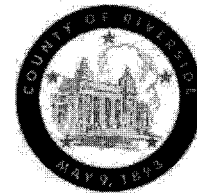


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.9
(ID # 6147)

MEETING DATE:

Tuesday, January 23, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for PLOT PLAN NO. 25311 – Applicant: Coastal Business Group c/o Christine Kuta – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD: HDR) (8-14 du/ac); Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) – Location: North of Sombrero Court, south of 42nd Avenue, east of Washington Street, west of Yucca Lane – 1,225 square feet – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: The plot plan proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with 12 panel antennas, 24 remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42. [Applicant Fees 100%]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Director's decision to approve the First Extension of Time for Plot Plan No. 25311. It will now expire on November 5, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

1/16/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: January 23, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ NA	\$ NA	\$ NA	\$ NA
NET COUNTY COST	\$ NA	\$ NA	\$ NA	\$ NA
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: NA	
			For Fiscal Year: NA	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The plot plan proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with 12 panel antennas, 24 remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project site is located northerly of Sombrero Court on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane; more specifically 78135 Avenue 42.

Plot Plan No. 25311 was originally approved at the Director's Hearing on August 11, 2014, and was approved by the Planning Commission on November 5, 2014, as a receive and file item. The applicant was informed by the County that there are no new/additional conditions of approval associated with this extension of time request.

The Planning Director heard the First Extension of Time for Plot Plan No. 25311 on November 13, 2017. The Planning Director approved the project Extension of Time Request for the plot plan, extending the expiration date to November 5, 2018.

Board Action

The Planning Director's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Director.

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

- A. DIRECTOR'S HEARING REPORT OF ACTIONS**
- B. DIRECTOR'S HEARING STAFF REPORT**



DIRECTOR'S HEARING REPORT OF ACTIONS NOVEMBER 13, 2017

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 25311** – Applicant: Coastal Business Group c/o Christine Kuta – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Sombrero Court, southerly of 42nd Avenue, easterly of Washington Street, and westerly of Yucca Lane – 1,225 sq. ft. – Zoning: One-Family Dwellings (R-1) – Approved Project Description: The plot plan proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with 12 panel antennas, 24 remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 sq. ft. equipment shelter, and a backup diesel generator in a 1,225 sq. ft. lease area. Three (3) live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42 – **REQUEST:** First Extension of Time Request for Plot Plan No. 25311, extending the expiration date to November 5, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** First Extension of Time Request for Plot Plan No. 25311, extending the expiration date to November 5, 2018.
- 1.2 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" Subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2018.
- 1.3 **ADOPTION OF THE 2018 DIRECTOR'S HEARING CALENDAR** **ADOPTED** the 2018 Director's Hearing Calendar.

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

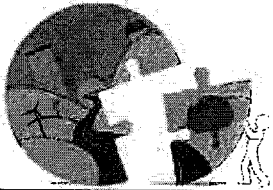
NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 **PLOT PLAN NO. 25843 – Intent to Adopt a Negative Declaration – EA42808** – Applicant: Verizon Wireless – Engineer/ Representative: Spectrum Services, Inc. – Owner: Southern California Edison – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Open Space: Mineral Resources (OS-MIN) – Location: Southerly of Temescal Canyon Road, westerly of Campbell Ranch Road, and easterly of Maitri Road, within the unincorporated area of Riverside County – Zoning: Wildrose Specific Plan, Planning Area IV-2 (SP 176, PA IV-2) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree (monopine), consisting of a 70 foot tall tower, 12 panel antennas, 12 remote radio units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) global positioning satellite antennas enclosed within a 300 sq. ft. lease area. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **Staff Report Recommendation:** **ADOPT** a Negative Declaration for Environmental Assessment No. 42808; and **APPROVE** Plot Plan No. 25843. **Staff's Recommendation:** **ADOPTION** of a Negative Declaration for Environmental Assessment No. 42808; and **APPROVAL** of Plot Plan No. 25843. **Planning Director's Actions:** **ADOPTED** a Negative Declaration for Environmental Assessment No. 42808; and **APPROVED** Plot Plan No. 25843, subject to the conditions of approval.

4.0 PUBLIC COMMENTS:

NONE



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

701

Director's Hearing: November 13, 2017

PROPOSED PROJECT

Case Number(s): PP25311 EOT 1

Applicant(s): Coastal Business

Area Plan: Western Coachella Valley

Group of Christine Kuta

Zoning Area/District: Bermuda Dunes District

Supervisory District: Fourth District

Project Planner: Ash Syed


Charissa Leach, P.E.
Assistant TLMA Director

Continued From: N/A

PROJECT DESCRIPTION AND LOCATION

This is a request to extend entitlement approval for one additional year for Plot Plan No. 25311. The approved project is for a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the wireless communication facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 25311** extending the entitlement expiration for 1-year, to November 5, 2018, subject to all previously approved Conditions of Approval.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Two live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

The project site is located northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42.

Plot Plan No. 25311 was originally approved at Director's Hearing on August 11, 2014 and was approved at the Planning Commission hearing on November 5, 2014 as a receive and file. The applicant was informed by the County that there are no new/additional conditions of approval associated with this extension of time request.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. The existing conditions of approval have accommodated and allowed for the construction of a wireless communication facility disguised as a 50-foot tall palm tree, and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

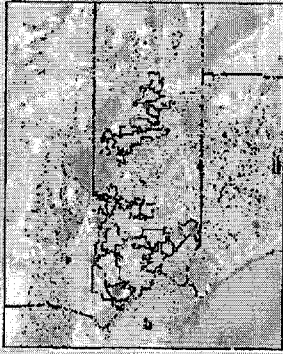
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This plot plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This plot plan has been found to be consistent with Ordinance No. 348 (Zoning Code), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No additional changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP25311

Vicinity Map



Legend

Notes

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.



0 312 623 Feet

623 Feet

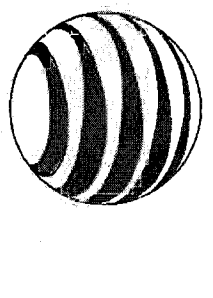


REPORT PRINTED ON... 9/27/2017 8:25:54 AM

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NOTE: CONTRACTOR SHALL PROVIDE ALL WORK OF FINISH TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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at&t

at&t
17500 WILLOW AVENUE
CERRITOS, CA 90703

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
78135 AVENUE 42
BERMUDA DUNES, CA 92203

SMARTLINK LLC.
17500 WILLOW AVENUE, SUITE 410
CERRITOS, CA 90703
TEL: (916) 347-7520

EBI Consulting
Environmental Engineering & Architecture
21 B Street | Burlington, MA 01803
Tel: (978) 275-2500 | Fax: (978) 275-3811
www.ebiconsulting.com

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE FOLLOWING:

1. INSTALLATION OF EQUIPMENT CABINET SHELTER AND DIESEL GENERATOR AT GRADE.
2. INSTALLATION OF (15) PANEL ANTENNAS ON PROPOSED STEALTH MONOPOLY TOWER.
3. INSTALLATION OF (24) RPT'S BEHIND ANTENNAS.
4. INSTALLATION OF NEW (1) GPS ANTENNAS ON PROPOSED SHELTER.
5. UNDERGROUND FROM NEW EQUIPMENT SHELTER TO NEW ANTENNAS.
6. INSTALLATION OF (2) NEW UNDERGROUND TELCO AND ELECTRICAL CONDUITS AS WELL AS (2) UNDERGROUND GROUNDING SYSTEMS FOR THE NEW MONOPOLY AND EQUIPMENT SHELTER.
7. INSTALLATION OF (3) LIVE PALM TREES & IRRIGATION.
8. INSTALLATION OF DECORATIVE WROUGHT IRON FENCE.

PROJECT INFORMATION

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
SITE ADDRESS: 78135 AVENUE 42, BERMUDA DUNES, CA 92203
ZONING DISTRICT: R-1 & R-1-12000 (ONE-FAMILY DWELLINGS)
BERMUDA DUNES NEIGHBORHOOD PRESERVATION DISTRICT
TAX ID: 600-500-001-5
23311
PROPOSED USE: WIRELESS TELECOMMUNICATION FACILITY
PROPERTY OWNER: PALM DESERT CHURCH OF CHRIST
C/O DANA T. JOHNSON
PALM DESERT, CA 92260
PROPOSED STRUCTURE: 90'-0" x 34'-0" x 34'-0" ABL
PANEL ANTENNA RAD CENTER: 41'-0" x 34'-0" ABL
COORDINATES: LATITUDE: 33° 44' 34.5" N
LONGITUDE: 118° 15' 5.5" W
GROUND ELEVATION: 117.5 AMSLL (USGS CELESTATION)

CODE COMPLIANCE

WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK IN VIOLATION OF ANY APPLICABLE CODES.

1. CALIFORNIA CODE OF REGULATIONS
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA PLUMBING CODE
5. 2013 CALIFORNIA FIRE CODE
6. CITY/COUNTY ORDINANCES
7. ANY APPLICABLE AMENDMENTS TO THE ABOVE
8. AHS/TM-222-0
9. LIFE SAFETY CODE NFPA-101

FIRE DEPARTMENT COMPLIANCE

1. PRIOR TO OCCUPANCY A FIRE DEPARTMENT INSPECTION IS REQUIRED TO VERIFY ALL CONDITIONS STATED AT PLAN CHECK ARE MET.
2. ACCESS FOR FIRE DEPT. TO REMAIN 20' IN WIDTH AND LESS THAN 150' LENGTH. IF ENTRANCE IS 150' OR GREATER, RESURFACE SURROUNDING OR PAVEMENT ROAD FOR THE FIRE DEPT.

PROJECT TEAM

APPLICATOR:
AT&T
17500 WILLOW AVENUE, SUITE 410
CERRITOS, CA 90703

PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
C/O DANIELA ORTEGA
ANNAPOLIS, MD 21401
PH: 410-283-3485
FAX: 410-283-3478

AME:
EBI CONSULTING
21 B STREET
BURLINGTON, MA 01803
PHONE: 781-275-2500
FAX: 781-275-3811

SITE ACQUISITION:
ALEXIS HADLEY
PHONE: 949-538-7513

ZONING:
CHAD LEWIS
PHONE: 949-260-7600

REGULATIONS:
JAN GARDNER
PHONE: 714-424-8957

CONSTRUCTION:
STEVE KROKOR (SECRET)
PHONE: 949-212-4644

GENERAL NOTES

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF SITE EQUIPMENT AND ANTENNAS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK IN VIOLATION OF ANY APPLICABLE CODES.
3. THIS IS AN UNMANNED FACILITY. NO SOLID WASTE, THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES AND REGULATIONS.
4. DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
5. ACCESS NOT REQUIRED.

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
GM-1	GENERAL NOTES
GM-2	GENERAL NOTES
A-1	SITE PLAN
A-2	ENLARGED SITE PLANS
A-3	ELEVATIONS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT SHELTER DETAILS
A-6A	EQUIPMENT SHELTER FOUNDATION DETAILS, SECTION & NOTES
A-6B	EQUIPMENT SHELTER FOUNDATION DETAILS, SECTION & NOTES
A-7	GENERATOR DETAILS
A-8	SECTION AND DETAILS
A-9	ELECTRICAL DETAILS & NOTES
E-1	EQUIPMENT ONE-LINE DIAGRAM AND TOWER & LIGHTING PLAN
E-2	EQUIPMENT ONE-LINE DIAGRAM AND TOWER & LIGHTING PLAN
E-3	EQUIPMENT ONE-LINE DIAGRAM AND TOWER & LIGHTING PLAN
E-4	GROUNDING DETAILS & NOTES
E-5	LANDSCAPE PLAN & DETAILS

APPROVALS

NO.	DATE	DESCRIPTION	BY
1	10/02/14	FOR CONSTRUCTION	BT
2	10/02/14	FOR CONSTRUCTION	JT
3	11/17/14	FOR RPT'S	BT
4	04/08/14	FOR COMMENTS	AC
5	10/02/14	FOR COMMENTS	BT
6	10/02/14	FOR COMMENTS	AC
7	10/02/14	FOR LEAVE AREA	AC
8	10/02/14	FOR COMMENTS	AC

CONTRACTOR SIGNATURE: [Signature]
DATE: 11/17/14

GENERAL NOTES

1. THIS IS AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF SITE EQUIPMENT AND ANTENNAS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK IN VIOLATION OF ANY APPLICABLE CODES.
3. THIS IS AN UNMANNED FACILITY. NO SOLID WASTE, THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL CODES AND REGULATIONS.
4. DEVELOPMENT AND USE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
5. ACCESS NOT REQUIRED.

CONTRACTOR SIGNATURE

DATE: 11/17/14

PROJECT NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
BERMUDA DUNES, CA 92203

TITLE SHEET

SHEET NO. T-1



PROJECT COMPLETION & HANDOVER:
SMARTLINK LLC.
 18001 VAN ALLEN AVENUE SUITE 400
 WASHINGTON, DC 20007
 PH: (800) 337-1865

PREPARED BY:
EBI Consulting
 Environmental Engineering & Planning Inc. (a division)
 21 B Street | Burlington, MA 01803
 Tel: (981) 273-2500 | Fax: (981) 273-3311
 www.ebiconsulting.com

CHURCH STAMP/PERMITSIVE
 THIS DOCUMENT IS THE OWNER PROPERTY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OWNER. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. THIS DOCUMENT IS VALID ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. ANY OTHER PROJECTS OR SITES IDENTIFIED HEREIN ARE NOT TO BE CONSIDERED. PRINTED DATE: 08/20/14

SUBMITTALS

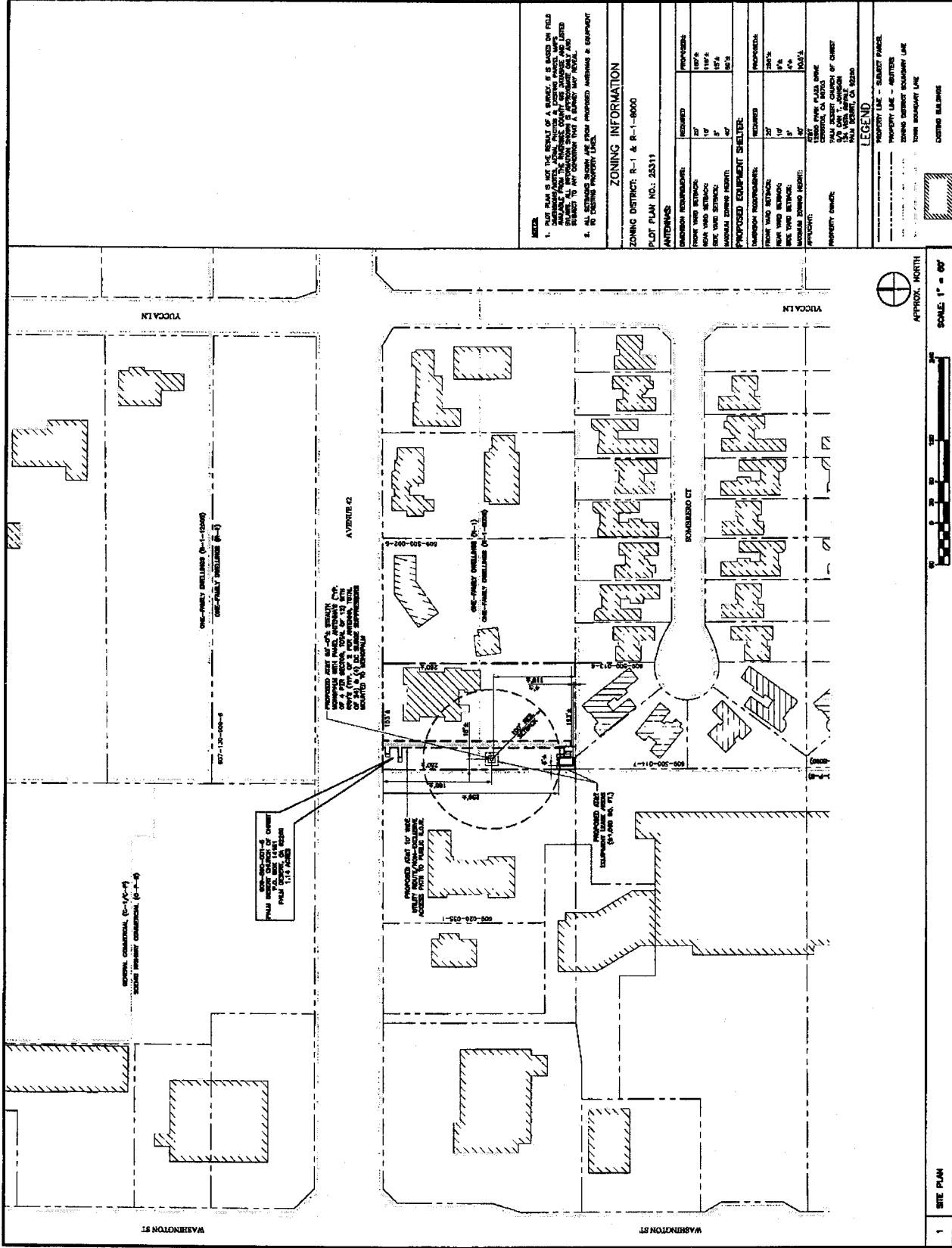
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2	04/07/13	FINAL CONSTRUCTION PERMITS	EP
3	04/07/13	FINAL CONSTRUCTION PERMITS	EP
4	04/07/14	FINAL PERMITS	EP
5	04/07/14	FINAL PERMITS	EP
6	04/07/14	FINAL PERMITS	EP
7	04/07/14	FINAL PERMITS	EP

81130001
 SITE NAME: PALM DESERT
 CHURCH OF CHRIST
 SITE NO.: RS03396
 74135 MARALE AVE
 BERKSHIRE DAMES, VA 22033

SITE PLAN

SHEET TITLE

81130001
 SHEET NO. A-1





PROJECT COORDINATION & MANAGEMENT:
SMARTLINK LLC.
1801 VAN DAMME AVENUE, SUITE 810
IRVINE, CA 92614
TEL: (949) 307-1234

PREPARED BY:
AFBI Consulting
21 S Street | San Jose, CA 95133
Tel: (415) 272-2500 | Fax: (415) 272-3811
www.afbiconsulting.com

EXEMPTED FROM THE REQUIREMENTS OF THE CALIFORNIA PUBLIC CONTRACT LAW FOR THE EXCLUSIVE USE OF THE STATE OR COUNTY OF CALIFORNIA. THIS CONTRACT IS NOT SUBJECT TO THE PROVISIONS OF THE CALIFORNIA PUBLIC CONTRACT LAW. THE CONTRACT IS NOT SUBJECT TO THE PROVISIONS OF THE CALIFORNIA PUBLIC CONTRACT LAW. THE CONTRACT IS NOT SUBJECT TO THE PROVISIONS OF THE CALIFORNIA PUBLIC CONTRACT LAW.

