

**RESOLUTION NO. PC 2023-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE STANDARD CONDITIONS OF APPROVAL FOR MONOPOLE WIRELESS TELECOMMUNICATION FACILITIES**

**WHEREAS**, monopole wireless telecommunication facilities are permitted in the City with the issuance of a Conditional Use Permit; and,

**WHEREAS**, the City has established regulations for the location, design and development of monopole wireless telecommunication facilities and antennas within the City, in order to address the negative secondary effects of said facilities while remaining consistent with current Federal and State laws; and,

**WHEREAS**, these regulations protect the public health, safety, general welfare, and quality of life in the City as well as the visual aesthetics of the community; and,

**WHEREAS**, in addition to conditions of approval which may be imposed in order to ensure compliance with the City Municipal Code, standard conditions shall applied to any conditional use permit; and,

**WHEREAS**, standard conditions of approval for monopole wireless telecommunication facilities in the City can improve the quality of future facilities; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby request that the City Council approve the standard conditions of approval for monopole wireless telecommunication facilities as follows:

**Monopole Wireless Telecommunication Facilities Standard Conditions of Approval**

1. Conditional Use Permit No. \_\_\_\_ is approved for one year from the date of approval unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit for each CUP and diligent pursuit of construction shall vest this conditional use permit.
2. Two Date Palm trees of a minimum 20 to 30 foot brown trunk height shall be planted adjacent to the proposed wireless tower. The location of the Date Palm trees may be outside of the leased area.
3. The construction shall be in conformance with the plans submitted and conditions imposed herein for Conditional Use Permit No. \_\_\_\_\_. This shall include the materials and colors shown on the approved plans.
4. A landscape plan shall be submitted to the Planning Division. The Landscape Plan shall denote the botanical name, common name, legend, plant distribution, canopy spread and amount of material to be planted.

5. Each facility and site which contains trees, foliage or other landscaping elements, whether or not used as stealthing, shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.
6. The applicant, or subsequent owners, shall bear all cost associated with relocation or removal of any of the telecommunication facilities hereby approved.
7. The applicant shall obtain encroachment permits from the Engineering Department. Engineering inspections shall be required during the installation and final stage.
8. Improvements plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of permits. Plans shall clearly indicate existing and proposed facilities and identify/avoid conflicts. The applicant is directed to contact Building City staff to obtain existing improvement plans for utilities within the right-of way
9. The applicant shall complete all utility clearances with the Coachella Valley Water District.
10. Submit a grading/site improvement plan for Building, Planning and Engineering Department plan check and approval.
11. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees to attack, set aside, void or annul any approval under this chapter. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of action of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City.
12. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
13. All proposed easement documents shall be prepared by a registered land surveyor or civil engineer authorized to practice land surveying and mapping and shall be submitted for engineering plan check and shall be recorded with the County prior to Issuance of permits.
14. The project shall conform to the City of Coachella Municipal Code.
15. The electrical service and all other utilities to the project shall be installed underground in accordance with the General Plan.

16. All existing and future wireless facilities shall meet all applicable FCC emissions and exposure standards for electromagnetic (EM) radiation, and all required notices and signs shall be posted on site as required by the FCC and PUC.
17. If the proposed a wireless communication facility site is capable of accommodating a collocated facility upon the same site, the owner or operator of the existing facility shall allow another carrier to co-locate its facilities and equipment thereon, provided the parties can mutually agree upon reasonable terms and conditions. All co-located facilities upon the site shall be architecturally coordinated and “stealthed” consistent with each other.
18. Prior to the issuance of a grading, construction or building permit, the applicant shall obtain all applicable permits and/or clearances from the following agencies as required:
  - City of Coachella Fire Department
  - City of Coachella Planning Department
  - City of Coachella Public Works Department
  - City of Coachella Building Department
  - Coachella Valley Unified School District (CVUSD)
  - Coachella Water Authority
  - Imperial Irrigation District
  - California Water Quality Control Board (CWQCB)
  - South Coast Air Quality Management District Coachella Valley (SCAQMD)
  - Public Utilities Commission (PUC)
  - Federal Communication Commission (FCC)
  - Federal Aviation Agency (FAA)

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

19. The applicant shall bear the cost, of all measurements, sampling and testing procedures not included in the City’s inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
20. All grading shall conform to the recommendation contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.
21. The applicant shall furnish security, in a form acceptable to the requirements of Chapter 15.40 of the City of Coachella Municipal Code, and in an amount sufficient to guarantee compliance with the approved Storm Water Pollution Protection Plan (SWPPP), Fugitive Dust Control Plan and the provisions as submitted with its application for a grading permit.

22. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
23. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).
24. The applicant shall submit a concrete mix design for approval of the City's Building Official. The applicant shall not schedule construction operation until mix design is approved.
25. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
26. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of the California Building Code and applicable State of California Business and Professions Code.
27. In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.
28. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. However, if subsequent approved revisions have been approved by the City Engineer and reflect said "As-Built" conditions, the Engineer of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.
29. No cables, conduit or other equipment on the monopalm tower pole shall be visible.
30. All electrical work for the proposed antennas shall be contained within the monopalm tower cavity.
31. 70% of all branches shall be eight (8) feet in length or longer.

32. Branches shall extend a minimum of 18 inches beyond the antenna arrays.
33. The panel antennas shall be mounted securely to the monopalm tower. All antennas and antenna arrays shall be painted to match the faux palm fronds and shall be shielded from view by the tower's faux palm fronds. The final design of the screening material shall be approved by the Design and Department Director.

#### *Maintenance*

34. All facilities, including antennae, mounts, wires, conduit, lighting, fences, shields, cabinets, poles and ancillary equipment, shall be maintained by the owner or operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as practicable so as to maintain the facility's original appearance and to minimize occurrences of dangerous conditions or visual blight, All trash, debris, litter and graffiti shall be removed by owner/operator within forty-eight (48) hours following notification from the City.
35. The owner or operator of the facility shall routinely and regularly inspect the site to ensure compliance with the standards set forth in this chapter. Further, the Planning Director, or designee, may, upon providing reasonable advance notice to the owner or operator, conduct an inspection of a facility to verify compliance with the provisions of this chapter.
36. The wireless telecommunication facility operators are required to notify the City of Coachella's Planning Division within sixty (60) days of any change of ownership of the facility.
37. Contact information for the owner or operator, in case of an emergency, fire, or report of any damage, destruction, or vandalism, must be posted in a conspicuous location on the outside of the wireless facility. The materials used must be of weather resistant composition.

#### *Abandonment and Removal*

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

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

**PASSED APPROVED and ADOPTED** this 4<sup>th</sup> day of October 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ruben Gonzalez  
Planning Commission Chairperson

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF COACHELLA )

**I HEREBY CERTIFY** that the foregoing Resolution No. PC2023-26 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 4<sup>th</sup> day of October 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary