



PLANNING COMMISSION STAFF REPORT

DATE: March 12, 2014

SUBJECT: SPECTRUM SERVICES (VERIZON WIRELESS) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SIXTY FOOT HIGH MONOPOLE STRUCTURE (DESIGNED AS A PALM TREE) WITH ASSOCIATED EQUIPMENT SHELTER AND A VARIANCE REQUEST TO EXCEED THE MAXIMUM ANTENNA HEIGHT PERMITTED AT A DESERT WATER AGENCY SITE ON SAN JOAQUIN DRIVE, ZONE M-1-P (CASE NOS. 5.1315 CUP & 6.531 VAR).

FROM: Department of Planning Services

SUMMARY

The Planning Commission to consider a request by Verizon Wireless for a Conditional Use Permit to install a sixty (60) foot high wireless communication monopole designed as an artificial Date Palm tree and a Variance application to exceed the maximum antenna height permitted from fifteen (15) feet to sixty (60) feet located at a Desert Water Agency site on San Joaquin Drive. The request includes a 194-square foot equipment shelter with an eight foot tall block wall surrounding the facility.

RECOMMENDATION:

Recommend approval of the Conditional Use Permit and Variance request to the City Council, subject to Conditions of Approval.

ISSUES:

- Variance is required to exceed antenna height limit of fifteen feet.
- No other communication antennas located in the immediate area.
- Proposed site is located adjacent to Cathedral City limit line.

BACKGROUND AND SETTING:

Planning Areas		
Design Plan	None	
Airport Overlay	Yes	Zone D of Airport Influence Area, Riverside County Airport Land Use Compatibility Plan
Indian Land	None	

Most Recent Ownership	
4/24/2008	Desert Water Agency

Neighborhood Meeting	
None	Not Required

Site Posting	
1/13/14	"Project Under Consideration" sign posted on site.

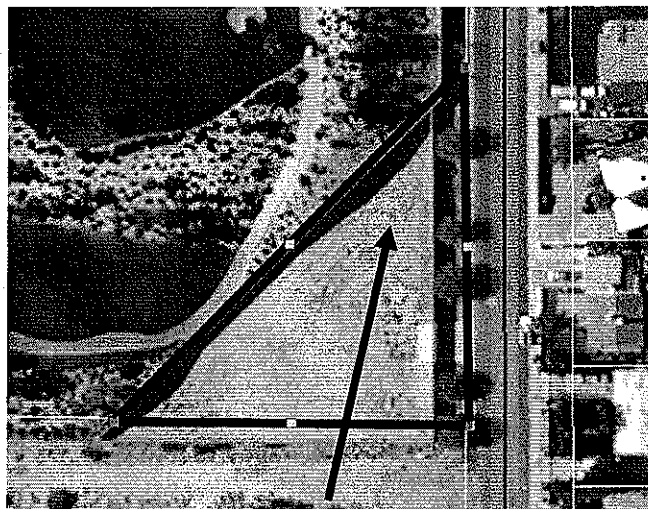
Field Check	
February 2014	Staff visited the site to observe existing conditions.

Related Relevant City Actions by Planning, Fire, Building, etc...	
2/24/2014	The AAC recommended conditional approval: <ul style="list-style-type: none"> • Cluster palm trees to provide visual buffer. • Plant 5 Washingtonian Robusta, 25' tall inside DWA well site perimeter wall. • Use largest fronds available on tower.

Neighborhood Meeting	
None	Not required

Neighborhood Notification	
None	No neighborhood organization within ½ mile.

Site Area	
Net Area	25,268-square feet



Monopalm Location

PROJECT DESCRIPTION:

The subject property owned by the Desert Water Agency (DWA) is approximately 25,268-square feet in size located at the City boundary to Cathedral City along San Joaquin Drive. The site contains limited mechanical apparatus used by DWA to monitor/measure underground wells. Verizon proposes to lease 900-square feet located in the northwest corner of the triangular parcel. New construction will include a 60-foot monopalm tower; a 194-square foot equipment shelter; and an inner eight (8) foot tall block containment wall. No other telecommunication facility is present on the site; however future carriers could submit applications.

The proposed wireless telecommunications facility will consist of a 194-square foot equipment shelter and a 60 foot tall monopole designed as a Date Palm tree. Twelve (12) antenna panels that are six by one feet in size will be installed within the branch area near the top of the structure. A four foot parabolic antenna will be mounted below the panel antennas. The monopole and equipment enclosure is proposed to be surrounded by an eight foot high block wall. The area between the DWA site perimeter wall and the street is currently landscaped and maintained by the Escena Community.

The location of the proposed cell tower is within Zone "D" of the Airport influence area as shown on the Riverside County Airport Land Use Compatibility Map. This document is administered by the Riverside County Airport Land Use Commission (ALUC). In their letter dated, February 5, 2014, ALUC states:

"Given the site's proximity to the runway (approximately 2,050 feet), the applicant filed Form 7460-1 with the Federal Aviation Administration Obstructive Evaluation Service and obtained a Determination of No Hazard to Air Navigation, therefore ALUC finds the project Consistent with the 2005 Palm Springs International Airport Land Use Compatibility Plan subject to conditions as listed"

The compatibility letter lists eight conditions which have been included in the projects Conditions of Approval.

ARCHITECTURAL ADVISORY COMMITTEE:

The AAC reviewed the project on February 24, 2014 and recommend that the pole mimic a Date Palm tree with the largest maximum number of fronds possible. In addition, five Washingtonian Robusta Palm trees at least 25 feet tall to be planted within the DWA site to form a palm grove. The AAC did not comment on the tower's proposed height.

Staff's Response

The applicant is in discussions with the Desert Water Agency to place the recommended palm trees within the DWA site. As of the writing of this report, this issue has not been resolved.

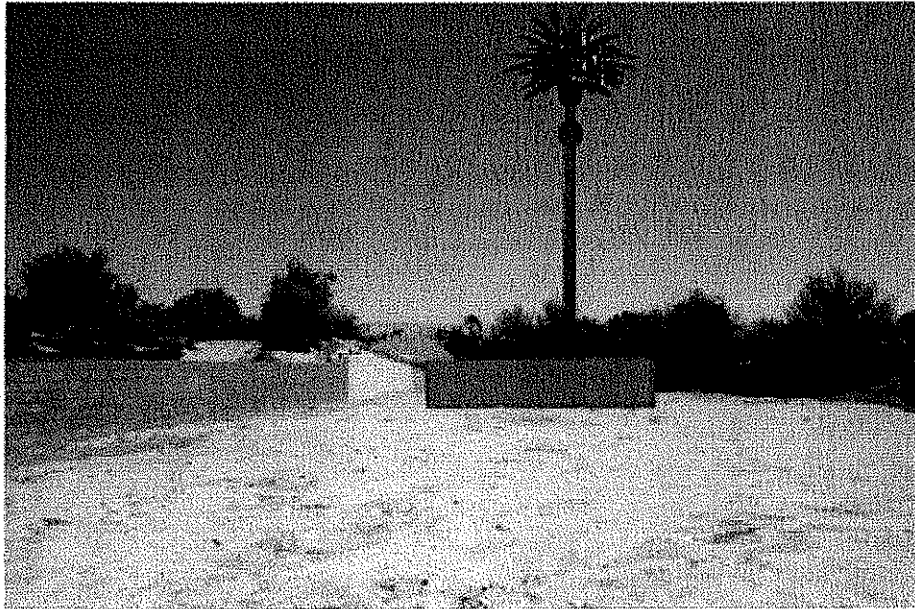


Photo simulation of proposed 60' monopalm

ANALYSIS:

Surrounding Property	Existing General Plan Designations	Existing Zoning Designation	Existing Land Use
Subject Site	Industrial	M-1-P (Light Industrial)	Desert Water Agency Well Site
South	Industrial	M-1-P (Light Industrial)	Palm Springs Unified School District Operation
East	Cathedral City	Cathedral City / Residential	Single-Family Residential
West	Industrial	M-1-P (Light Industrial)	Vacant
North	Open Space	Open Space	Escena Golf Course

Plan Designations, Zones and Land Uses:

The General Plan designation of the subject site is Industrial. The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, staff has determined that the use as proposed is compatible with this designation as it supports cellular needs of the surrounding commercial and residential uses.

The zoning designation is M-1-P (Planned Research and Development), and the use is permitted with the approval of a Conditional Use Permit, pursuant to Section 93.08.00 and 94.02.00 of the Palm Springs Zoning Code (PSZC). The table below displays the PSZC's development standards and the proposed project's development proposal:

Zoning			
Zone	Proposed Use	Permitted?	
M-1-P (Planned Research and Development)	Monopalm / Commercial Communication Antennas	Yes, proposed use allowed pursuant to Section 94.02.00(A)(2)(f) of Zoning Code.	
Development Standards	Proposed	Requirement	Compliance
Height	60 feet	15 feet above ground, unless variance is approved	No, variance being requested
Setback			
East (front property line)	100 feet	100 feet to residential property	Yes
South (side property line)	119 feet	No Requirement	Yes
North (side property line)	20 feet	No Requirement	Yes
Rear (east property line)	40 feet	No Requirement	Yes

Above development standards may be found in Sections 93.23.08 and 92.16.03(D) of the Zoning Code.

Antenna Height: Pursuant to Section 93.08.03(A)(2)(c)(ii) of the PSZC, the height and placement limitations of communication antennas within Commercial and Professional Zones is required to comply with the provisions governing broadcast receiving antennas or Section 93.08.03(A)(1)(c)(B) of the PSZC; according to this Section, *“if the antenna is not mounted on the building, no part of the antenna structure shall extend to a height of more than fifteen (15) feet above the ground level nor shall it be located within any required yard.”* The top of the monopole structure is proposed at sixty (60) feet above the existing ground level. The applicant has submitted a variance application to allow the antenna at its proposed height and provided a radio frequency maps showing coverage at fifteen (15) feet and forty-five (45) feet and sixty (60). Findings in support are found below.

REQUIRED FINDINGS:

Architectural Review: Staff evaluated the proposal against the architectural review guidelines, pursuant to Section 94.04.00 of the Zoning Code, and prepared the following response:

Item	Guideline:	Conforms?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	N/a	Communication tower
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	N/a	
3	Is the proposed development of good composition, materials, textures, and colors?	N/a	
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	N/a	

5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	N/a	
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	Facility will be designed to mimic palm tree.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Proposed structure will use a stealth design.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	N/a	
9	Consistency of composition and treatment	N/a	
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	As conditioned, the project will include the addition of five palm trees within the DWA site at 25 feet tall to form a palm grove.

Variance: State law requires four (4) findings be made for the granting of a variance. Staff has analyzed the findings in order below:

- 1) *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The subject site has properties in the vicinity that contain buildings and landscaping which inhibit cellular frequency at a height of fifteen feet. The applicant has provided radio frequency maps that display coverage of an antenna at fifteen (15) feet, forty-five (45) feet, and sixty (60) feet in height. These maps show that a fifteen and forty-five foot high antenna will not satisfy the necessary coverage due to inhibiting factors such as terrain variations, foliage and man-made structures enjoyed by other properties, or in this case cellular providers, in the vicinity and under identical zone classification.

- 2) *Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The subject property will be conditioned similar to other properties that have received height variances for antennas. These conditions include removal of the structure upon abandonment of the use, and compliance with Federal Aviation Administration (FAA) requirements. There are additional conditions that are proposed as recommended by the AAC to mitigate visual impacts. Therefore, the approval of this Variance would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other providers in the vicinity and zoning designation.

- 3) *The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The monopalm will be structurally engineered in accordance with all applicable codes for the proposed height and location. Therefore, the project is unlikely to be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

- 4) *The granting of such variance will not adversely affect the general plan of the city.*

The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found.

Pursuant to Section 93.08.03(B) of the PSZC, in cases involving applications for height limit variances, no such variance shall be granted unless the director makes the following finding in addition to those required above:

- 5) *That in the area involved, transmission or reception is adversely affected by obstructions and, as verified by at least one (1) person holding a valid radio-telephone first-class operator's license issued by the Federal Communications Commission, it is not feasible to achieve and maintain satisfactory communications within the specified height limitations.*

The applicant provided a study which shows that the height limit of fifteen feet will not provide the coverage necessary to compete with other wireless communication carriers. Diagrams have been provided that show the top of the antenna at a height of fifteen feet, forty-five feet, and sixty feet. The documentation shows that the maximum height of fifteen feet does not appear to achieve and maintain satisfactory coverage within the specified height limitations.

Conditional Use Permit: The Planning Commission must make certain findings in order to approve this Conditional Use Permit pursuant to Section 94.02.00 of the Palm Springs Zoning Code; those findings are analyzed by staff below:

- a. *The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by the City Zoning Ordinance.*

Pursuant to Section 94.02.00(A)(2)(f) of the Palm Springs Zoning Code, a commercial communications antenna is authorized within the M-1-P zone with the approval of a Conditional Use Permit.

- b. *The use applied for is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The General Plan designation of the subject site is Industrial. The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with this designation as it supports cellular needs of the surrounding commercial and residential uses and the development of adequate cellular phone levels of services serves the ultimate benefit of the community.

There are no other telecommunication facilities located within the City limits in the immediate area of the proposed site. Further, the planting of five tall palm trees forming a palm grove will soften the visual impact. Therefore, the proposal is unlikely to be detrimental to existing or future uses permitted in the zone, since it will be located in a similar environment.

