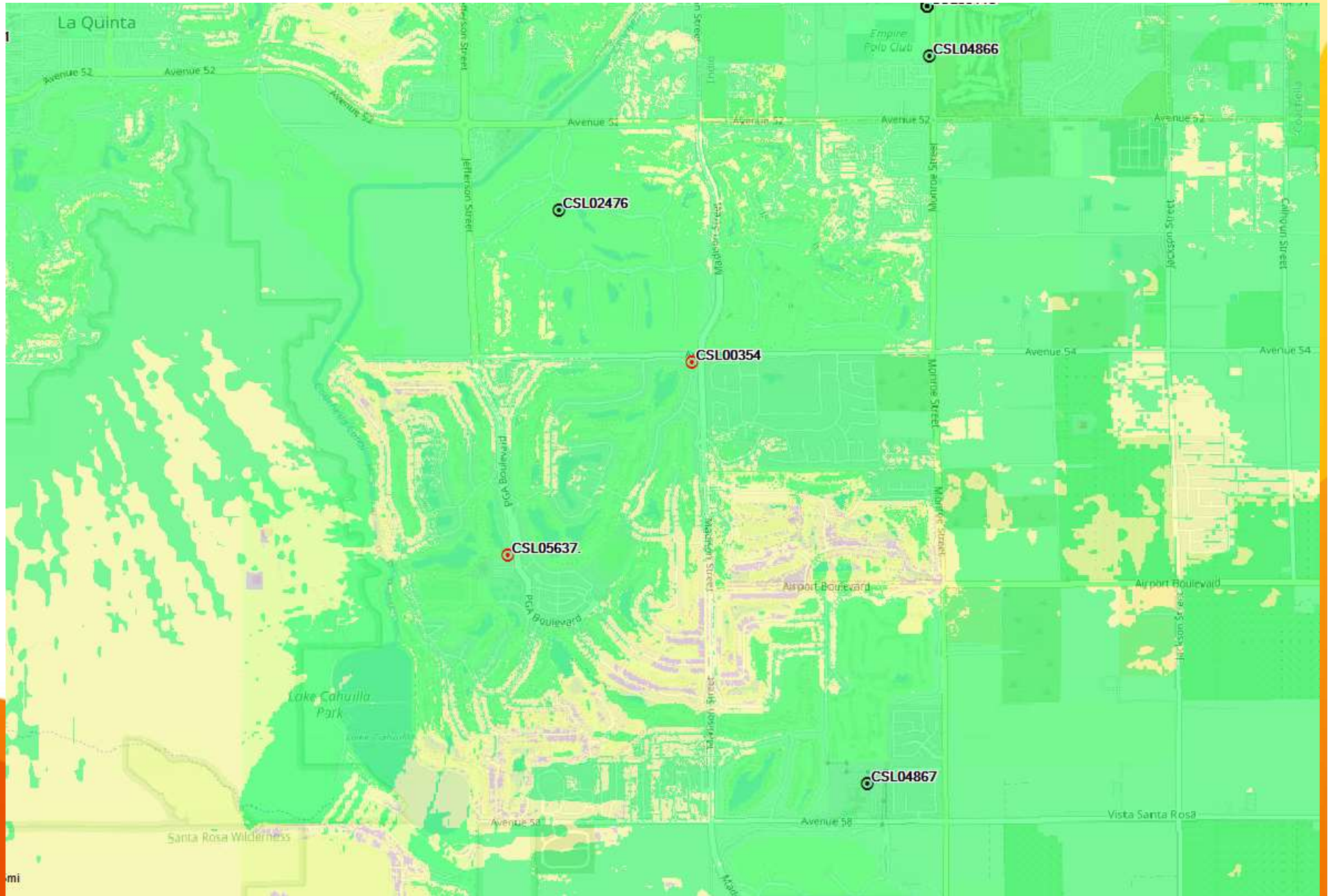
CSL00354/CSL05637