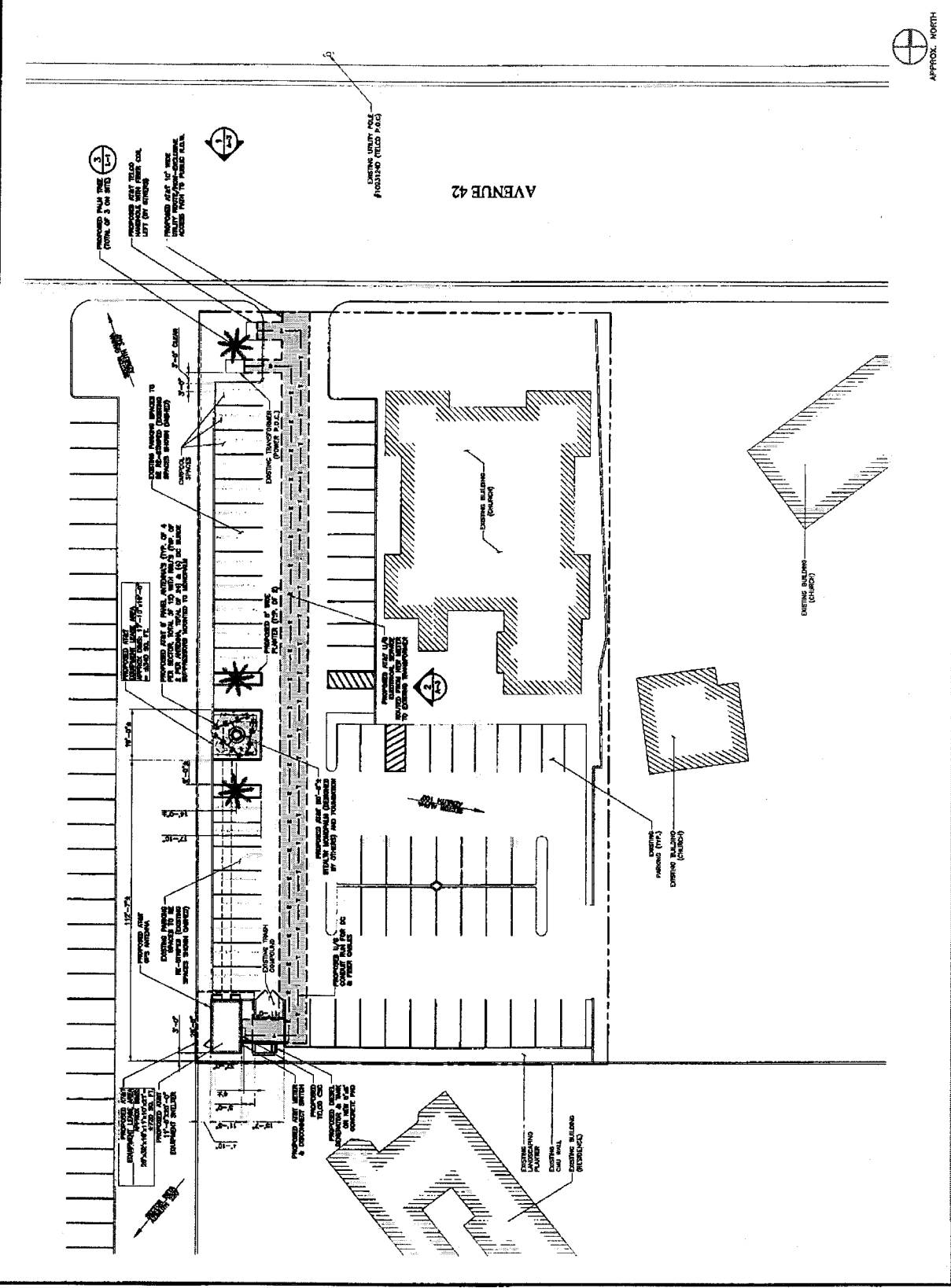
SUBMITTALS	
NO.	DATE
1	08/20/13
2	09/03/13
3	01/17/14
4	04/08/14
5	04/12/14
6	05/20/14
7	06/03/14

SHEET NO. 813000118

SITE NAME: PALM DESERT
CHURCH OF CHRIST
SITE NO.: RSO396
78135 AVENUE 42
BENHADA DAMEN, CA 92203

ENLARGED SITE PLANS

DATE: 06/04/13
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: 1/8" = 1'-0"



1 ENLARGED SITE PLAN

APPROX. NORTH

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

PROJECT



1300 PARK PLACE, SUITE 400
DALLAS, TEXAS 75201

PROJECT COMMISSIONER & INVOICER:

SMARTLINK LLC.

18001 VICKY KAYWAY, SUITE 400
HOUSTON, TEXAS 77058
PH: (281) 387-1280

PREPARED BY:

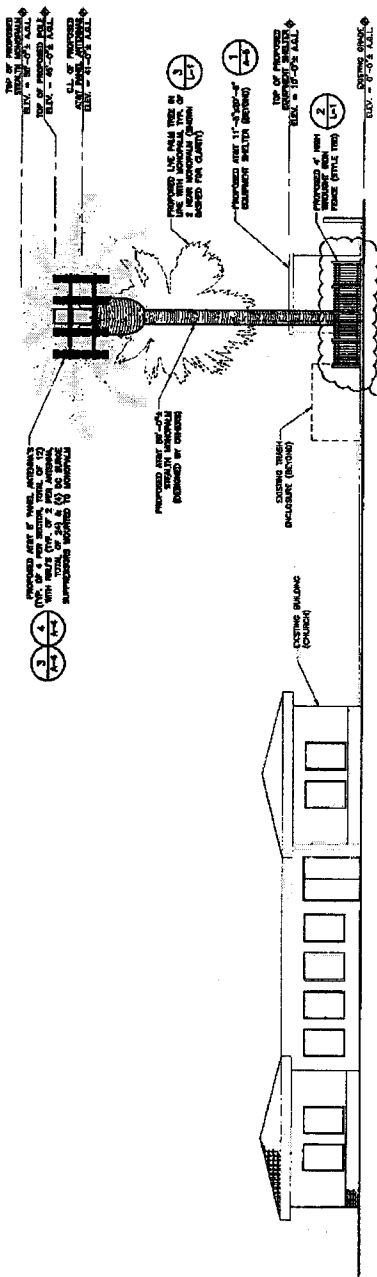
EBI Consulting

environmental engineering llc
2118 Street, (Burlington), MA 01803
Tel: (781) 275-2500 | Fax: (781) 275-3511
www.ebiconsulting.com

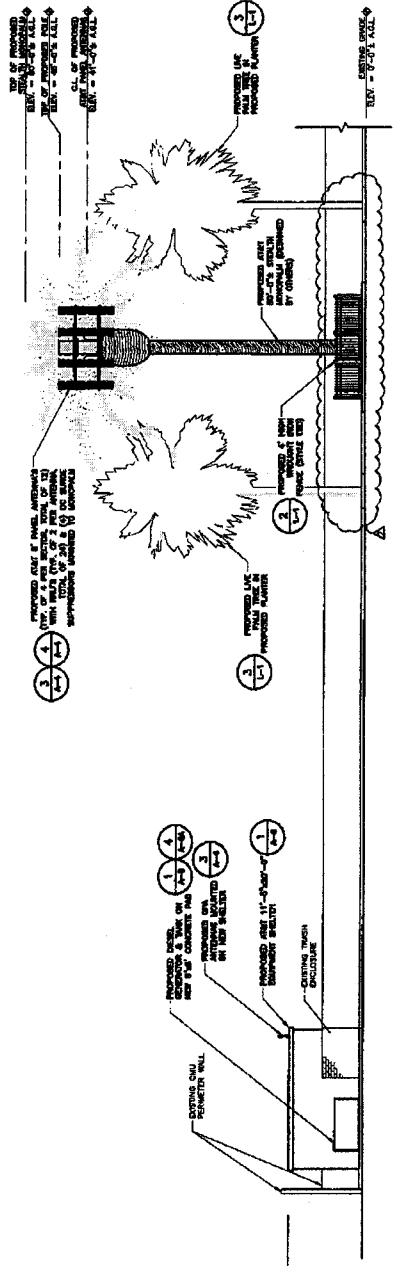
1 NORTH ELEVATION

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

NOTE:
1. PROPOSED SIGNALLING WITH MINIMUM OF 66 PALM FRONTS.