- c. *The site for the intended use is adequate in size and shape to accommodate said use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses of the land in the neighborhood.*

The proposed height of the tower is within the required setbacks for the M-1-P zone. The use will occupy only a small portion of the parcel located within an existing Desert Water Agency site behind an eight (8) foot tall block wall. Therefore, the site for the intended use will accommodate the proposed facility.

- d. *The site for the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The only traffic generated from the said use to and from the site will be for maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

- e. *The conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare, including any minor modifications of the zone's property development standards.*

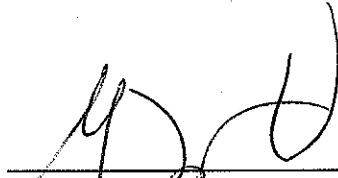
The project is unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, installation of five palm trees to form a palm grove, removal of antenna upon use-change or abandonment of the subject property and compliance with all Federal Airport Administration requirements among others.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class III exemption per Section 15303 (New Construction or Conversion of Small Structures).



Glenn Mlaker, AICP
Assistant Planner



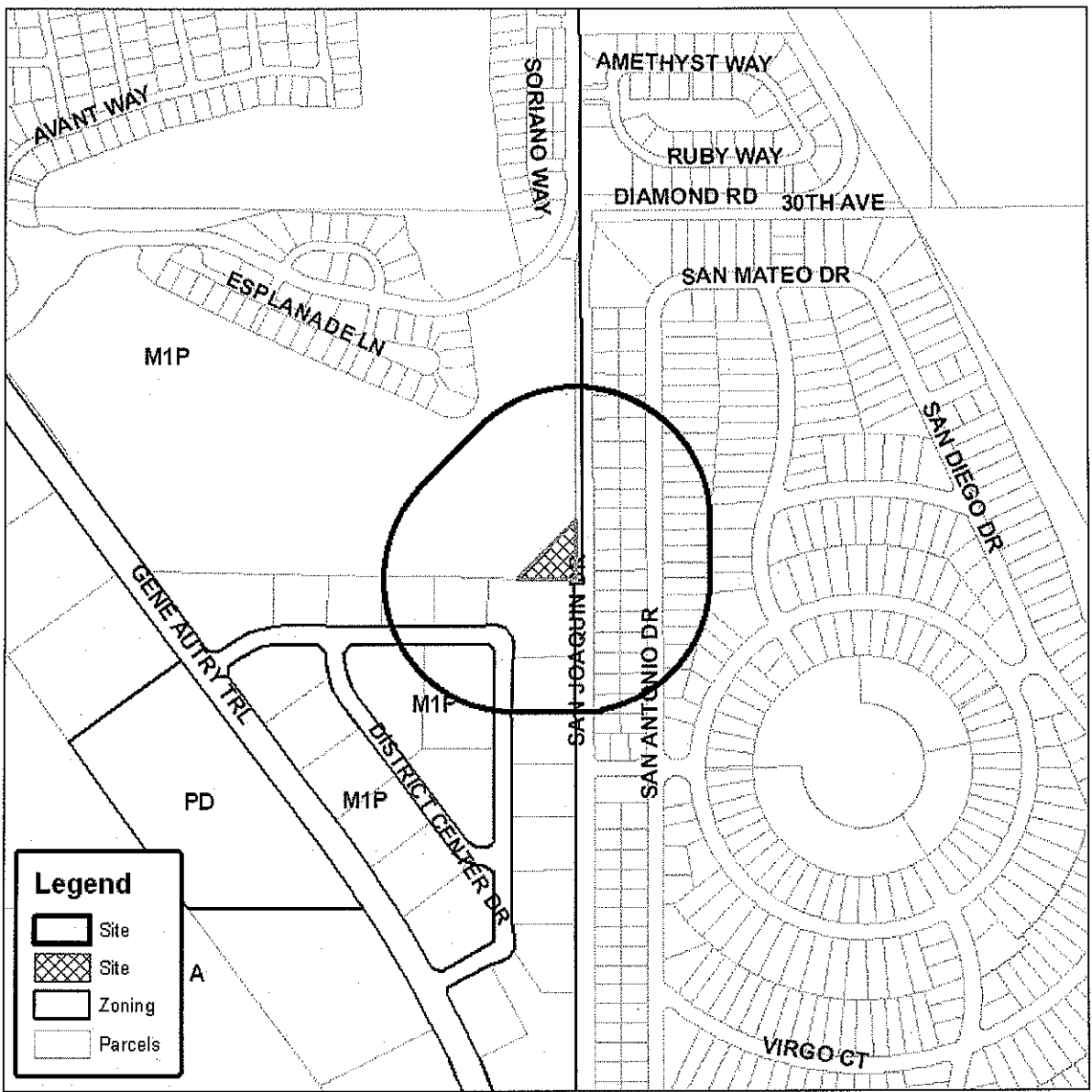
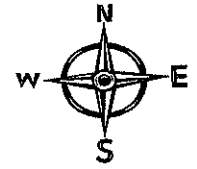
Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. 2/24/14 AAC Minutes (excerpt)
4. Reduced Plans
5. Coverage Maps
6. Letter from Riverside County Airport Land Use Commission
7. Photo Simulations



Department of Planning Services Vicinity Map



Legend

- Site
- Site
- Zoning
- Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1315 CUP &
6.531 VAR

APPLICANT: Verizon Wireless

DESCRIPTION: A Conditional Use Permit to allow a 60 foot tall monopalm and associated equipment shelter at San Joaquin Drive, Zone M-1-P, Section 18.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT, CASE NO. 5.1315, TO THE CITY COUNCIL FOR THE INSTALLATION OF A SIXTY FOOT HIGH COMMERCIAL COMMUNICATIONS ANTENNA STRUCTURE AND OF A VARIANCE APPLICATION, CASE NO. 6.531, TO EXCEED THE MAXIMUM ANTENNA HEIGHT FOR THE PROPERTY LOCATED AT A DESERT WATER AGENCY SITE ON SAN JOAQUIN DRIVE

WHEREAS, Spectrum Services for Verizon Wireless, ("Applicant") has filed an application on behalf of Desert Water Agency (property owner) with the City pursuant to Sections 94.02.00, 93.08.00 and 94.06.00 of the Palm Springs Zoning Code (PSZC) for the installation of a telecommunications facility, including a sixty foot tall monopalm and existing equipment shelter located at a Desert Water Agency site on San Joaquin Drive, APN: 677-270-036, M-1-P Zone, Section 18; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider the application for Conditional Use Permit, Case No. 5.1315 and Variance, Case No. 6.531 was given in accordance with applicable law; and

WHEREAS, on March 12, 2014, a public hearing on the application for Conditional Use Permit, Case No. 5.1315 and Variance, Case No. 6.531 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed Conditional Use Permit is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).; and

WHEREAS, the Riverside Airport Land Use Commission has reviewed the request and in a letter dated February 5, 2014 has deemed the project consistent with the 2005 Palm Springs International Airport Land Use Compatibility Plan; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The Planning Commission finds that this Conditional Use Permit is Categorically Exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

Section 2: Architectural Review: Pursuant to Section 94.04.00 of the Zoning Code, the Planning Commission has evaluated the project and architectural review guidelines as follows:

Item	Guideline:	Conforms?	Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	N/a	Communication tower
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	N/a	
3	Is the proposed development of good composition, materials, textures, and colors?	N/a	
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	N/a	
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	N/a	
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	Yes	Facility will be designed to mimic palm tree.
7	Building design, materials and colors to be sympathetic with desert surroundings	Yes	Proposed structure will use a stealth design.
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	N/a	
9	Consistency of composition and treatment	N/a	
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	As conditioned, the project will include the addition of five palm trees within the DWA site at 25 feet tall to form a palm grove.

Section 3: State law requires four (4) findings be made for the granting of a variance. The Planning Commission finds as follows:

1. *Because of the special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the*

Zoning Code would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

The subject site has properties in the vicinity that contain buildings and landscaping which inhibit cellular frequency at a height of fifteen feet. The applicant has provided radio frequency maps that display coverage of an antenna at fifteen (15) feet, forty-five (45) feet, and sixty (60) feet in height. These maps show that a fifteen and forty-five foot high antenna will not satisfy the necessary coverage due to inhibiting factors such as terrain variations, foliage and man-made structures enjoyed by other properties, or in this case cellular providers, in the vicinity and under identical zone classification.

- 2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.*

The subject property will be conditioned similar to other properties that have received height variances for antennas. These conditions include removal of the structure upon abandonment of the use, and compliance with Federal Aviation Administration (FAA) requirements. There are additional conditions that are proposed as recommended by the AAC to mitigate visual impacts. Therefore, the approval of this Variance would not constitute a grant of special privilege that is inconsistent with the limitations placed upon other providers in the vicinity and zoning designation.

- 3. The granting of the variance will not be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the same vicinity and zone in which subject property is situated.*

The monopalm will be structurally engineered in accordance with all applicable codes for the proposed height and location. Therefore, the project is unlikely to be materially detrimental to the public health, safety, convenience, or welfare or injurious to property and improvements in the area.

- 4. The granting of such variance will not adversely affect the general plan of the city.*

The proposed project has been analyzed against the policies of the General Plan and no inconsistencies have been found.

Pursuant to Section 93.08.03(B) of the PSZC, in cases involving applications for height limit variances, no such variance shall be granted unless the director makes the following finding in addition to those required above:

- 5. That in the area involved, transmission or reception is adversely affected by obstructions and, as verified by at least one (1) person holding a valid radio-telephone first-class operator's license issued by the Federal Communications*

Commission, it is not feasible to achieve and maintain satisfactory communications within the specified height limitations.

The applicant provided a study which shows that the height limit of fifteen feet will not provide the coverage necessary to compete with other wireless communication carriers. Diagrams have been provided that show the top of the antenna at a height of fifteen feet, forty-five feet, and sixty feet. The documentation shows that the maximum height of fifteen feet does not appear to achieve and maintain satisfactory coverage within the specified height limitations.

Section 3: Pursuant to Zoning Ordinance Section 94.02.00, the Planning Commission finds that:

- a. *The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by the City Zoning Ordinance.*

Pursuant to Section 94.02.00(A)(2)(f) of the Palm Springs Zoning Code, a commercial communications antenna is authorized within the M-1-P zone with the approval of a Conditional Use Permit.

- b. *The use applied for is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The General Plan designation of the subject site is Industrial. The General Plan does not specifically regulate the installation and operation of wireless communication facilities; however, the use as proposed is compatible with this designation as it supports cellular needs of the surrounding commercial and residential uses and the development of adequate cellular phone levels of services serves the ultimate benefit of the community.

There are no other telecommunication facilities located within the City limits in the immediate area of the proposed site. Further, the planting of five tall palm trees forming a palm grove will soften the visual impact. Therefore, the proposal is unlikely to be detrimental to existing or future uses permitted in the zone, since it will be located in a similar environment.

- c. *The site for the intended use is adequate in size and shape to accommodate said use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses of the land in the neighborhood.*

The proposed height of the tower is within the required setbacks for the M-1-P zone. The use will occupy only a small portion of the parcel located within an existing Desert Water Agency site behind an eight (8) foot tall block wall. Therefore, the site for the intended use will accommodate the proposed facility.

- d. *The site for the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The only traffic generated from the said use to and from the site will be for maintenance, and the existing infrastructure is anticipated to accommodate the traffic necessary for the maintenance of the facility.

- e. *The conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare, including any minor modifications of the zone's property development standards.*

The project is unlikely to have a significant impact on the proposed project site or its immediate surroundings. Conditions to ensure the protection of public health, safety and general welfare are required to be fulfilled by the applicant for approval and include, but are not limited to, installation of five palm trees to form a palm grove, removal of antenna upon use-change or abandonment of the subject property and compliance with all Federal Airport Administration requirements among others

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends approval of Conditional Use Permit Case No. 5.1315 and Variance Case No. 6.531 to the City Council, subject to those conditions set forth in Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 12th day of March, 2014.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 5.1315 CUP and Case 6.531 VAR
Spectrum Services (Verizon Wireless) on behalf of Desert Water Agency

San Joaquin Drive
APN: 677-270-036

March 12, 2014

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1315 CUP and Case 6.531 VAR, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped February 24, 2014, including site plans, architectural elevations and colors on file in the Planning Division except as modified by the approved by conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City, County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of

Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1315 CUP and Case 6.531 VAR. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause. Once constructed, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 10. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Signage. Signage is prohibited on the exterior of the monopole structure.
- PLN 2. Landscape. Prior to final inspection, the applicant shall plant five – 25 foot tall palm trees within the Desert Water Agency site to form a palm grove. The species shall be a Washingtonian Robusta Palm. The location of the palm trees shall be approved by the Director of Planning Services or his / her designee.
- PLN 3. Off-street Parking Areas. Off-street parking areas shall be located within the Desert Water Agency site.
- PLN 4. Outdoor Lighting Conformance. Exterior lighting shall conform to Section 93.21.00, Outdoor Lighting Standards, of the Palm Springs Zoning Code. Manufacturer's cut sheets of all exterior lighting shall be submitted to the Planning Department for approval prior to the issuance of building permits. No lighting of hillsides is permitted.
- PLN 5. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:
- a. Utilize the maximum number of fronds.
 - b. Plant 5 Washingtonian Robusta Palms at least 25 feet tall within the Desert Water Agency well site.
- PLN 6. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 7. Outdoor Display of Merchandise. Unless specifically permitted by Land Use Permit, all driveways and parking areas shall remain clear of merchandise display at all times. Violations to this condition may result in fines, CUP revocation proceedings or other actions as deemed appropriate by the City.
- PLN 8. Modification or Addition. If the communication antenna(s), monopole or equipment cabinets are ever proposed to be modified in any manner such as the inclusion of other antennas, satellite dishes and / or other support equipment, the proposed modifications shall be submitted to the Director of Planning Services for review and approval prior to installation.
- PLN 9. Obsolete Technology. If the technology regarding the communications antenna(s) changes in where the antenna(s) and / or equipment cabinets as approved become obsolete, then the antenna shall be removed.
- PLN 10. Property Use and CUP. If the use of the subject property is ever changed, the City reserves the right to modify or revoke this Conditional Use Permit application pursuant to Section 94.02.00(l) of the Zoning Code.