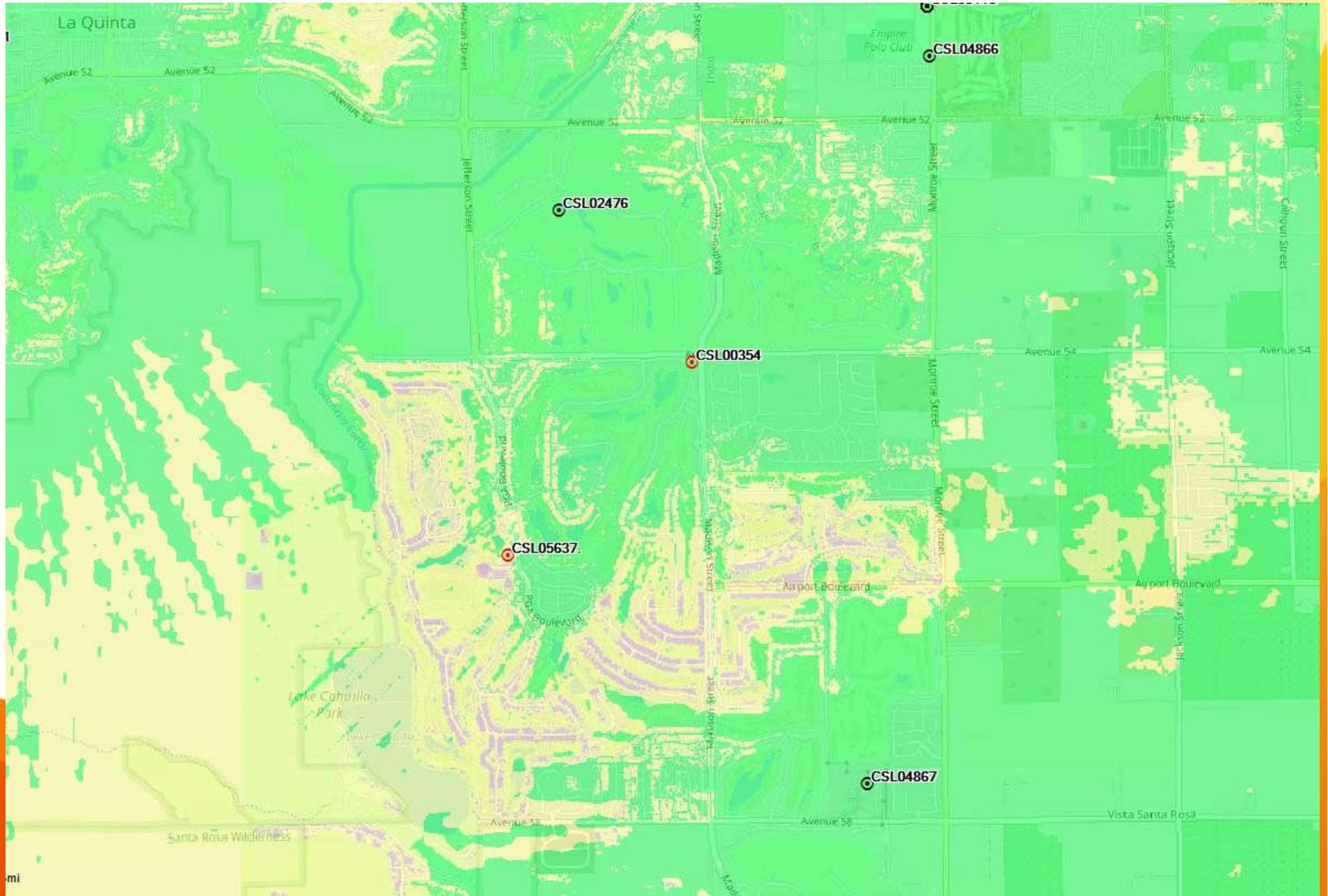
LTE Coverage Before site CSL00354/CSL05637