NOTE:
1. PROPOSED SIGNALLING WITH MINIMUM OF 60 PALM FRONTS.



2 EAST ELEVATION

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

DIMENSIONS, FINISHES/PAVEMENTS

THE DIMENSIONS & THE FINISHES, PAVEMENTS AND CONCRETE OF THE CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

SUBMITTALS

NO.	DATE	DESCRIPTION	BY
1	04/10/13	ISSUE CONSTRUCTION PERMITS	TR
2	04/23/13	ISSUE CONSTRUCTION PERMITS	TR
3	07/17/14	ISSUE PERMITS	TR
4	04/29/14	PERMITS	TR
5	04/29/14	PERMITS	TR
6	04/29/14	PERMITS	TR
7	04/29/14	PERMITS	TR

JOB NO.: 81130001

DATE: 04/10/13

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RSD3396
TAYLOR MARBLE CO
BENHURST DAMEN, CA 92303

SHEET TITLE

ELEVATIONS

DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: 04/10/13

A-3



SMARTLINK LLC.
 7801 VAN LINDA AVENUE, SUITE 910
 FORT WORTH, TEXAS 76116
 PHONE: (817) 441-4100
 FAX: (817) 441-4101

EBCI Consulting
 Environmental Consulting & Design
 21 B Street | Burlington, MA 01803
 Tel: (978) 233-8800 | Fax: (978) 233-8311
 www.ebciconsulting.com

NO.	DATE	DESCRIPTION	BY
1	10/01/13	REV CONSTRUCTION SHEET	JF
2	09/23/13	REV CONSTRUCTION SHEET	JF
3	07/17/13	REV SHEET	JF
4	02/28/13	REV COMMENTS	JF
5	02/12/13	REV COMMENTS	JF
6	02/07/13	REV COMMENTS	JF
7	01/08/13	REVISED LAYOUT AREA	JF

81130001

SUBMITTALS

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SITE INFO

SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RS0396
BENJAMIN LUMKES, GA 32303

LANDSCAPE PLAN & DETAILS

DATE: 10/01/13
 DRAWN BY: JF
 CHECKED BY: JF
 DATE: 09/23/13
 SHEET NO: L-1

GENERAL NOTES

1. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF THE LANDSCAPE AS HEREON SPECIFIED ON THE ACCOMPANYING DRAWINGS.

SPECIAL CONDITIONS

1. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY AND FOR THE PROTECTION OF THE CONTRACTOR'S INTERESTS.

2. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMAINING SURFACE SOIL AS NEEDED TO ENSURE PROPER DRAINAGE AND DRAINAGE AS INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, FINISHED GRADES SHALL BE BELOW FINISHED GRADE AS FOLLOWS: 2" IN GROUND COVER, 1" URBAN AREAS.

SOIL PREPARATION FOR ALL LANDSCAPE SHALL CONSIST OF THE FOLLOWING:

A. ON SITE SOIL ANALYSIS REQUIRED: 8 CU. YD.
 B. 10-10-10 COMMERICAL FERTILIZER: 4 CU. YD.
 C. 10-10-10 COMMERICAL FERTILIZER: 10 LBS.
 D. IRON SULFATE: 5 LBS.

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN PLANT CONTAINER AND DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. THE CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HABIT. PLANTS SHALL BE WATERED IMMEDIATELY BEFORE BACKFILLING PLANTING PITS.

2. PLANT PITS SHALL BE FOLLOWS: 24" DIA. FOR 18" DIA. PLANTS, 36" DIA. FOR 24" DIA. PLANTS, 48" DIA. FOR 36" DIA. PLANTS, 60" DIA. FOR 48" DIA. PLANTS, 72" DIA. FOR 60" DIA. PLANTS, 84" DIA. FOR 72" DIA. PLANTS, 96" DIA. FOR 84" DIA. PLANTS, 108" DIA. FOR 96" DIA. PLANTS.

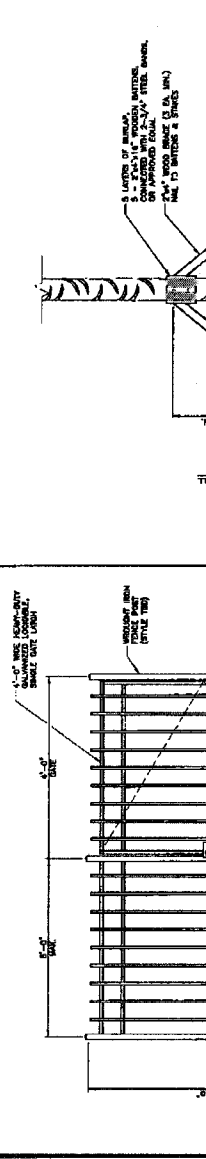
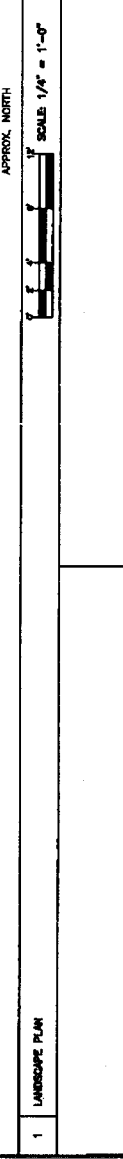
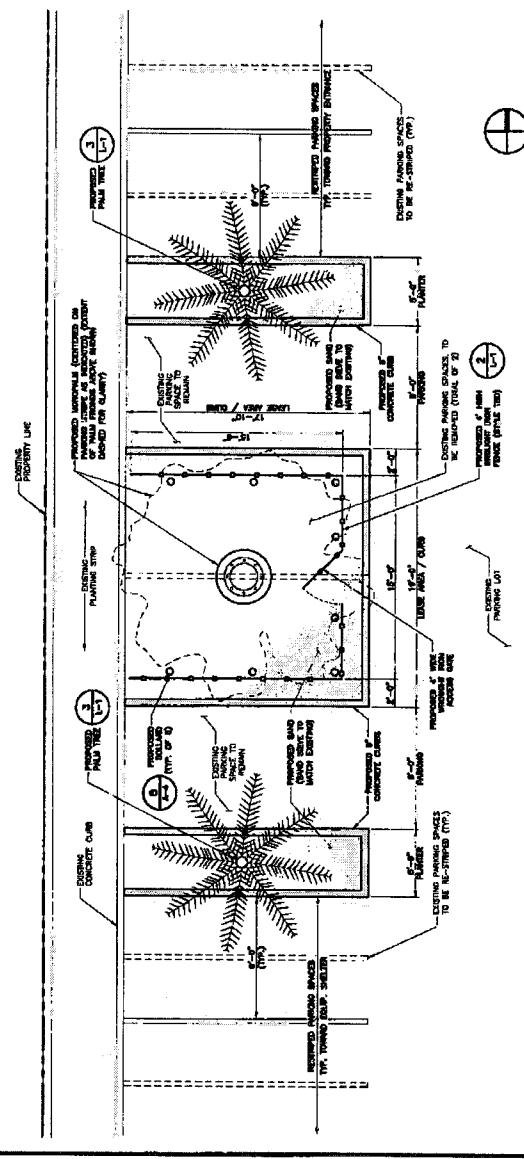
CLEAN UP

UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TEND ALL WORK AND THE SURROUNDING AREAS USED. REMOVE ANY OR ALL EXCESS MATERIALS, DEBRIS FROM THE SITE OR DEPOSE OF SAME AS DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.

MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 90 DAYS. THE CONTRACTOR SHALL MAINTAIN THE PLANTS AND IRRIGATION SYSTEM AS REQUIRED. LAKING SHALL BE PROPERLY AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS MUST MAINTAIN PLANTING AREA FREE OF WEEDS.

WARRANTY AND REPLACEMENTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND MATERIAL AREAS. SUCH "NATURAL DAMAGE" SHALL BE REPAIRED AT THE AND ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTORS IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.



3 PALM PLANTING DETAIL

2 FENCE AND GATE DETAIL

4 LANDSCAPE NOTES



SMARTLINK LLC.
575 CAROLINE DRIVE, SUITE 212
DUBLIN, CA 94568
916.835.2820

RJCLA
LANDSCAPE ARCHITECT
1700 COLLETON AVENUE
DUBLIN, CA 94568
916.835.2820



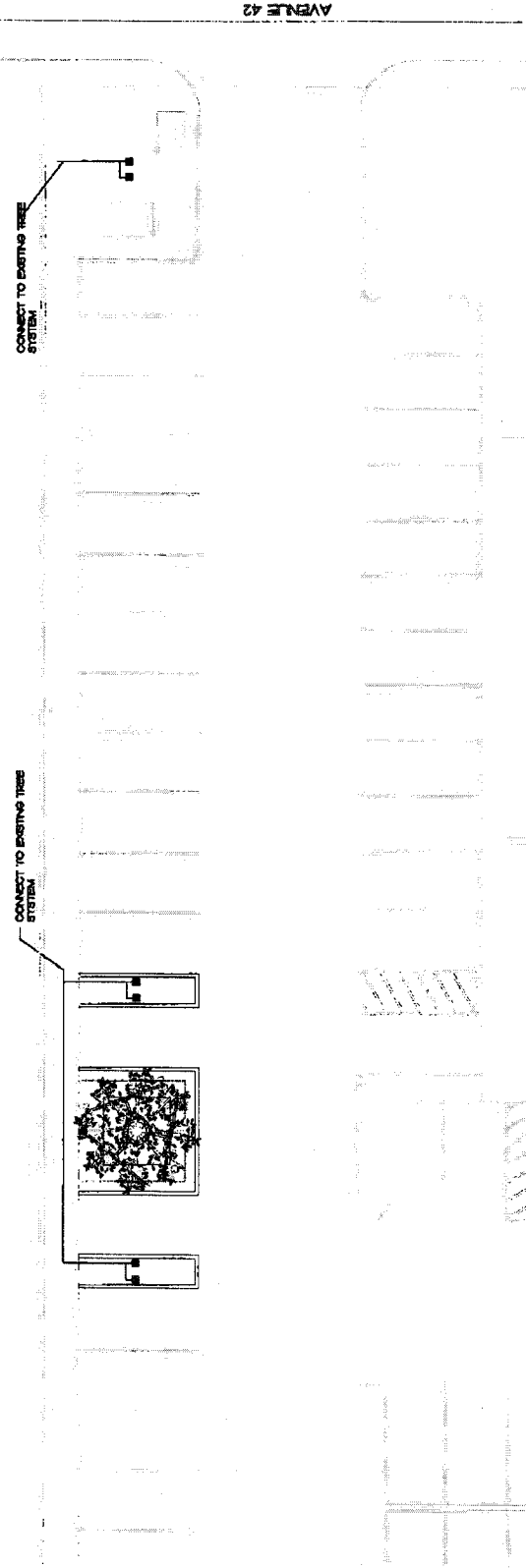
NO.	DATE	DESCRIPTION
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2	08/11/2010	ISSUED FOR PERMITS
3	08/11/2010	ISSUED FOR PERMITS
4	08/11/2010	ISSUED FOR PERMITS
5	08/11/2010	ISSUED FOR PERMITS
6	08/11/2010	ISSUED FOR PERMITS
7	08/11/2010	ISSUED FOR PERMITS
8	08/11/2010	ISSUED FOR PERMITS
9	08/11/2010	ISSUED FOR PERMITS
10	08/11/2010	ISSUED FOR PERMITS

81130001

SITE NAME:
PALM DESERT
CHURCH OF CHRIST
SITE NO.:
RSD386
7815 PALM DESERT AVENUE
BERNARDI, BUNES, CA 92203

IRRIGATION PLAN

L-1



IRRIGATION NOTES

1. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT. ALL MATERIALS SHALL BE STORED ON SITE IN A CLEAN AND DRY MANNER. ALL MATERIALS SHALL BE PROTECTED FROM WEATHER AND VANDALISM. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
2. PROTECT EXISTING SYSTEMS AND ALL PROPERTY FROM ANY DAMAGE FROM THE WORK.
3. WORK PERFORMED UNDER THE CONTRACT SHALL INCLUDE PLUMBING AND ALL LABOR, MATERIALS, EQUIPMENT AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES.
4. PRIOR TO SUBMITTING THE PLAN, THE CONTRACTOR SHALL MEET WITH THE ARCHITECT TO DISCUSS THE PLAN AND COORDINATE THE WORK WITH THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES.
6. ALL MATERIALS SHALL MATCH EXISTING OR BETTER QUALITY. STANDARDS AS APPROVED BY LANDSCAPE ARCHITECT.
7. ALL PLUMBING MATERIAL SHALL BE SCHEDULE 40 POLY-VINYL CHLORIDE (PVC) PIPE.
8. VERIFY ALL WORK PER APPLICABLE IRRIGATION DETAILS ON THE SHEET.
9. EXISTING TO EXISTING TREE SYSTEM.

IRRIGATION LEGEND

- | SYMBOL | NO. | MODEL NO. | DESCRIPTION |
|--------|-----|-----------|-------------------|
| ○ | 8 | 81130001 | IRRIGATION SYSTEM |
- LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
- IRRIGATION MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO:
- 1. MAINTENANCE OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES.
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 - 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES.
 - 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND LOCAL AGENCIES.



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



IRRIGATION PLAN

1



SMARTLINK LLC.
 250 EAST BROADWAY, SUITE 200
 SAN ANTONIO, TEXAS 78205
 TEL: (214) 241-1100
 FAX: (214) 241-1101

RJCLA
 RAYMOND J. CLAYTON ARCHITECTS
 1700 EAST BROADWAY, SUITE 200
 SAN ANTONIO, TEXAS 78205
 TEL: (214) 241-1100
 FAX: (214) 241-1101



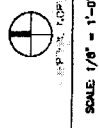
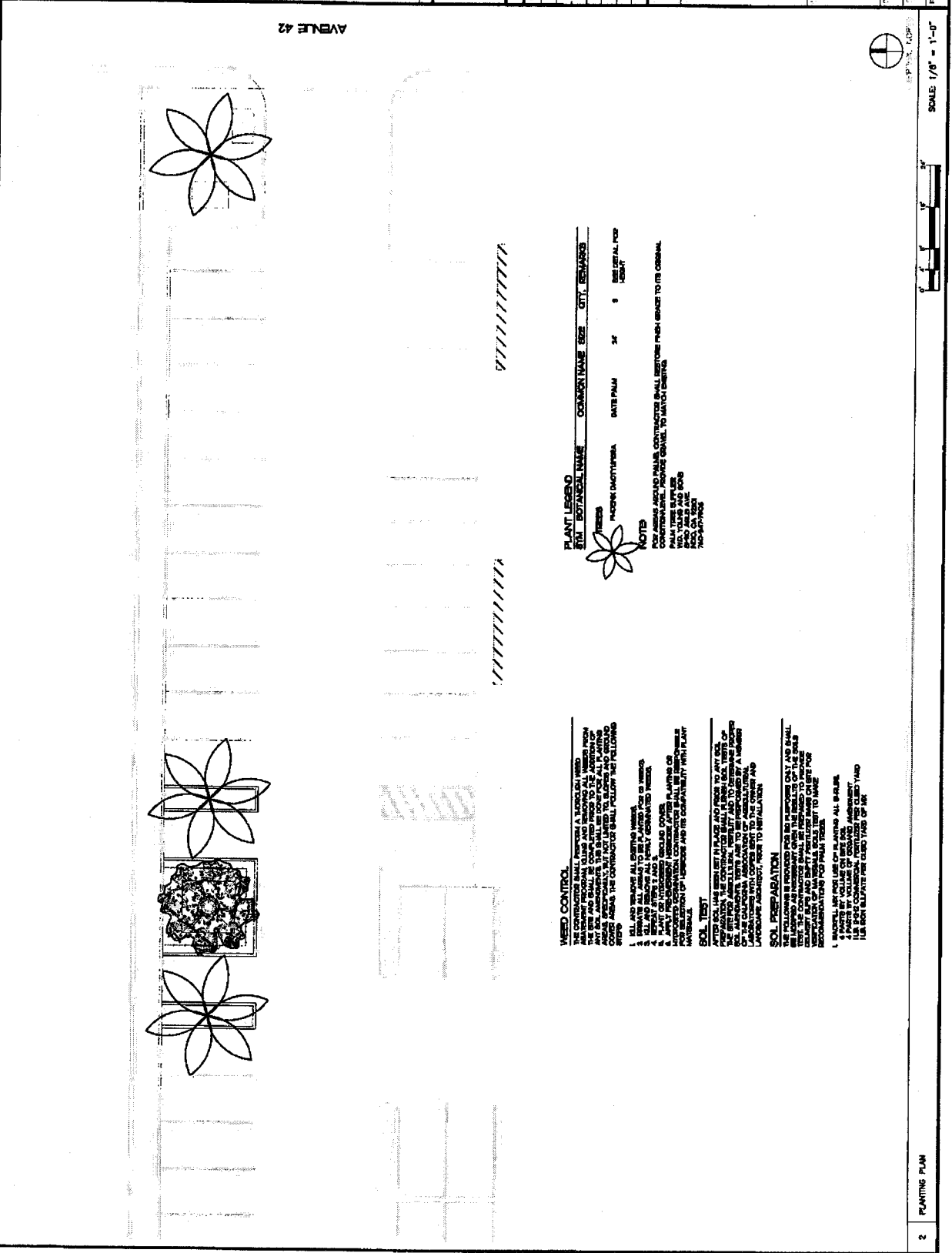
NO. 017
 DATE 11/11/11
 SHEET 5

81130001

SITE NAME:
 PALM DESERT
CHURCH OF CHRIST
SITE NO.:
 RS0396
 78135 AVENUE 42
 BERNINA DUNES, CA 92003

PLANTING PLAN

L-2



PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	CITY	REMARKS
	DATES PALM	DATES PALM	24"	5	SEE SPECIAL FOR LEGEND

NOTES

1. ALL PLANTS AND MATERIALS CONTAINED SHALL BE SUPPLIED BY THE CONTRACTOR TO THE SITE. ALL PLANTS SHALL BE DELIVERED TO THE SITE WITH PROPER TAGS AND BE READY FOR PLANTING.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

WEED CONTROL

1. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL WEED CONTROL ACTIVITIES. ALL WEEDS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALL WEEDS SHALL BE IDENTIFIED AND REPORTED TO THE LOCAL AUTHORITIES.

2. ALL WEEDS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALL WEEDS SHALL BE IDENTIFIED AND REPORTED TO THE LOCAL AUTHORITIES.

SOIL TEST

1. SOIL TESTS SHALL BE CONDUCTED AT THE TIME OF PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

SOIL PREPARATION

1. ALL SOIL SHALL BE PREPARED AND READY FOR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



SMARTLINK ULC.
 4550 E. COMMERCIAL AVENUE, SUITE 300
 DENVER, CO 80212
 TEL: 303.751.1000
 FAX: 303.751.1001



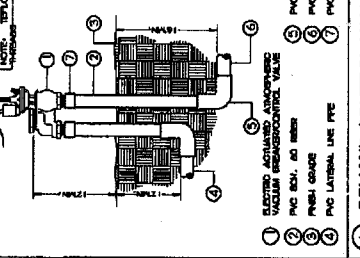
81130001

SITE NAME:
PALM DESERT
CHURCH OF CHRIST

SITE NO.:
RS0396
78135 AVENUE 42
BERNARDI DUNES, CA 92203

IRRIGATION DETAILS AND SPECIFICATIONS

L-3

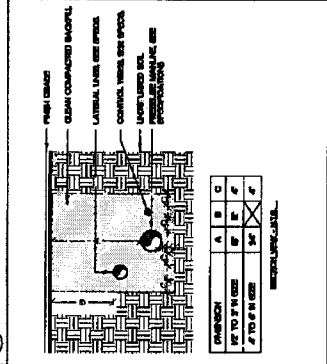


- 1 ELECTRIC ACTUATED ACTUATOR
- 2 SOLENOID COIL
- 3 DIAPHRAGM
- 4 BALL VALVE
- 5 BALL VALVE SEAT
- 6 BALL VALVE BODY
- 7 BALL VALVE BALL

B BALL VALVE

LEGEND SET

- 1 BALL VALVE WITH 4 PIG ADAPTER
- 2 CLEANED BODY GEAR
- 3 BALL VALVE SEAT
- 4 BALL VALVE BALL
- 5 BALL VALVE BODY
- 6 BALL VALVE SEAT
- 7 BALL VALVE BALL



A REMOTE CONTROL VALVE

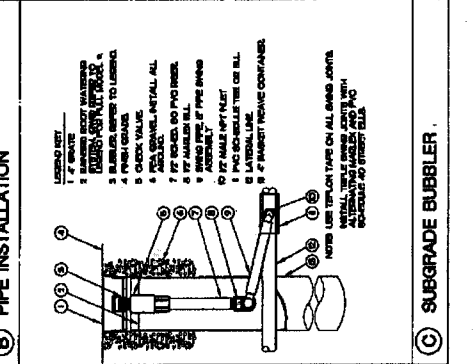
- 1 CLEAN COMPACTED SAND
- 2 LATERAL LINE AND PIPE
- 3 LATERAL LINE AND PIPE
- 4 LATERAL LINE AND PIPE
- 5 LATERAL LINE AND PIPE

C SUBGRADE BUBBLER

LEGEND SET

- 1 SUBGRADE BUBBLER
- 2 SUBGRADE BUBBLER
- 3 SUBGRADE BUBBLER
- 4 SUBGRADE BUBBLER
- 5 SUBGRADE BUBBLER
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- 24 SUBGRADE BUBBLER
- 25 SUBGRADE BUBBLER

B PIPE INSTALLATION



- 1 CLEAN COMPACTED SAND
- 2 LATERAL LINE AND PIPE
- 3 LATERAL LINE AND PIPE
- 4 LATERAL LINE AND PIPE
- 5 LATERAL LINE AND PIPE
- 6 LATERAL LINE AND PIPE
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- 8 LATERAL LINE AND PIPE
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- 10 LATERAL LINE AND PIPE

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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IRRIGATION DETAILS AND SPECIFICATIONS

3



SMARTLINK LLC.
1500 E. CENTRAL AVENUE, SUITE 300
DENVER, CO 80214

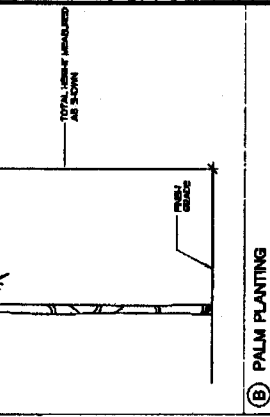
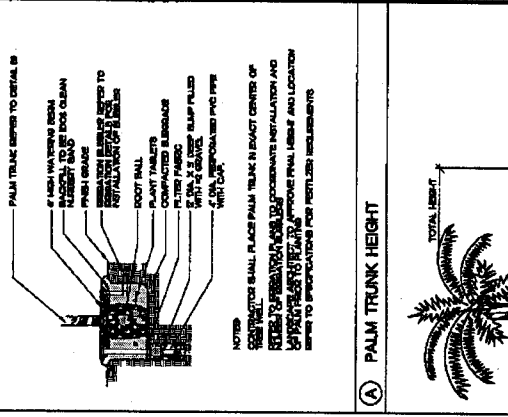


TABLE 1: PALM TREE SPECIFICATIONS

NO.	ITEM	QUANTITY	UNIT
1
2
3
4
5
6
7
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9
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11
12
13
14
15
16
17
18
19
20

811-30001
SITE NAME: PALM DESERT CHURCH OF CHRIST
SITE NO.: RSD396
78133 AVENUE 42
BERNARDI BUNEL, CA 92003

PLANTING DETAILS AND SPECIFICATIONS

L-4

NOTE:
CONTRACTOR SHALL PLACE PALM TRUNK IN EXACT CENTER OF HOLE AND TO REMAIN VERTICAL TO PREVENT SWAYING. DISCREPANCY IN INSTALLATION AND MATERIALS SHALL BE REPORTED TO ARCHITECT IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.

(A) PALM TRUNK HEIGHT

(B) PALM PLANTING

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.

A. SITE PREPARATION
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.

B. PALM PLANTING
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.

C. PALM PLANTING
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.

D. PALM PLANTING
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E. PALM PLANTING
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.

F. PALM PLANTING
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G. PALM PLANTING
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.

PLANTING DETAILS AND SPECIFICATIONS

Extension of Time Environmental Determination

Project Case Number: PP25311

Original E.A. Number: EA42577

Extension of Time No.: First

Original Approval Date: November 5, 2014

Project Location: North of Sombrero Court, South of 42nd Avenue, East of Washington Street, West of Yucca Lane.

Project Description: The plot plan proposes a wireless communication facility, for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 square foot lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42.

On November 5, 2014, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Ash Syed, Planner

Date: October 12, 2017
Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Syed, Ashiq
Sent: Wednesday, September 27, 2017 8:17 AM
To: 'Christine Kuta'
Subject: RE: RS0396 Palm Desert Church: EOT

Hi Christine,

I will be processing and submitting this Extension of Time today. There are no new/additional conditions of approval for this Plot Plan, so there is no review needed on your end. It will be going to Planning Commission for approval on October 18.

Best,



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Ash Syed

Environmental Planner

4080 Lemon Street, 12th Floor
Riverside, CA 92501

Email: asyed@rivco.org

Phone: 951-955-6035

From: Christine Kuta [mailto:ckuta@coastalbusinessgroup.net]
Sent: Tuesday, September 26, 2017 2:54 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Syed, Ashiq <ASyed@rivco.org>
Subject: Re: RS0396 Palm Desert Church: EOT

Thank you very much..

Ashiq, please contact me on my cell phone to discuss:

925-216-7127

Best Regards,

Christine Kuta

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