



Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey
Commissioner Renaker

Thursday, June 25, 2026, 2:00 PM
City Council Chamber
69-825 Highway 111
Rancho Mirage, CA 92270

REGULAR PLANNING COMMISSION MEETING

AGENDA

1. GENERAL

- 1.A. CALL TO ORDER**
- 1.B. FLAG SALUTE**
- 1.C. OATH OF OFFICE - Commissioner Renaker**
- 1.D. ROLL CALL - Agostini, Beale, Grey, Renaker, Bryant**

2. COMMISSIONER COMMENTS

3. APPROVAL OF MINUTES

- 3.A. March 26, 2026, Regular Planning Commission Meeting Minutes**
 - RECOMMENDED ACTION: Approve the March 26, 2026, Regular Planning Commission Meeting Minutes as presented.

4. ACTION ITEMS

- 4.A. Appointment of Chairperson and Vice-Chairperson**
 - RECOMMENDED ACTION: Appoint a Chairperson and Vice-Chairperson.

5. PUBLIC HEARINGS

5.A. Zoning Text Amendment Case No. ZTA26-0002 – Applicant: City of Rancho Mirage. Consideration of an Ordinance Amending Section 17.32.040 (Preferred Locations) of Chapter 17.32 (Wireless Communication Facilities) of Title 17 (“Zoning”) of the Rancho Mirage Municipal Code

— RECOMMENDED ACTION: Adopt Resolution No. 2026-PC-(Next-in-Order), recommending that the City Council take the following actions: 1) Find that the adoption of the Ordinance has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines, and that adoption of the Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project); and 2) Introduce and adopt Ordinance No. (Next-in-Order), Amending Section 17.32.040 (Preferred Locations) of Chapter 17.32 (Wireless Communication Facilities) of Title 17 (“Zoning”) of the Rancho Mirage Municipal Code to streamline the entitlement process for wireless communication facilities at designated preferred locations.

6. NON-AGENDA PUBLIC COMMENTS

An opportunity for the public to speak on issues not on the agenda for a maximum of three (3) minutes per speaker.

7. ADJOURNMENT

PUBLIC NOTICES

Agenda Materials: Any staff reports for agenda items, as well as agenda materials provided to a majority of the legislative body following distribution of the agenda, are available for public inspection in the Planning Department at Rancho Mirage City Hall, located at 69-825 Highway 111, Rancho Mirage, CA 92270, during normal business hours.

Americans with Disabilities Act (ADA): If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the ADA, please contact the City Clerk’s Office at (760) 324-4511 Ext. 488, or via e-mail to CityClerk@RanchoMirageCA.gov, prior to the meeting. Providing notice at least 48 hours in advance of the meeting is suggested, so a determination may be made as to whether the request is feasible.

Livestream: This meeting may be viewed via Livestream on the City’s website at www.RanchoMirageCA.gov.

Public Comments: Written public comments may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov or mail/delivery to ATTN: City Clerk, City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270. Please submit written public comments at least three (3) hours in advance of the meeting to ensure they may be fully considered. Written public comments received during the meeting will be distributed to the legislative body and made available to the public following the meeting.

Oral public comments/testimony may be provided in person at the meeting during the non-agenda public comment period and during the public comment/testimony period for each agenda item. Public comments are limited to three (3) minutes per speaker. Please fill out a Request to Speak slip prior to the start of the meeting and submit it to the City Clerk. You will be called upon to speak at the appropriate time. Please submit a separate slip for each item on which you wish to speak.

Declaration of Posting: *I, Kristie Ramos, City Clerk of the City of Rancho Mirage, do hereby declare that the foregoing meeting agenda was posted on the City of Rancho Mirage website at www.RanchoMirageCA.gov, on the Rancho Mirage City Hall bulletin board at 69-825 Highway 111, Rancho Mirage, CA 92270, and at the Rancho Mirage Library & Observatory at 71-100 Highway 111, Rancho Mirage, CA 92270, at least 72 hours in advance of the meeting.*

Kristi Ramos



Date Posted: June 18, 2026



Planning Commission Staff Report

March 26, 2026, Regular Planning Commission Meeting Minutes

DATE	ITEM #
June 25, 2026	APPROVAL OF MINUTES - 3A.
Presented To	Presented By
Planning Commission	Deanna Mendoza, Development Services Technician

RECOMMENDED ACTION

Approve the March 26, 2026, Regular Planning Commission Meeting Minutes as presented.

Attachments

[Attachment 1- Draft 3-26-26 PC Minutes.pdf](#)



Chair Chanter
Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey

REGULAR PLANNING COMMISSION MEETING

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, March 26, 2026, 2:00 PM

DRAFT MINUTES

1. GENERAL

1.A. CALL TO ORDER

Chair Chanter called the meeting to order at 2:00 P.M.

1.B. FLAG SALUTE

Commissioner Agostini led the flag salute.

1.C. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

All Planning Commission Members were present.

2. COMMISSIONER COMMENTS

Chair Chanter praised the city's strong leadership, highlighted the city's recent accomplishments, and expressed appreciation to all involved in the planning process.

Commissioner Agostini recognized Ryan Stendell, Assistant City Manager, and Majna Dukic, Development Services Director, for their presentation at a recent Desert Valley Builders Association event.