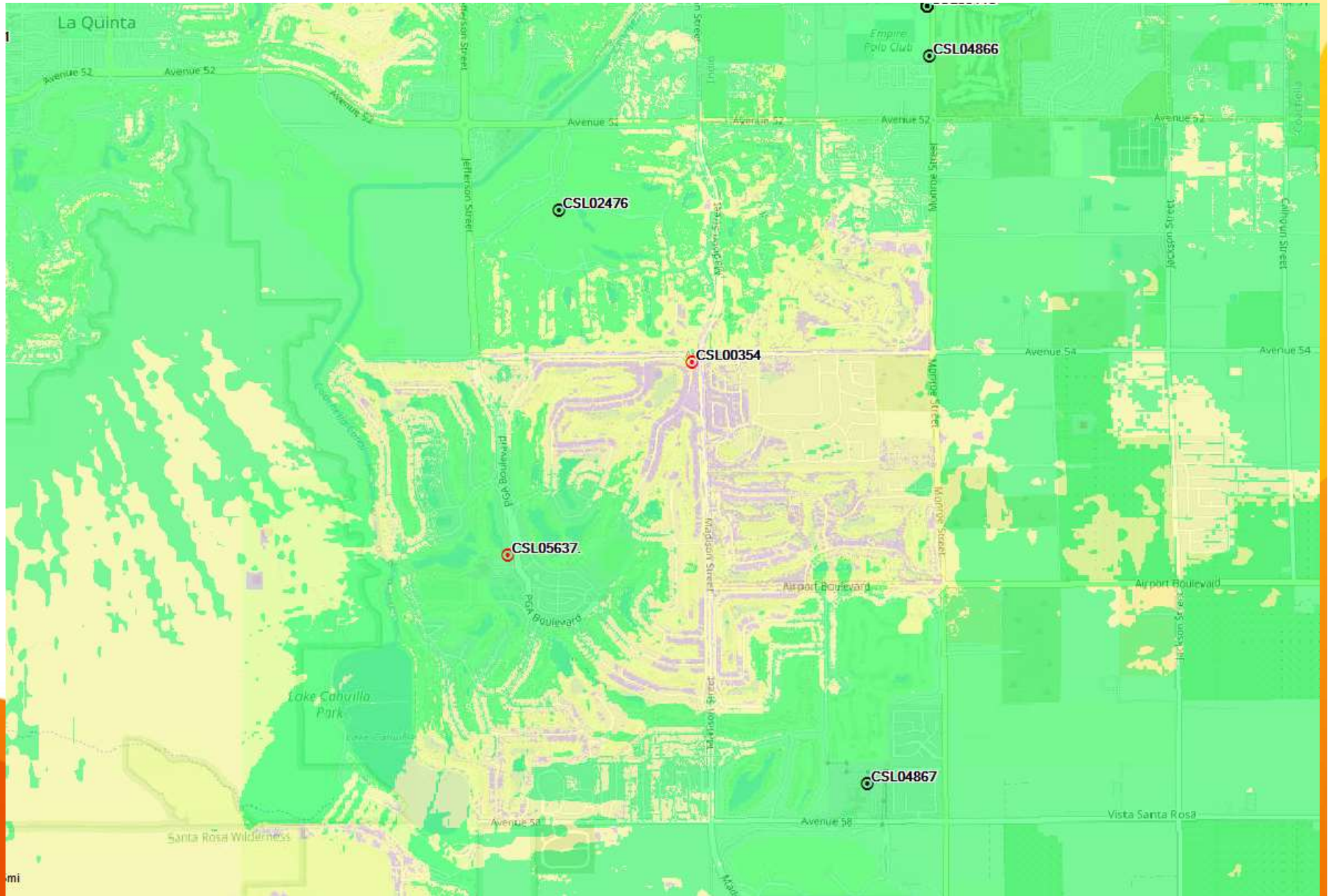
LTE Coverage After site CSL00354/CSL05637