- PLN 11. Antenna Structure Height. The maximum height of the commercial communications antenna structure shall be sixty feet, as measured from finished grade to the highest point of the structure.
- PLN 12. Valid Lease Agreement Required. If the lease agreement between the property owner and the applicant expires and is not renewed, the CUP will become null and void, and the applicant shall remove the antenna and equipment to the satisfaction of the Director of Planning Services.
- PLN 13. Use Abandonment. If the antenna(s) and/or monopole are ever abandoned or if this Conditional Use Permit ever expires, the monopole and antenna(s) shall be removed within 30 days.
- PLN 14. FAA & FCC Compliance. The applicant shall comply with the requirements of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC).
- PLN 15. Antenna Visibility and Safety. The City reserves the right to require, at any time in the future, one obstruction light on the tallest point of the structure extending 12" - 24" above the highest point of the pole / fronds if deemed necessary by the Director of Planning Services.
- PLN 16. Co-location. The applicant / operator of the facility shall agree to allow the co-location of equipment of other wireless communications providers at this site when applications are received by the City and it is considered feasible, subject to an agreement between the applicant / operator, the other proposed wireless communications provider and the property owner.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION CONDITIONS (ALUC)

- ALUC 1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky
- ALUC 2. The following uses shall be prohibited:
- a. Any use which would direct a steady light or flashing light red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which causes sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c. Any use which generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.

d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and or aircraft instrumentation.

ALUC 3. The attached notice shall be provided to all potential purchasers of the property and tenants of any habitable buildings thereon.

ALUC 4. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-7124-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and / or lighting for aviation safety are accomplished on a voluntary basis, such marking and / or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

ALUC 5. The maximum height of the proposed structure shall not exceed 60 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed 464 feet above mean sea level.

ALUC 6. The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

ALUC 7. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

ALCU 8. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction of Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for information) This requirement is also applicable in the event the project is abandoned.

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

END OF CONDITIONS

Recommend approval to City Council with further study of landscape and entry wall color and materials.

✓ 8. **SPECTRUM SERVICES (VERIZON WIRELESS) FOR ARCHITECTURAL REVIEW TO CONSTRUCT A SIXTY FOOT TALL MONOPOLE STRUCTURE (DESIGNED AS A PALM TREE) WITH ASSOCIATED EQUIPMENT SHELTER AT A DESERT WATER AGENCY SITE ON SAN JOAQUIN DRIVE, ZONE M-1-P (CASE NOS. 5.1315 CUP & 6.531 VAR) (GM)**

Assistant Planner Mlaker presented the proposed project.

MIKE HAYES, APPLICANT, provided additional information.

COMMITTEE MEMBER FREDRICKS AND VICE-CHAIR FAUBER had questions on Sheet A5 and asked if there are larger fronds that can be used.

APPLICANT HAYES responded yes.

VICE-CHAIR FAUBER asked for the tower to have the maximum size fronds.

COMMITTEE MEMBER FREDRICKS asked for more palms to provide clustering - Washingtonian Robusta at 25' maximum inside the perimeter.

M/S/C (Fredricks/Fauber, 4-0-3 absent Hirschbein, Purnel and Song) Recommend approval to the Planning Commission and City Council subject to conditions, as directed.

- More palms for clustering
- 5 Washingtonian Robusta, 25' inside perimeter
- Largest fronds to be used on the tower

9. **SPECTRUM SERVICES (VERIZON WIRELESS) FOR ARCHITECTURAL REVIEW TO CONSTRUCT A SEVENTY FOOT TALL MONOPOLE STRUCTURE (DESIGNED AS A PALM TREE) WITH USE OF AN EXISTING EQUIPMENT SHELTER AT THE RIMROCK SHOPPING CENTER AT 4721 EAST PALM CANYON DRIVE, ZONE CDN (CASE NOS. 5.1324 CUP & 6.534 VAR). (GM)**

Associate Planner Mlaker indicated that the monopole structure will be designed as a Fan Palm.

MIKE HAYES, APPLICANT, provided additional information.



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

NIGHTSHADE

**UNADDRESSED
APN: 677-270-036**

PALM SPRINGS, CALIFORNIA 92263



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

PROJECT INFORMATION:

NIGHTSHADE

UNADDRESSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:

02/14/14

ISSUED FOR:

ZONING

REV.: =DATE: =DESCRIPTION: =BY:

REV.	DATE	DESCRIPTION	BY
3	02/14/14	PLANNING REVISIONS	G.H.
2	01/31/14	PLANNING REVISIONS	G.H.
1	10/24/13	100% ZONING	R.S.
0	10/17/13	90% ZONING	R.S.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

--

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: =REVISION:

T1

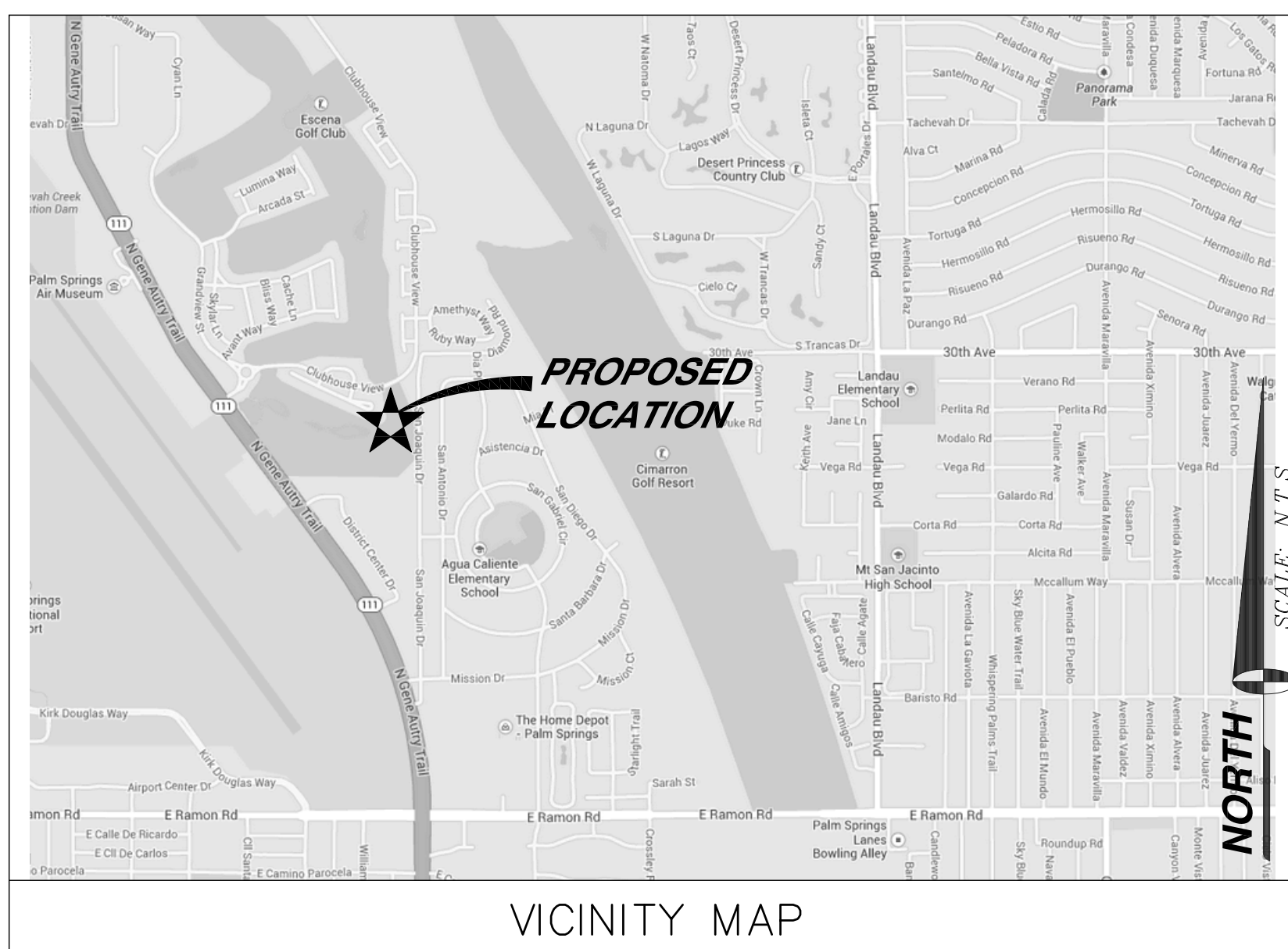
3

LAX-294

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF A 900 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 52' CENTERLINE MOUNTED ON A NEW 60' MONOPALM.
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (12) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) ((4) PER SECTOR)
- INSTALLATION OF A VERIZON WIRELESS TOWER MOUNTED JUNCTION BOX
- INSTALLATION OF A VERIZON WIRELESS 11'-6" X 16'-10.5" EQUIPMENT SHELTER
- INSTALLATION OF (2) VERIZON WIRELESS GPS ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH 211 GALLON DIESEL TANK ON A NEW 5' X 9' CONCRETE PAD
- COAXIAL CABLE/HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT / LESSEE

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

PROPERTY INFORMATION

OWNER: DESERT WATER AGENCY
PO BOX 1710
PALM SPRINGS, CALIFORNIA 92263

CONTACT: MARK KRAUSE
PHONE: (760) 323-4971 EXT. 110

AREA OF CONSTRUCTION: 900± SQ. FT.

OCCUPANCY TYPE: S-2

CONSTRUCTION TYPE: V-B

CURRENT ZONING: PLANNED RESEARCH AND
DEVELOPMENT PARK ZONE (M-1P)

JURISDICTION: CITY OF PALM SPRINGS

APN: 677-270-036

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR
HUMAN HABITATION. HANDICAPPED
ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK 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 THESE CODES.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING STANDARDS CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA ENERGY CODE
7. 2013 CALIFORNIA FIRE CODE

CODE COMPLIANCE

SITE ACQUISITION / PLANNING

SPECTRUM SERVICES, INC.
8390 MAPLE PL, SUITE 110
RANCHO CUCAMONGA, CALIFORNIA 91730
MIKE HAYES
PHONE: (866) 515-3358
FAX: (866) 515-3359

CIVIL ENGINEER

SPECTRUM SERVICES, INC.
8390 MAPLE PL, SUITE 110
RANCHO CUCAMONGA, CALIFORNIA 91730
CHRIS WENER
PHONE: (866) 515-3358
FAX: (866) 515-3359

STRUCTURAL ENGINEER:

T.B.D.

ELECTRICAL ENGINEER:

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

SURVEYOR:

DIAMONDBACK LAND SURVEYING
5506 S. FORT APACHE ROAD SUITE 110
LAS VEGAS, NEVADA 89148
TRENT J. KEENAN
PHONE: (702) 823-3257

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	3
A1	SITE PLAN	3
A2	ENLARGED SITE PLAN	3
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	3
A4	SITE DETAIL WITH DIMENSIONS	3
A5	NORTH & EAST ELEVATIONS	3
A6	SOUTH & WEST ELEVATIONS	3
ISSUED FOR:		
SHEET INDEX		ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		
APPROVAL LIST		

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT ORDER NO. 00193415-990-GG2, DATED SEPTEMBER 6, 2013, 2013, PREPARED BY TICOR TITLE COMPANY OF CALIFORNIA, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEMS NUMBERS IN SAID TITLE REPORT.

- 6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 26, 1960
RECORDING NO: BOOK 75553, PAGE 31, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- 7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 26, 1980
RECORDING NO: 92186, IN BOOK 2789 PAGES 28-30, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- 8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: DRAINAGE, INGRESS, EGRESS AND INCIDENTAL PURPOSES
RECORDING DATE: DECEMBER 19, 1960
RECORDING NO: 106771, IN BOOK 2817, PAGE 476, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- 9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CITY OF PALM SPRINGS
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 24, 1979
RECORDING NO: 81915, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
AFFECTS A PORTION OF THE SUBJECT PROPERTY
- 10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: STREETS, HIGHWAY UNDERGROUND SEWERS, PUBLIC UTILITY INSTALLATIONS AND INCIDENTAL PURPOSES
RECORDING DATE: MARCH 13, 1989
RECORDING NO: 1989-76285, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY

- 11 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AS HOLDER OF AN EASEMENT FOR FLOOD CONTROL, INGRESS, EGRESS AND INCIDENTAL PURPOSES, BY DEED RECORDED SEPTEMBER 24, 1999 AS INSTRUMENT NO. 1999-427787, OFFICIAL RECORDS AND WHITEWATER RIVER CHANNEL FIELD SURVEY ALIGNMENT MAP DATED OCTOBER 17, 1966, RIVERSIDE COUNTY SURVEYOR MAP NO. 800-N.
DOES NOT AFFECT THE SUBJECT PROPERTY
- 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: SEPTEMBER 24, 1999
RECORDING NO: 1999-427786, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER DRAINAGE AND RETENTION
RECORDING DATE: DECEMBER 2, 2003
RECORDING NO: 2003-943229, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
DOES NOT AFFECT THE SUBJECT PROPERTY
- 14 EASERNENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT:
PURPOSE: PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "NAVIGATION RIGHTS."
RECORDING DATE: MAY 9, 2005
RECORDING NO: 2005-0365654, OF OFFICIAL RECORDS
AFFECTS: ALL THE AIR SPACE ABOVE SAID LAND.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS THE ENTIRE SUBJECT PROPERTY

APN: 677-270-049
ZONED: PLANNED RESEARCH AND DEVELOPMENT PARK ZONE (M-1P)

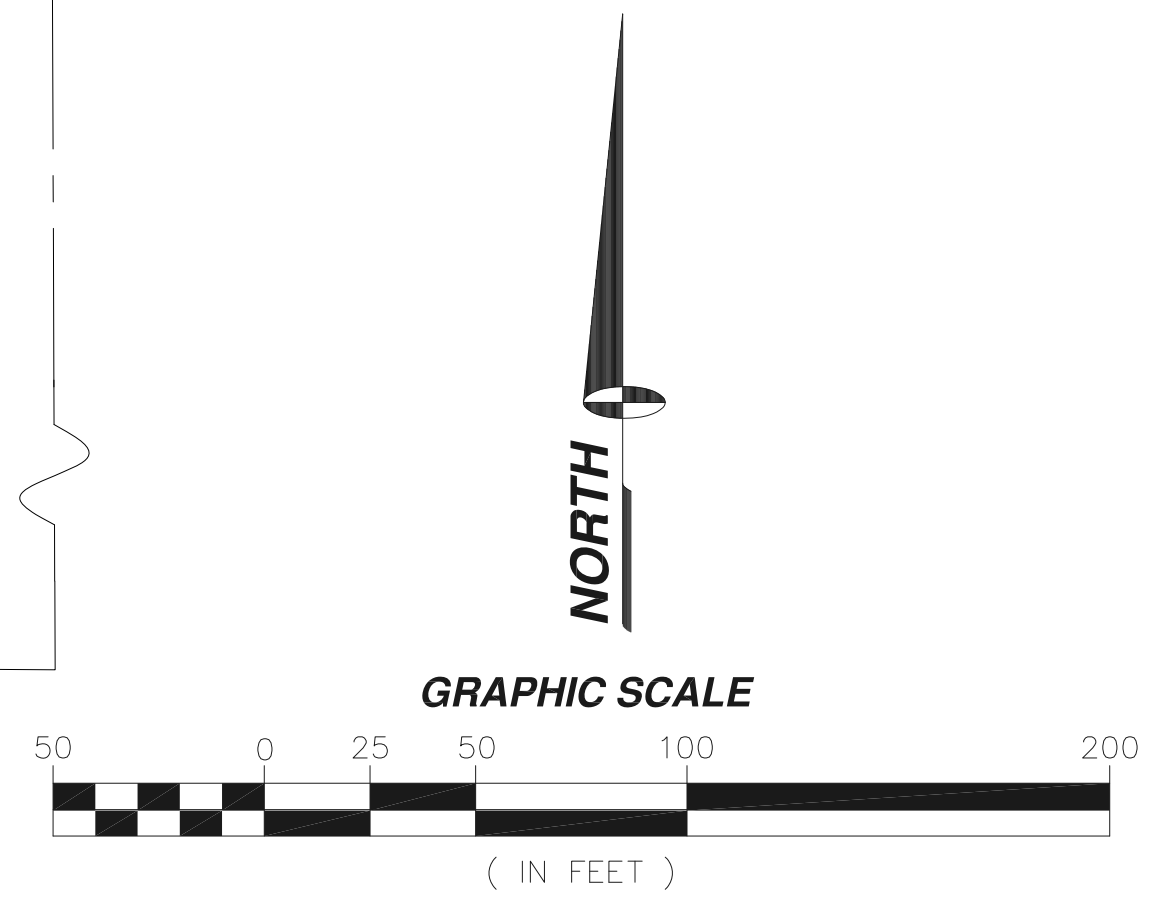
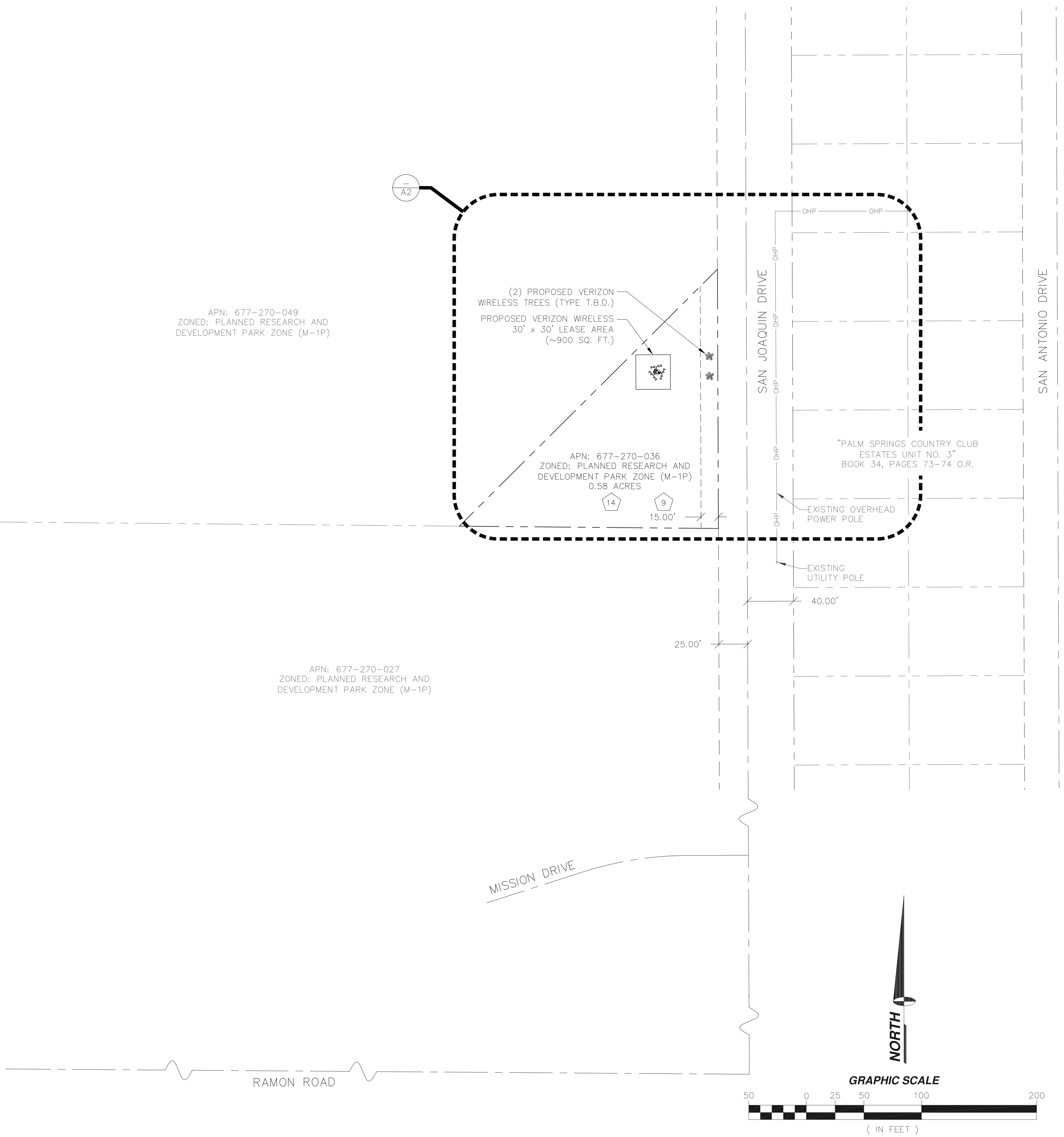
(2) PROPOSED VERIZON WIRELESS TREES (TYPE T.B.D.)
PROPOSED VERIZON WIRELESS 30' x 30' LEASE AREA (~900 SQ. FT.)

APN: 677-270-036
ZONED: PLANNED RESEARCH AND DEVELOPMENT PARK ZONE (M-1P)
0.58 ACRES

"PALM SPRINGS COUNTRY CLUB ESTATES UNIT NO. 3"
BOOK 34, PAGES 73-74 O.R.

APN: 677-270-027
ZONED: PLANNED RESEARCH AND DEVELOPMENT PARK ZONE (M-1P)

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



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

PROJECT INFORMATION:
NIGHTSHADE
UNADDRESSSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:
02/14/14

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY:
3	02/14/14	PLANNING REVISIONS	G.H.
2	01/31/14	PLANNING REVISIONS	G.H.
1	10/24/13	100% ZONING	R.S.
0	10/17/13	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **A1** REVISION: **3**
LAX-294



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

PROJECT INFORMATION:

NIGHTSHADE

UNADDRESSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:

02/14/14

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
3	02/14/14	PLANNING REVISIONS	G.H.
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1	10/24/13	100% ZONING	R.S.
0	10/17/13	90% ZONING	R.S.

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LICENSURE:

SHEET TITLE:

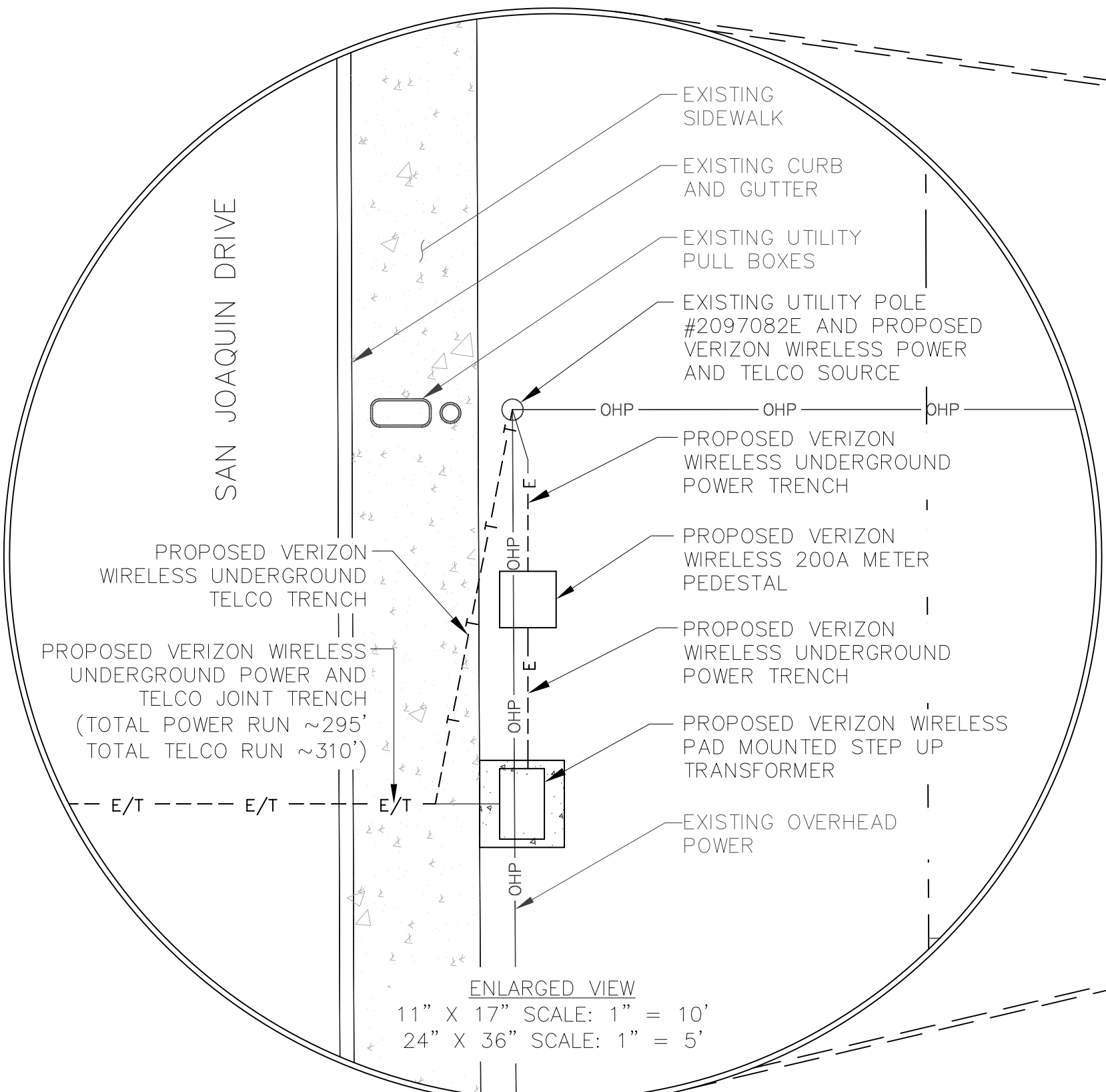
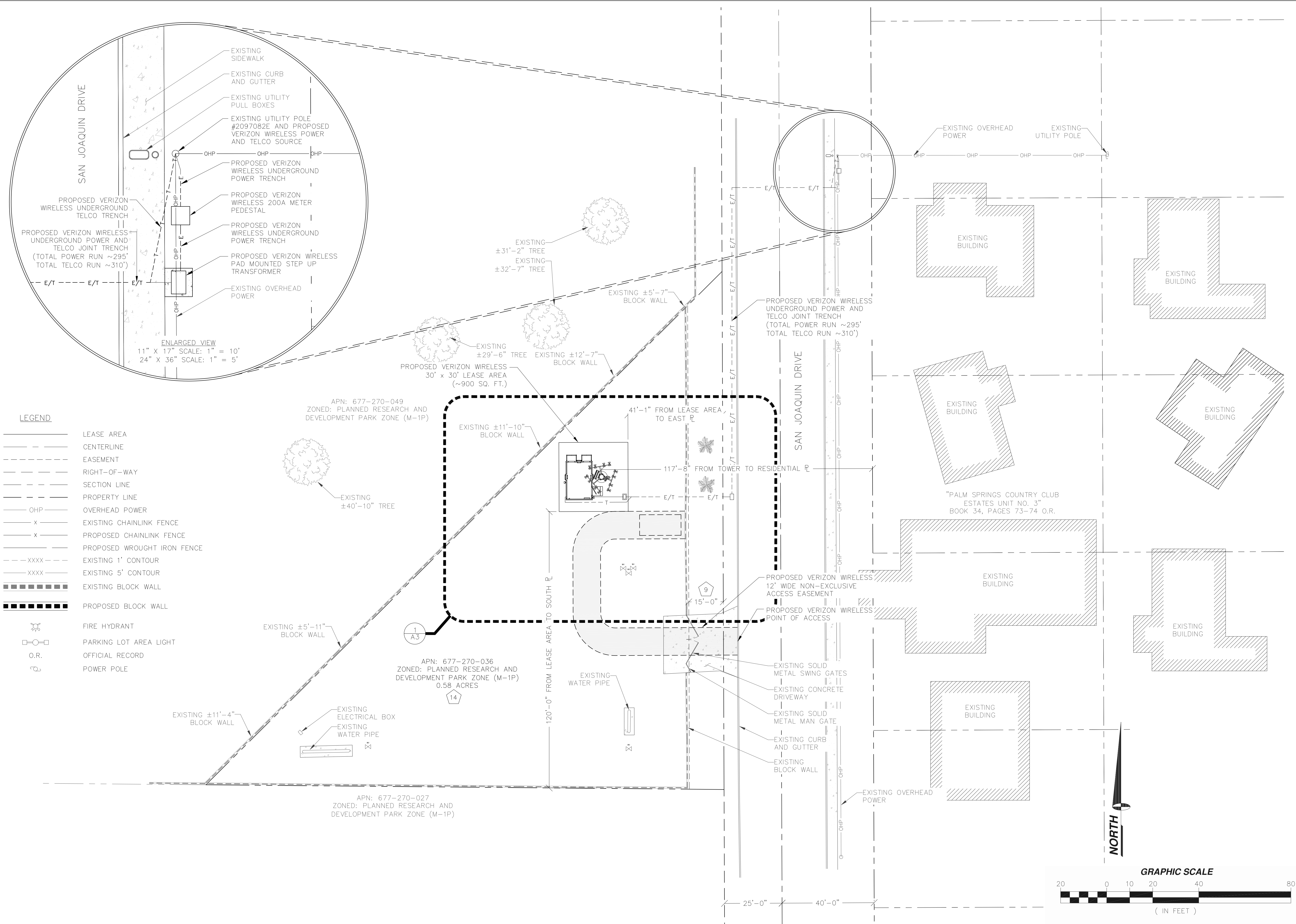
ENLARGED SITE PLAN