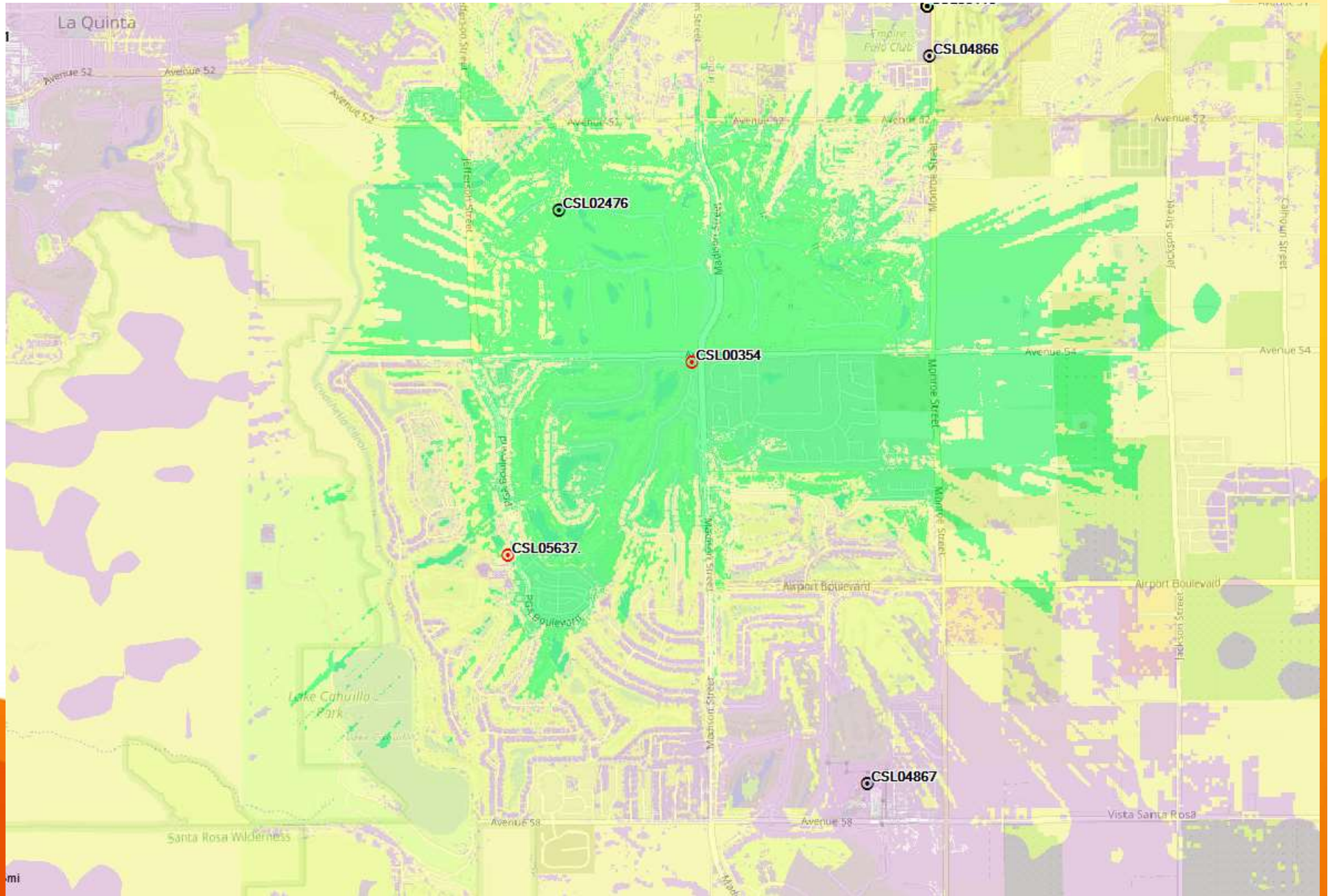
LTE Coverage After site CSL00354



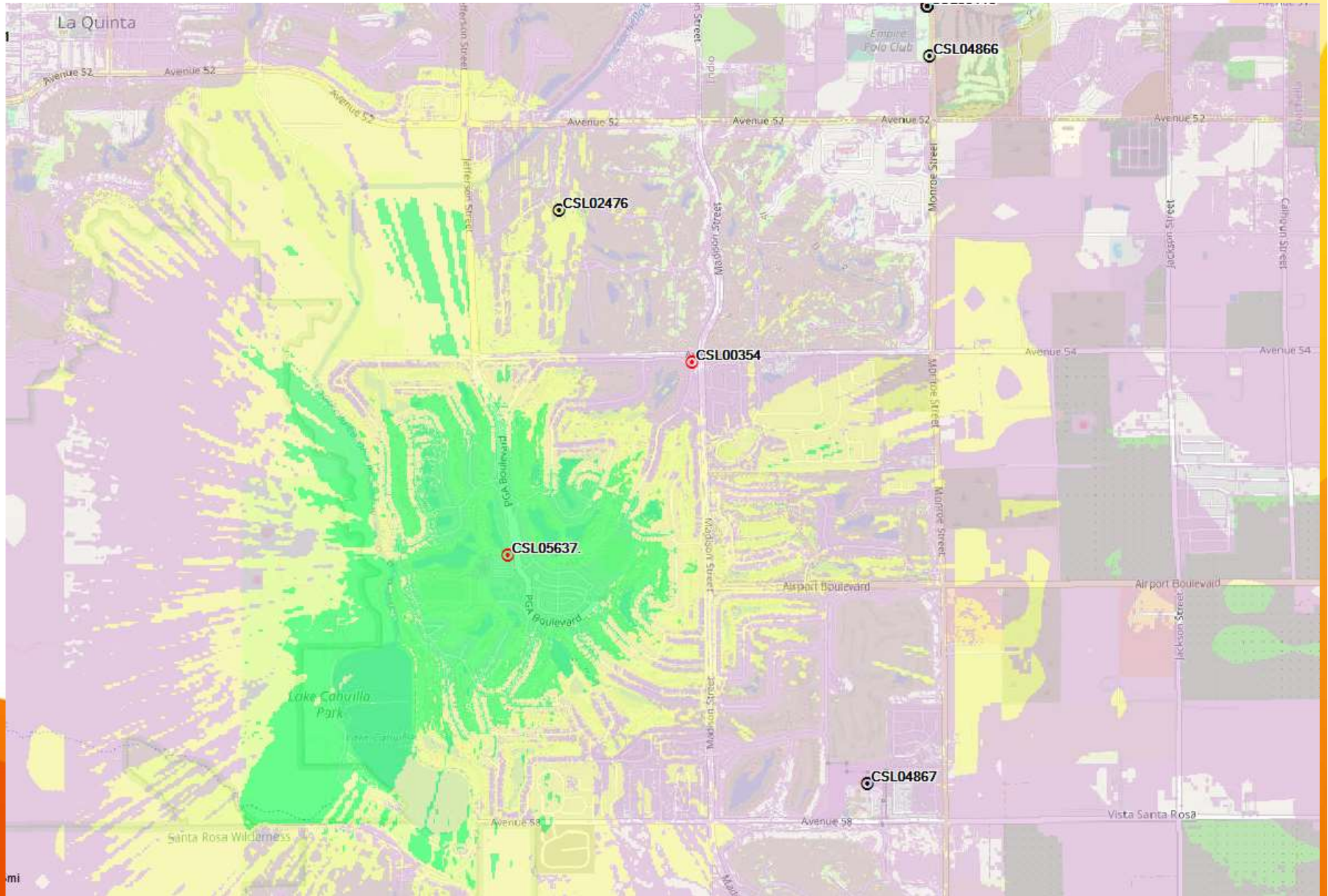
LTE Coverage After site CSL05637



LTE Coverage standalone site CSL00354



LTE Coverage standalone site CSL05637



Coverage Legend

Rethink Possible®



In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



CSL00354

FIRE STATION

54001 MADISON STREET LA QUINTA CA 92253



AEsims.com
877.9AE.sims

VIEW 1



EXISTING



PROPOSED LOOKING SOUTHEAST FROM AVENUE 54



CSL00354

FIRE STATION

54001 MADISON STREET LA QUINTA CA 92253



VIEW 2



©2023 Google Maps



EXISTING



PROPOSED MONOPALM

PROPOSED LOOKING SOUTHWEST FROM AVENUE 54



at&t

CSL00354

FIRE STATION

54001 MADISON STREET LA QUINTA CA 92253



AEsims.com
877.9AE.sims

VIEW 3



EXISTING



PROPOSED

LOOKING NORTHWEST FROM MADISON STREET