SHEET NUMBER: REVISION:

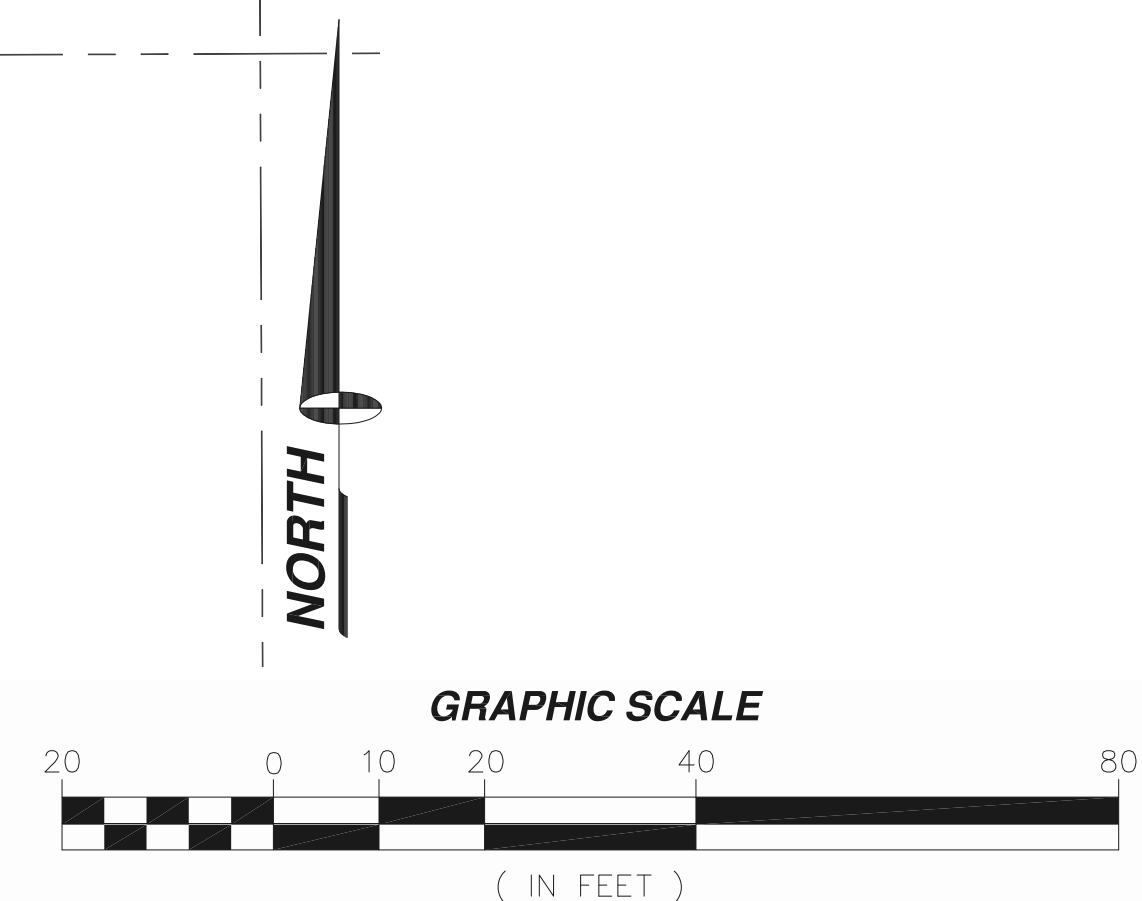
A2

3

LAX-294

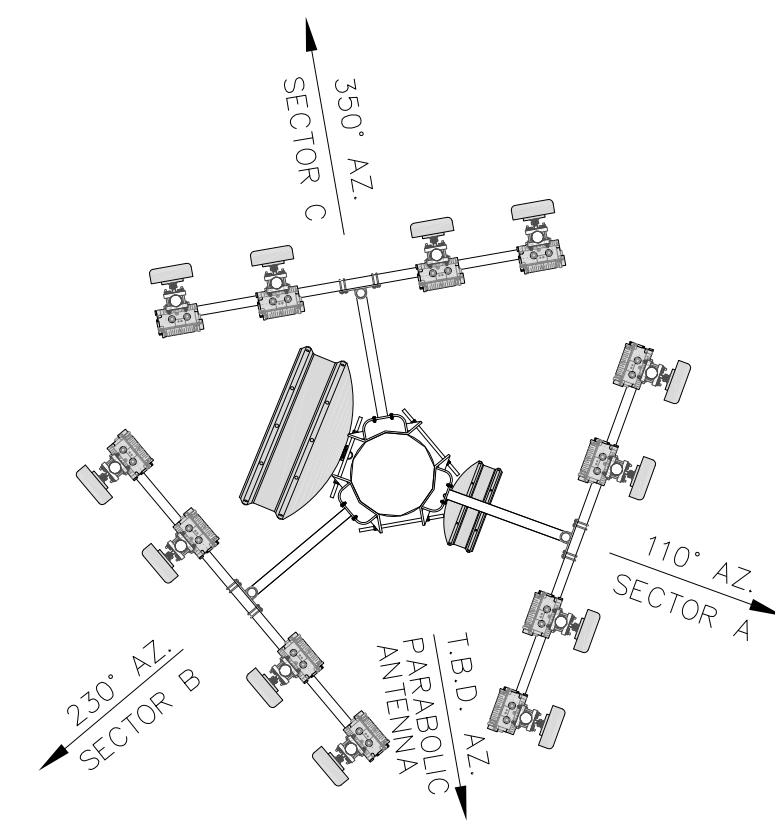


- LEGEND**
- LEASE AREA
 - - - CENTERLINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY
 - - - SECTION LINE
 - - - PROPERTY LINE
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 - - - - - EXISTING 5' CONTOUR
 - - - - - EXISTING BLOCK WALL
 - - - - - PROPOSED BLOCK WALL
 - ⊕ FIRE HYDRANT
 - ○ ○ PARKING LOT AREA LIGHT
 - O.R. OFFICIAL RECORD
 - ⊕ POWER POLE



ENLARGED SITE PLAN

11" X 17" SCALE 24" X 36" SCALE
1" = 40' 1" = 20' 1



ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRU'S	CENTERLINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	110°	4	4	52'	70'	(6) 7/8" COAX (2) 1 5/8" HYBRIFLEX	RED/GREEN RED/RED	15'	15'	..
SECTOR B	230°	4	4	52'	70'	(6) 7/8" COAX (2) 1 5/8" HYBRIFLEX	BLUE/GREEN BLUE/RED	15'	15'	..
SECTOR C	350°	4	4	52'	70'	(6) 7/8" COAX (2) 1 5/8" HYBRIFLEX	YELLOW/GREEN YELLOW/RED	15'	15'	..
PARABOLIC ANTENNA	T.B.D.	2	.	.	.	.	.	.	.	..
GPS	N/A	2	.	.	25'	1/2" COAX	GRAY	.	.	..

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



PROJECT INFORMATION:
NIGHTSHADE
UNADDRESSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:
02/14/14

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
3	02/14/14	PLANNING REVISIONS	G.H.
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1	10/24/13	100% ZONING	R.S.
0	10/17/13	90% ZONING	R.S.

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SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

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

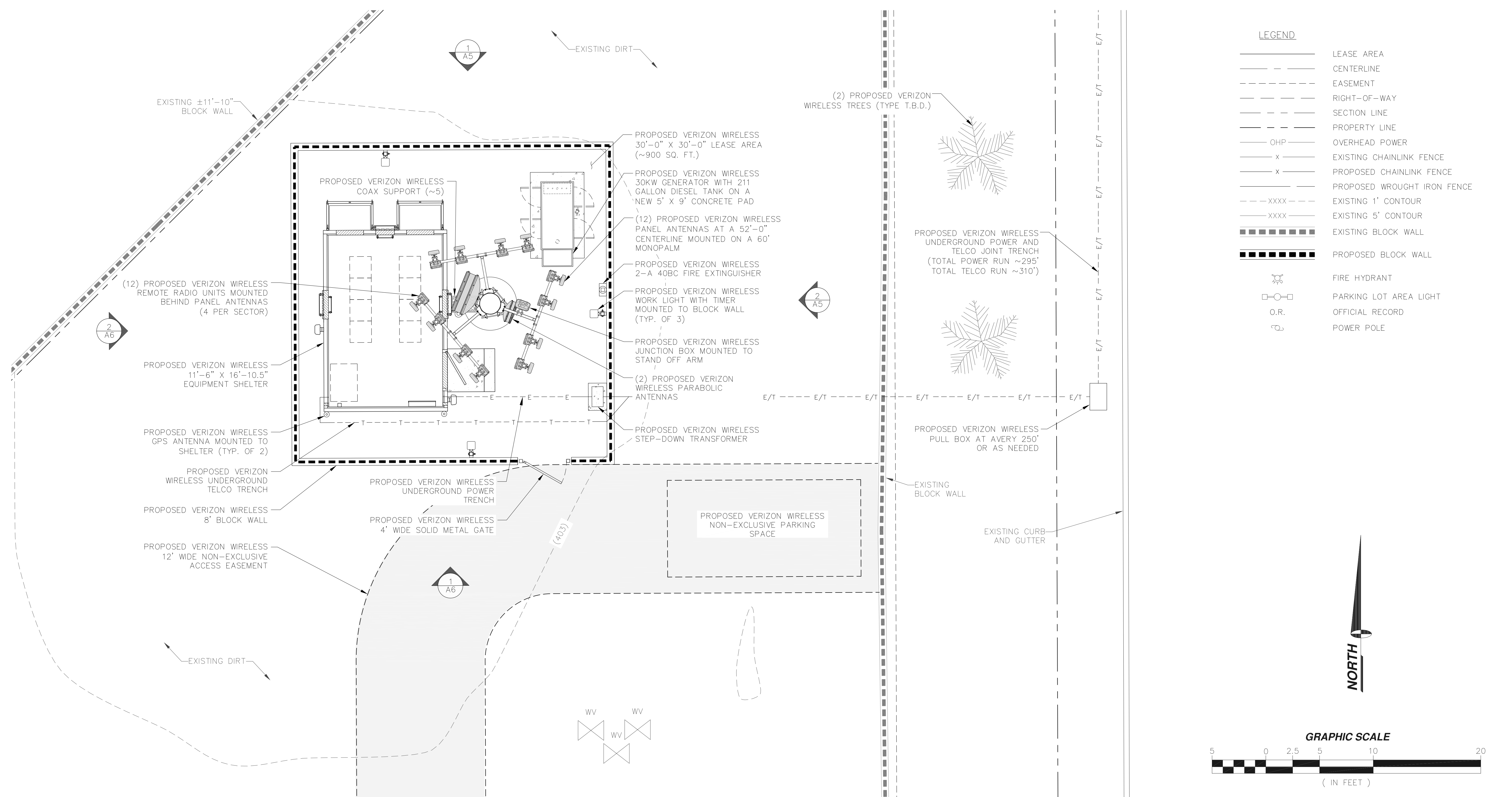
SHEET NUMBER: **A3** REVISION: **3**
LAX-294

ANTENNA LAYOUT

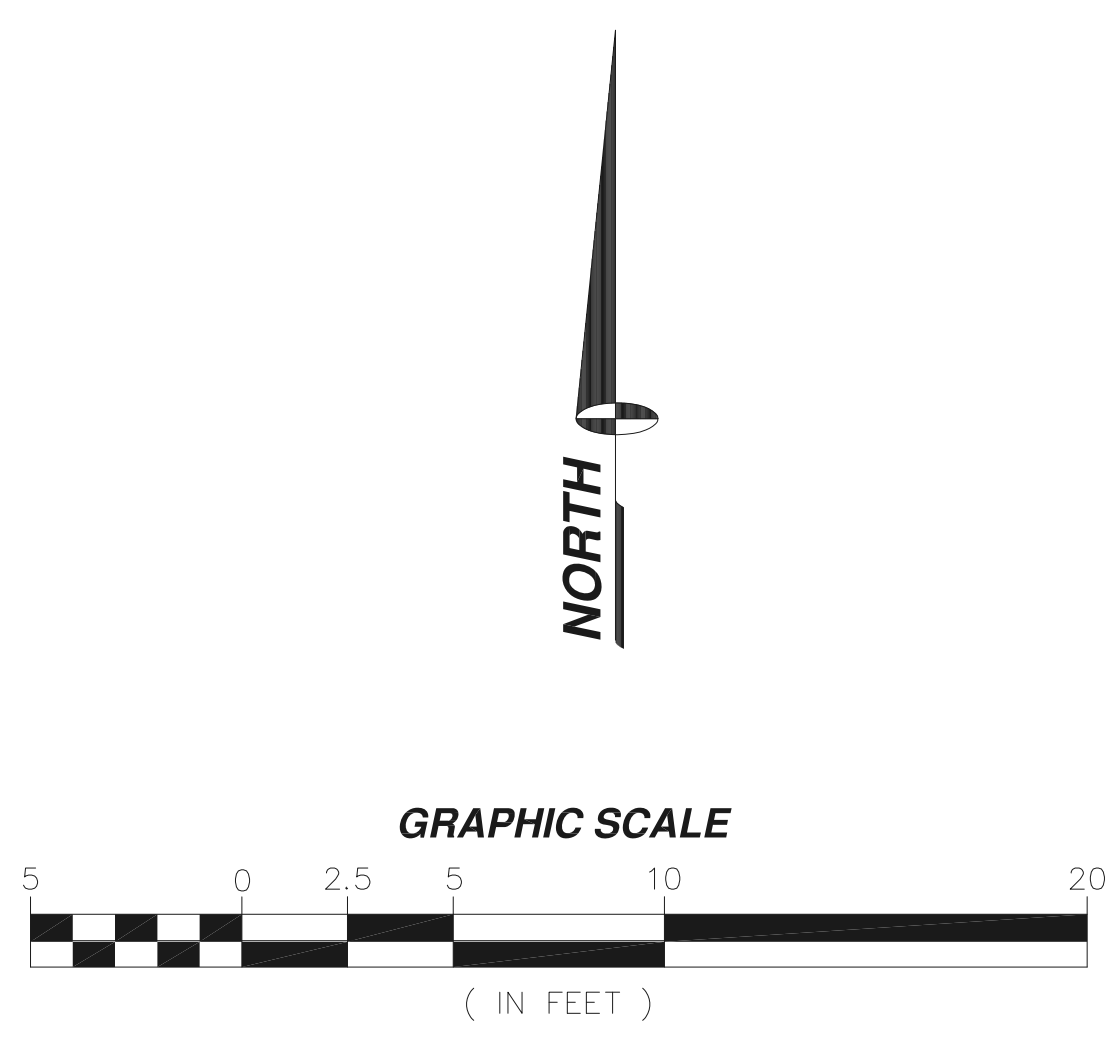
11" X 17" SCALE 24" X 36" SCALE
1" = 10' 1" = 5' **3**

ANTENNA AND CABLE SCHEDULE

SCALE:
NONE **2**



- LEGEND**
- LEASE AREA
 - - - CENTERLINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY
 - - - SECTION LINE
 - - - PROPERTY LINE
 - - - OHP OVERHEAD POWER
 - x - EXISTING CHAINLINK FENCE
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 - - - PROPOSED WROUGHT IRON FENCE
 - - - EXISTING 1' CONTOUR
 - - - EXISTING 5' CONTOUR
 - - - EXISTING BLOCK WALL
 - - - PROPOSED BLOCK WALL
 - ⊗ FIRE HYDRANT
 - OFFICIAL RECORD
 - ⊕ POWER POLE



SITE DETAIL

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



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

PROJECT INFORMATION:

NIGHTSHADE

UNADDRESSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:

02/14/14

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
3	02/14/14	PLANNING REVISIONS	G.H.
2	01/31/14	PLANNING REVISIONS	G.H.
1	10/24/13	100% ZONING	R.S.
0	10/17/13	90% ZONING	R.S.

PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

SHEET TITLE:

SITE DETAIL WITH
DIMENSIONS

SHEET NUMBER: REVISION:

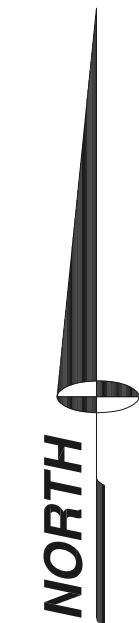
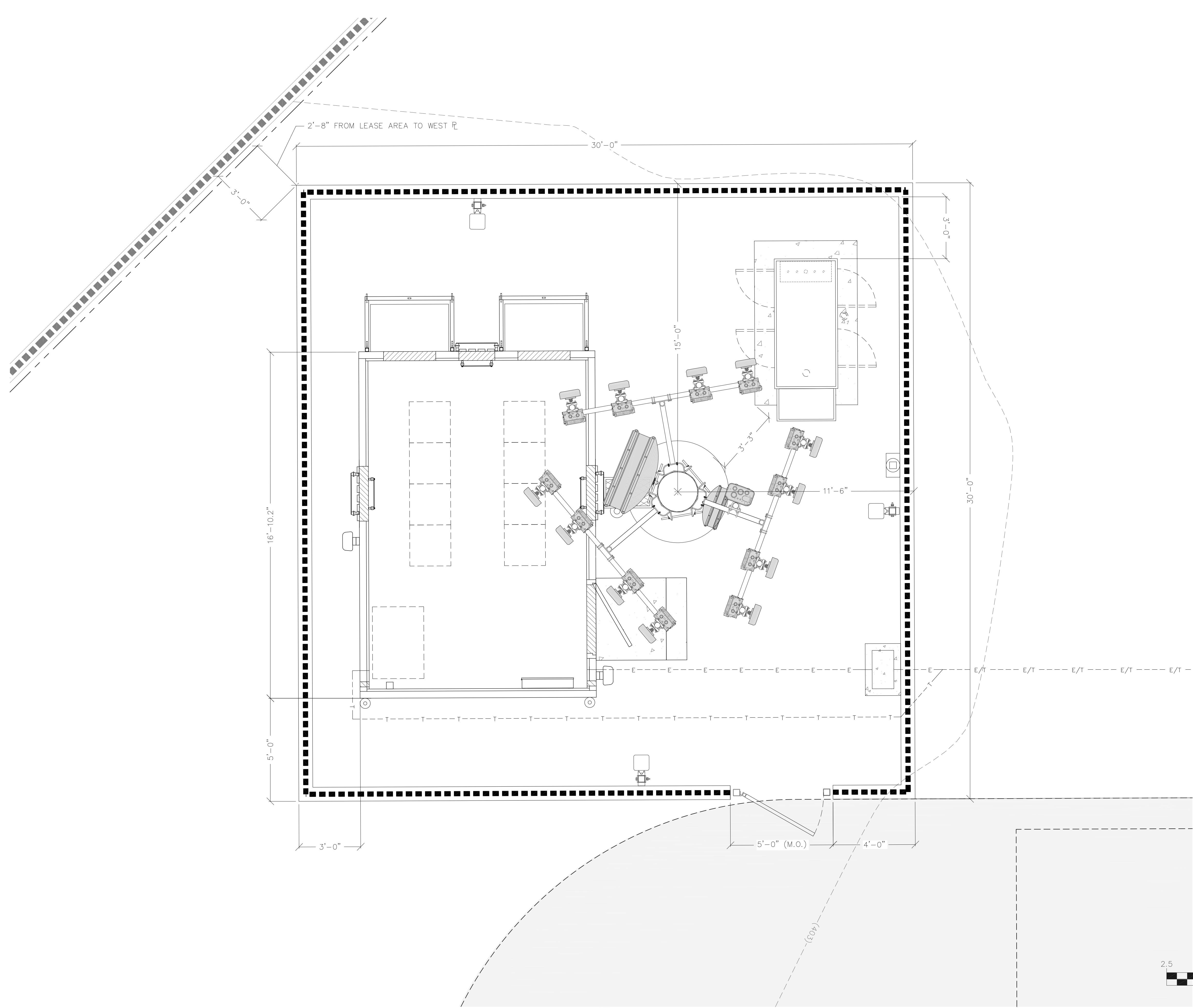
A4

3

LAX-294

LEGEND

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



GRAPHIC SCALE





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

PROJECT INFORMATION:

NIGHTSHADE

UNADDRESSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:

02/12/14

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

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PLANS PREPARED BY:



SPECTRUM SERVICES, INC.
8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

SHEET TITLE:

NORTH & EAST
ELEVATIONS

SHEET NUMBER: REVISION:

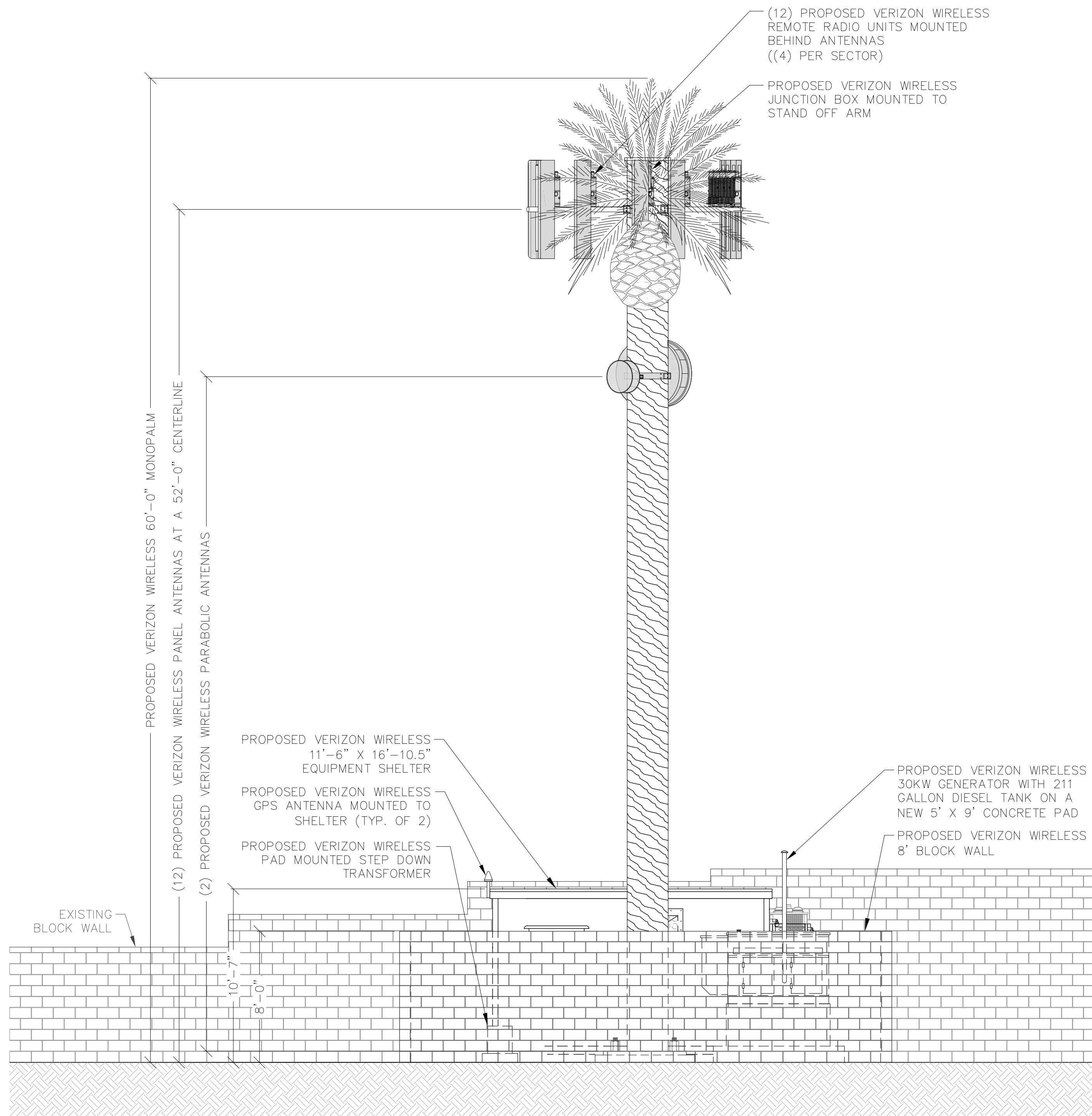
A5

3

LAX-294

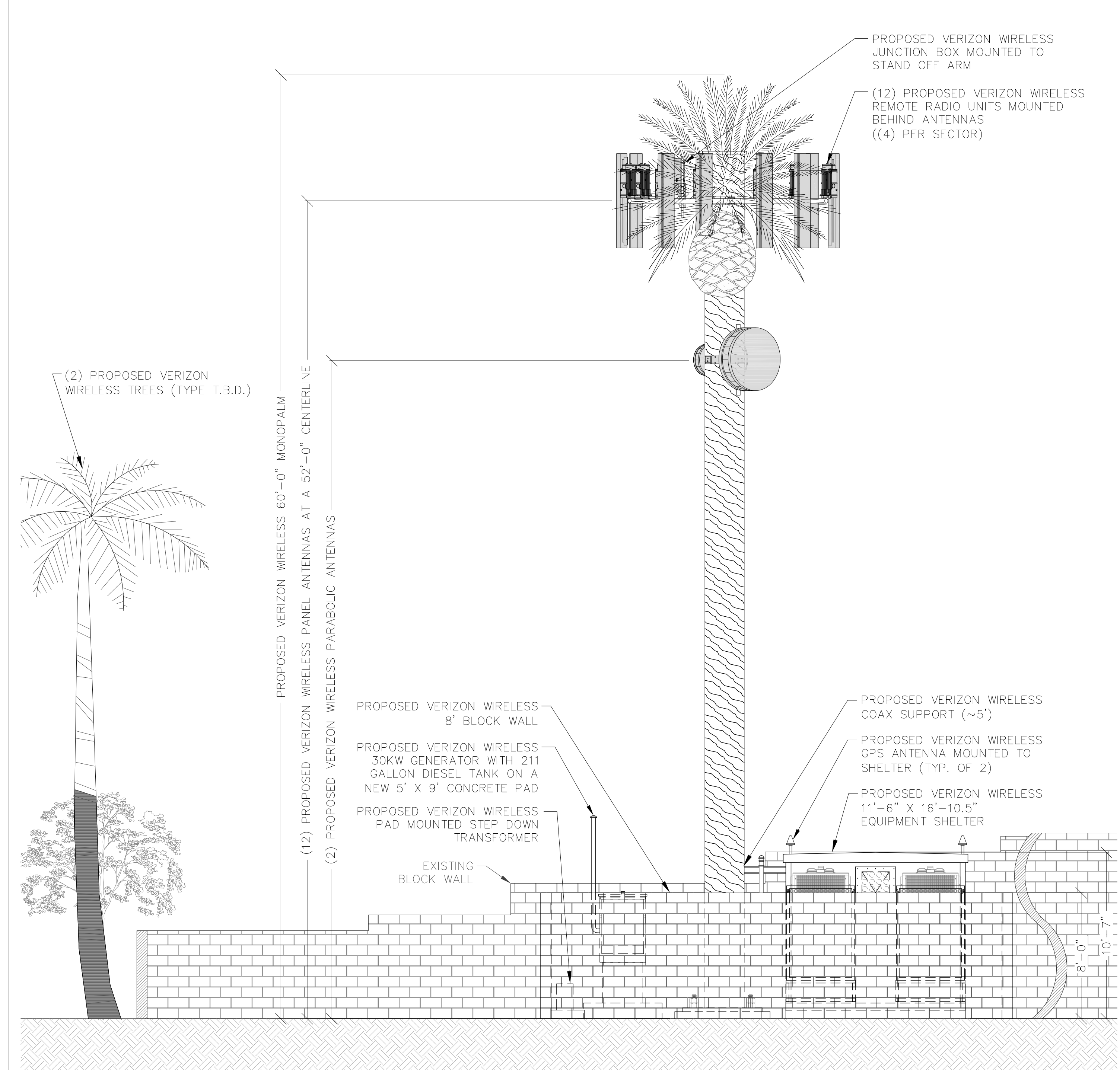
NOTE:

1. ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT TO BE PAINTED OR WRAPPED TO MATCH THE TOWER.



NOTE:

1. ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT TO BE PAINTED OR WRAPPED TO MATCH THE TOWER.



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

2

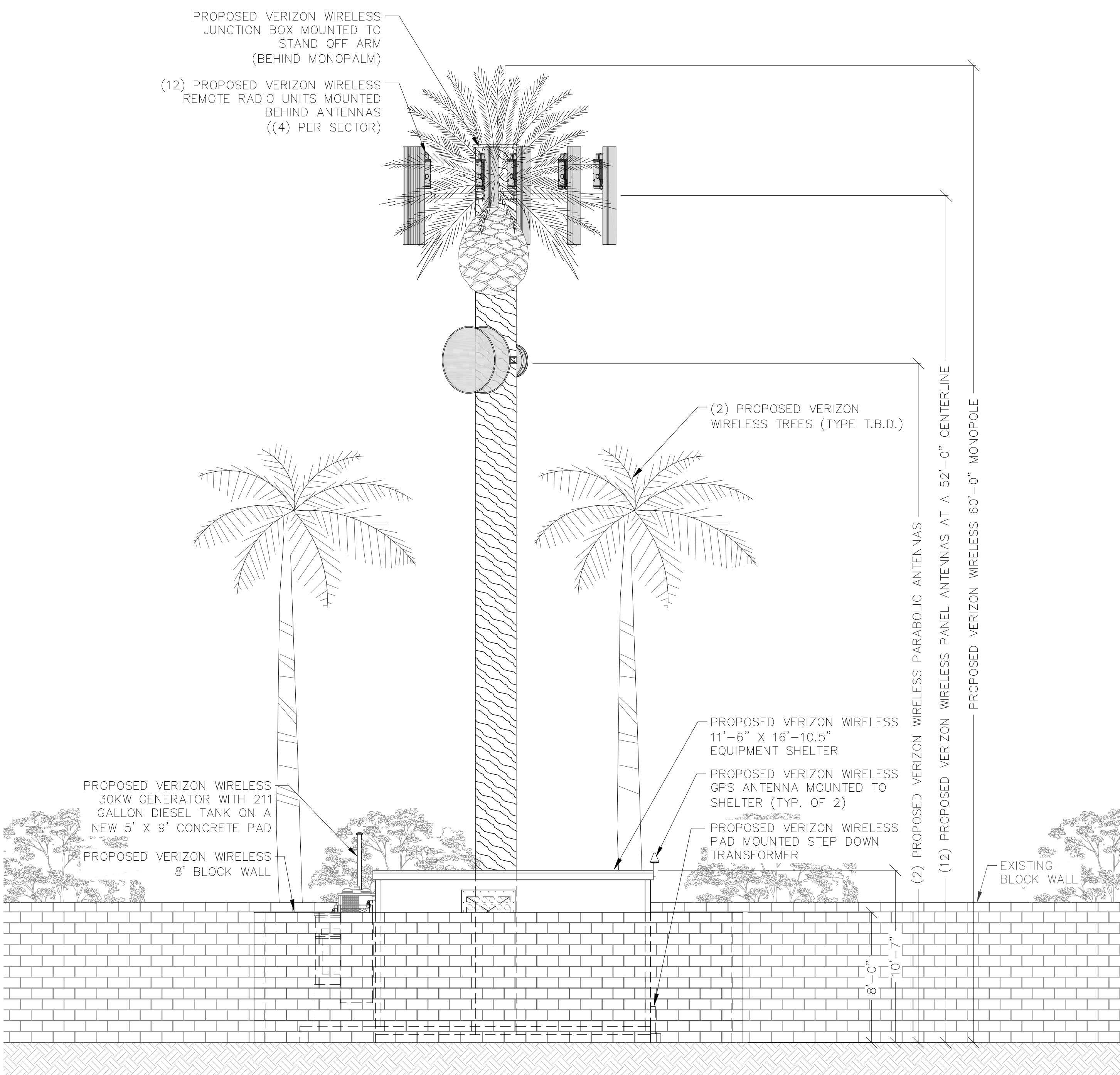
NORTH ELEVATION

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

1

EAST ELEVATION

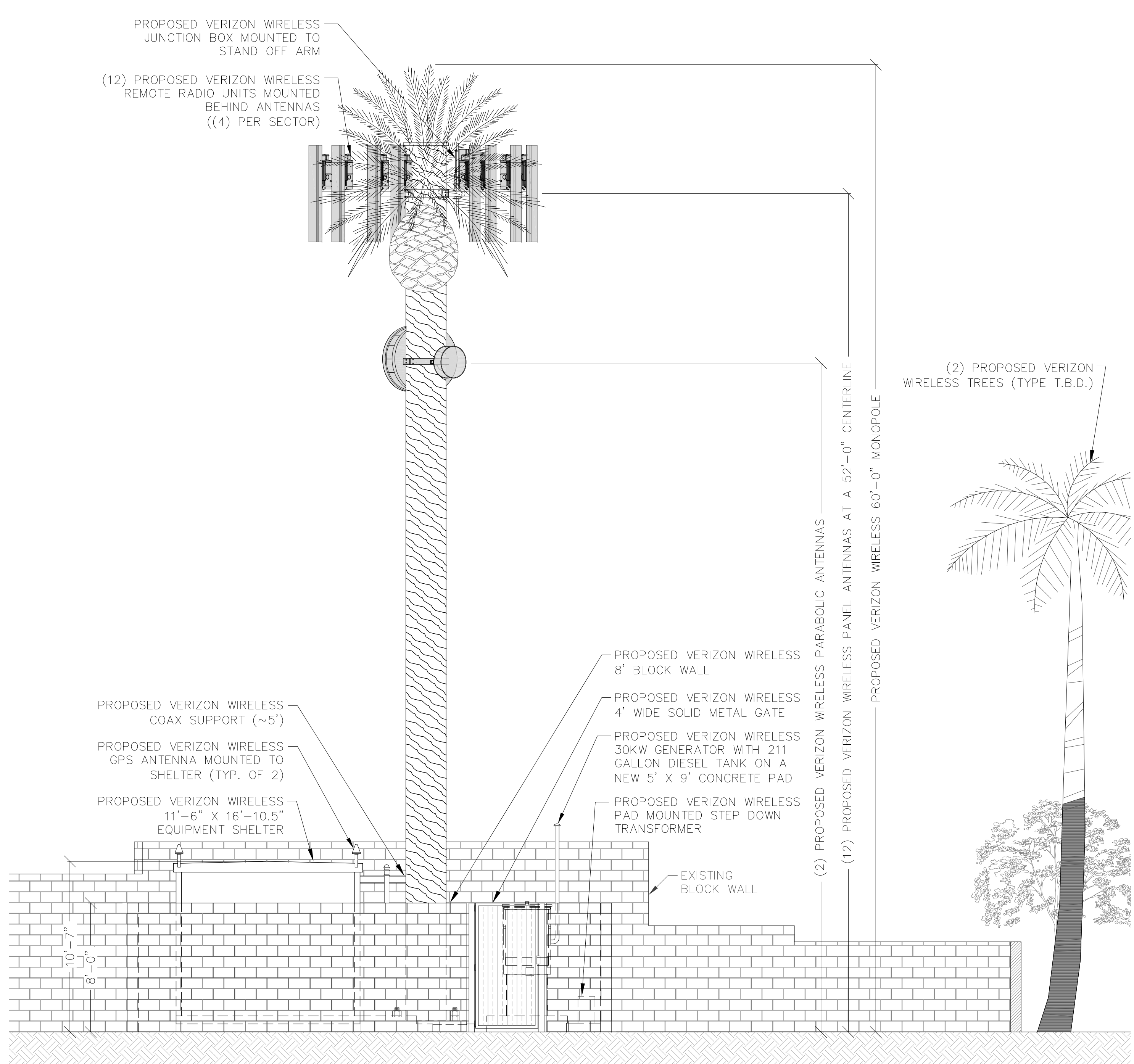
NOTE:
1. ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT TO BE PAINTED OR WRAPPED TO MATCH THE TOWER.



WEST ELEVATION

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

NOTE:
1. ANTENNAS AND OTHER TOWER-MOUNTED EQUIPMENT TO BE PAINTED OR WRAPPED TO MATCH THE TOWER.



SOUTH ELEVATION

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



PROJECT INFORMATION:
NIGHTSHADE
UNADDRESSED
APN: 677-270-036
PALM SPRINGS, CALIFORNIA 92263

CURRENT ISSUE DATE:
02/12/14

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY:
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8390 MAPLE PLACE, SUITE 110
RANCHO CUCAMONGA, CA 91730
PH. (866) 515-3358
FAX (866) 515-3359

LICENSURE:

SHEET TITLE:
SOUTH & WEST ELEVATIONS

SHEET NUMBER: **A6** REVISION: **3**
LAX-294

Coverage at 15 feet tall



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JAN 30 2014

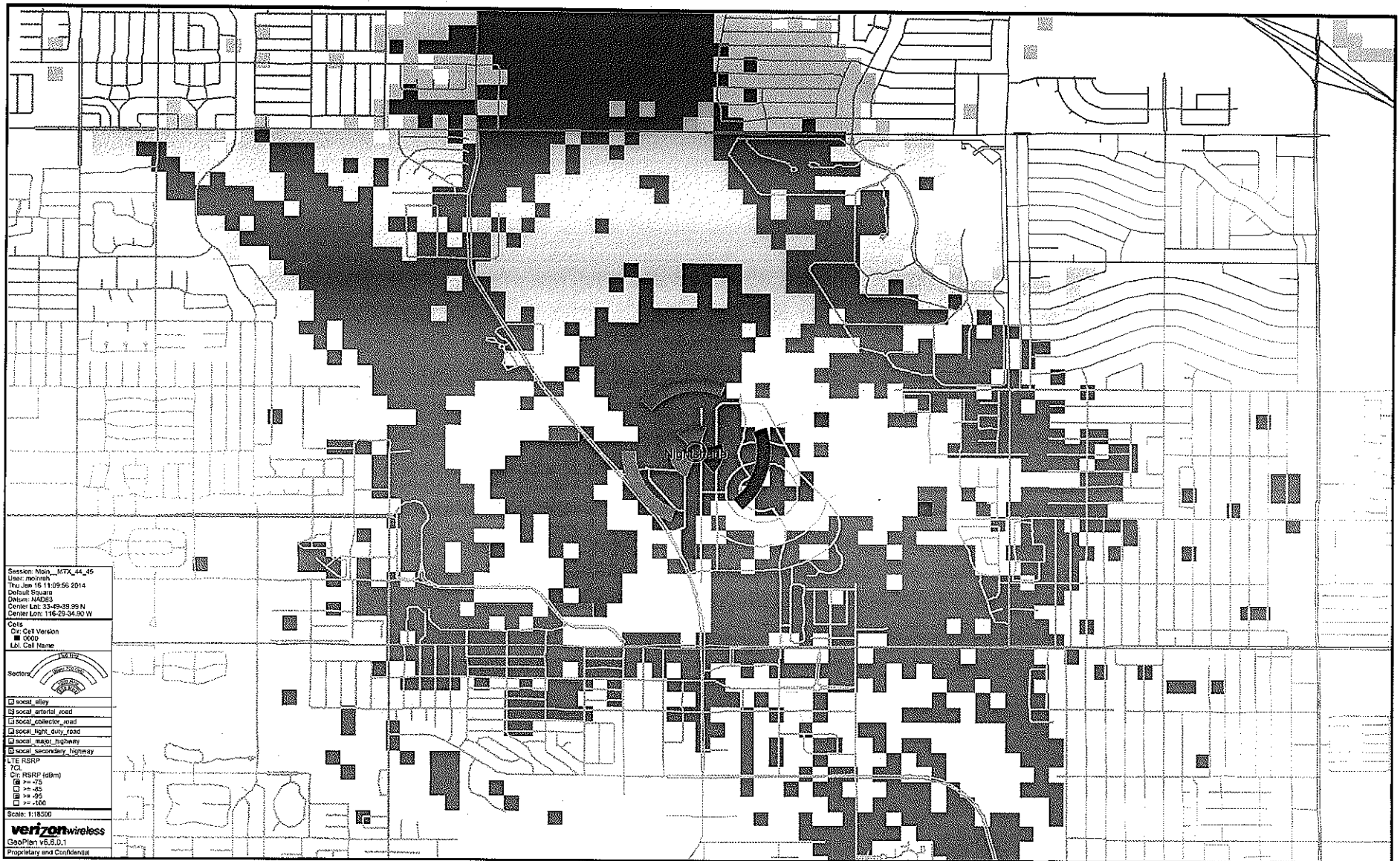
PLANNING SERVICES
DEPARTMENT

5 1 3 1 5

15

60'

Coverage at 60 feet tall



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JAN 20 14

TELECOMMUNICATIONS SERVICES DEPARTMENT

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



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FEB 10 2014

PLANNING SERVICES
DEPARTMENT

February 5, 2014

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF
Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4000 Latta St., 74th Floor,
Riverside, CA 92501
(951) 955-5132

www.aluuc.com

Mr. Glenn Mlaker, Assistant Planner
City of Palm Springs Planning Services Department
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

RE: AIRPORT LAND USE COMMISSION (ALUUC) DEVELOPMENT REVIEW

File No.: ZAP1018PS14
Related File No.: 5.1315 CUP, 6.531 VAR
APN: 677-270-036

Dear Mr. Mlaker:

Under the delegation of the Riverside County Airport Land Use Commission (ALUUC), staff reviewed the above-referenced proposal for the establishment of an unmanned telecommunications facility consisting of antennas on a 60-foot high monopole, with associated equipment shelter, on a 900 square foot lease area within a 0.58-acre parcel owned by Desert Water Agency located on the westerly side of San Joaquin Drive, northerly of its intersection with San Jose Drive, southeasterly of a golf course, and northeasterly of the Palm Springs Unified School District offices, in the City of Palm Springs.

The site is located within Airport Compatibility Zone D of the Palm Springs International Airport Influence Area (AIA). Given the site's proximity to the runway (approximately 2,050 feet), the applicant filed Form 7460-1 with the Federal Aviation Administration Obstruction Evaluation Service and obtained a "Determination of No Hazard to Air Navigation." (Therefore, ALUUC did not charge an additional fee for review of the variance in this case.)

As ALUUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an

initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the property and tenants of any habitable buildings thereon.

4. The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2013-AWP-7124-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

5. The maximum height of the proposed structure shall not exceed 60 feet above ground level, and the maximum elevation of the proposed structure, including all towers and antennas, shall not exceed 464 feet above mean sea level.

6. The specific coordinates, height, top point elevation of the proposed structure, frequencies, and power shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.

7. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

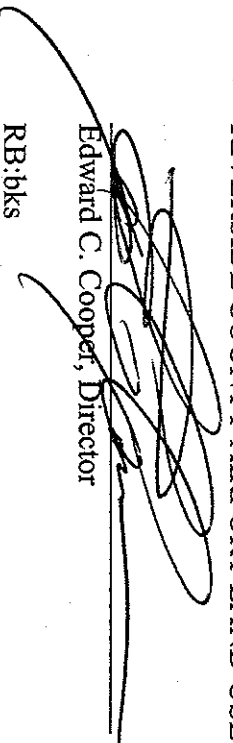
8. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oetaa.faa.gov> for instructions.) This requirement is also

applicable in the event the project is abandoned.

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982 or Russell Brady, Contract Planner, at (951) 955-0549.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

RB:bks

cc: Thomas Nolan, Manager, Palm Springs International Airport
Brett Smirl, Spectrum Services
Spectrum Services, Las Vegas (payee)
Desert Water Agency (Attn: Mark Kranse), property owner
ALUC Staff

Y:\AIRPORT CASE FILES\Palm Springs\ZAP1018PS14ZAP1018PS14LTR.doc



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193



Aeronautical Study No.
 2013-AWP-7124-OE

Issued Date: 01/07/2014

Jim O'Dowd
 Verizon Wireless
 180 Washington Valley Rd
 Bedminster, NJ 07921

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole Nighthshade
Location:	Palm Springs, CA
Latitude:	33-49-36.75N NAD 83
Longitude:	116-29-35.87W
Heights:	404 feet site elevation (SE) 60 feet above ground level (AGL) 464 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part I)
 ___X___ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 07/07/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-AWP-7124-OE.

Signature Control No: 201659477-204911606

(DNE)

Joan Tengowski
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE LOCATION MAP



SITE NAME: NIGHTSHADE

SITE NUMBER: LAX-294

SITE ADDRESS: UNADDRESSED
LOCATED OFF OF SAN JOAQUIN DR.
PALM SPRINGS, CA 92263

DATE: 2/11/2014

APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, 1ST FLOOR
IRVINE, CA 92618
MICHAEL HAYES, PROJECT MGR.
909-268-3920

2014 ©GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.



EXISTING - VIEW 1



PHOTOGRAPHIC SIMULATION -
VIEW 1

PROPOSED INSTALLATION OF 60' MONOPALM WITH ANTENNA ARRAY AND RRU'S, INCLUDING EQUIPMENT COMPOUND WITH SHELTER, GENERATOR, AND 8' BRICK WALL.





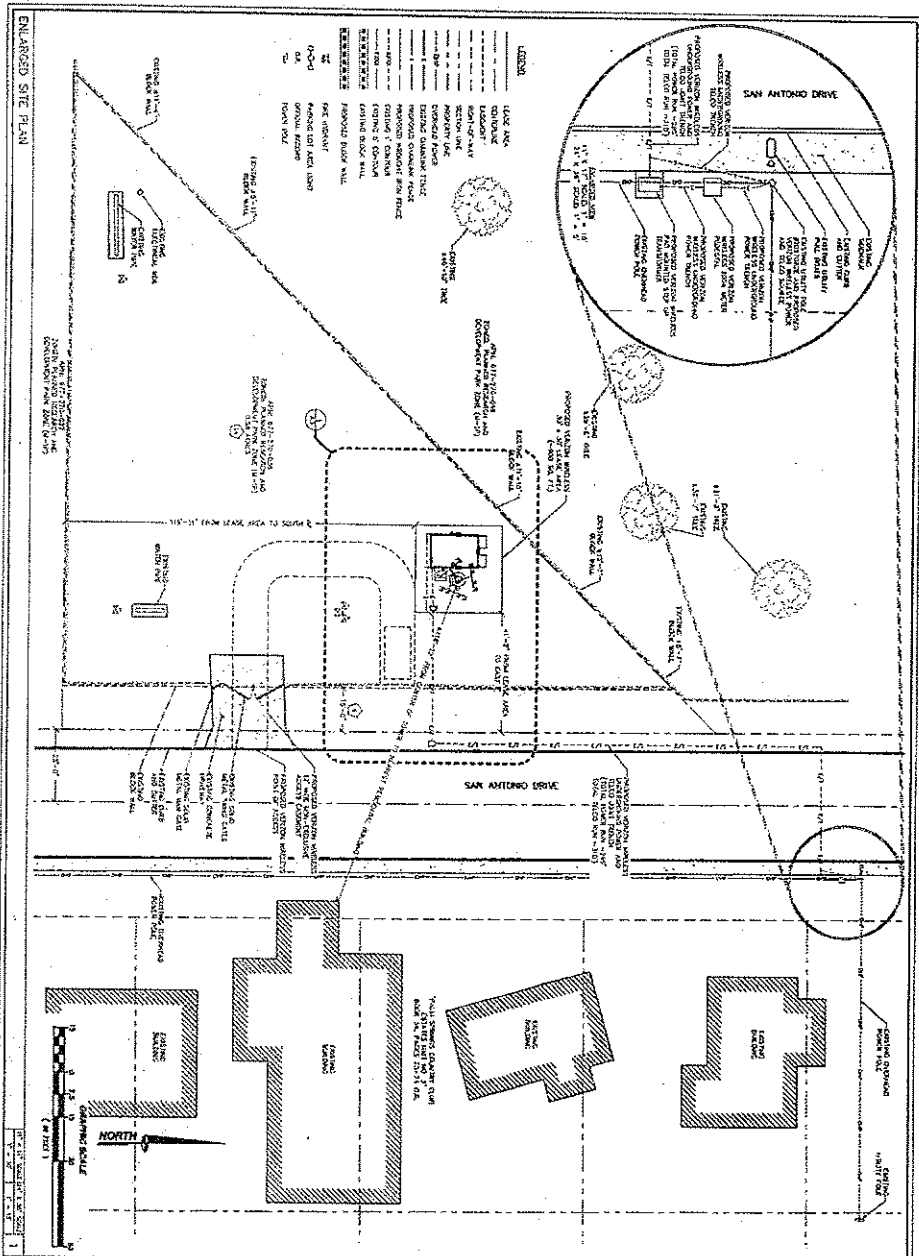
EXISTING - VIEW 2



PHOTOGRAPHIC SIMULATION -
VIEW 2

PROPOSED INSTALLATION OF 60' MONOPALM WITH ANTENNA ARRAY AND RRU'S, INCLUDING EQUIPMENT COMPOUND WITH SHELTER, GENERATOR, AND 8' BRICK WALL.





 NORTH	 GRAPHIC SCALE 0 10 20 30 40 50 60 70 80 90 100 FEET	ENLARGED SITE PLAN SHEET NUMBER: 1 DRAWING NUMBER: 1-13-234	
		SPECIFICAL PLANNING SERVICES 4400 W. W. AVE. SUITE 110 DENVER, CO 80202 TEL: (303) 755-1110 FAX: (303) 755-1110	
PROJECT TITLE: _____ CLIENT: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____		UNREGISTERED ARCHITECTS AND ENGINEERS Wentz Architects 1501 17th Street Denver, Colorado 80202 (303) 733-1111 www.wentzarchitects.com	
NIGHT-SHADE APPROVED PERMIT ISSUE DATE: 10/26/13 ZONING: _____		10/26/13 ZONING: _____	

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JAN 30 2014

PLANNING SERVICES
DEPARTMENT

5 1315