Commissioner Grey concurred with prior comments, thanking staff for their clear and thorough presentations. He noted the significant progress made regarding affordable housing and infrastructure investments.

Vice Chair Bryant highlighted the ongoing challenge associated with unfunded mandates and emphasized that the Commission's effectiveness is driven by the consistent support of the Planning Division.

3. APPROVAL OF MINUTES

3.A. February 12, 2026, Regular Planning Commission Meeting Minutes

— RECOMMENDED ACTION: Approve the February 12, 2026, Regular Planning Commission Meeting Minutes as presented.

MOVED/SECONDED BY AGOSTINI/BEALE TO APPROVE THE FEBRUARY 12, 2026, REGULAR PLANNING COMMISSION MEETING MINUTES AS PRESENTED. MOTION CARRIED 5/0.

4. CONSENT ITEMS

4.A. General Plan Annual Progress Report for 2025

Ben Torres, Planning Manager, presented the Consent Calendar item.

No public testimony was provided.

A discussion ensued.

MOVED/SECONDED BY GREY/BEALE TO APPROVE THE CONSENT CALENDAR AS PRESENTED. MOTION CARRIED 5/0.

5. ACTION ITEMS

5.A. Housing Element 2025 Annual Report

-RECOMMENDED ACTION: Receive and file the 2025 Annual Housing Element Progress Report.

Marcus Aleman, Housing Manager, presented the staff report.

No public testimony was provided.

A discussion ensued.

MOVED/SECONDED BY BEALE/GREY TO RECEIVE AND FILE THE 2025 ANNUAL HOUSING ELEMENT PROGRESS REPORT. MOTION CARRIED 5/0.

6. NON-AGENDA PUBLIC COMMENTS

None.

7. ADJOURNMENT

Chair Chanter adjourned the meeting at 2:28 P.M.

Prepared by: Deanna Mendoza, Development Service Technician

Date Approved by Planning Commission:



Planning Commission Staff Report

Appointment of Chairperson and Vice-Chairperson

DATE	ITEM #
June 25, 2026	ACTION ITEMS - 4A.
Presented To	Presented By
Planning Commission	Ben Torres, Planning Manager

RECOMMENDED ACTION

Appoint a Chairperson and Vice-Chairperson.

DISCUSSION

The Planning Commission shall elect a Chairperson and Vice-Chairperson in accordance with Rancho Mirage Municipal Code § 2.28.060 *Selection of officers*. A chairperson and vice chairperson shall be elected annually at the first regular meeting in June from among the regular membership. Several years ago, the Planning Commission "informally" decided to rotate Chair and Vice-Chair in the same manner that the City Council rotates the Mayor and Mayor Pro-Tern positions, by longevity of service. This rotational procedure was adopted as an informal policy. The current Planning Commission may choose to continue with this format or may choose alternate members to serve in the subject positions by a motion and second.

If any Commissioners are unable to attend the meeting when elections are scheduled, the Commission has voted in the past to continue the nomination to the next meeting when all members are present, but the Commission is not required to do so. The following is the Commissioner Appointment roster.

Planning Commissioner	Appointment Date	Chaired	Vice-Chaired
Murray Bryant	June 1, 2018	2021/2022	2025/2026
David Grey	June 1, 2021	2023/2024	2022/2023
Jassen Agostini	June 1, 2022	2024/2025	2023/2024

Austin Beale	June 1, 2025	--	--
Jean Renaker	June 1, 2026	--	--

Based upon the foregoing, the current Vice-Chair, Murray Bryant, would move into the Chair position, and Commissioner Grey is next in line to act as the Vice-Chair. Staff has communicated with both Planning Commissioners separately, and each have separately provided their consent for the nominations to staff.



Planning Commission Staff Report

Zoning Text Amendment Case No. ZTA26-0002 – Applicant: City of Rancho Mirage. Consideration of an Ordinance Amending Section 17.32.040 (Preferred Locations) of Chapter 17.32 (Wireless Communication Facilities) of Title 17 (“Zoning”) of the Rancho Mirage Municipal Code

DATE	ITEM #
June 25, 2026	PUBLIC HEARINGS - 5A.
Presented To	Presented By
Planning Commission	Ben Torres, Planning Manager

RECOMMENDED ACTION

Adopt Resolution No. 2026-PC-(Next-in-Order), recommending that the City Council take the following actions:

1. Find that the adoption of the Ordinance has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines, and that adoption of the Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project); and
2. Introduce and adopt Ordinance No. (Next-in-Order), Amending Section 17.32.040 (Preferred Locations) of Chapter 17.32 (Wireless Communication Facilities) of Title 17 (“Zoning”) of the Rancho Mirage Municipal Code to streamline the entitlement process for wireless communication facilities at designated preferred locations.

DISCUSSION

Facts

1. Applicant: City of Rancho Mirage
2. Request: Consideration of an Ordinance Amending Section 17.32.040 (Preferred Locations) of Chapter 17.32 (Wireless Communication Facilities) of Title 17 (Zoning) of the Rancho Mirage Municipal Code.

3. Location: APNs: 689-030-001, 689-030-013, 689-030-012, 689-030-017, 674-220-003, 674-220-023, 674-220-022, 674-220-019, 689-100-049, 689-100-040, 685-090-014, 685-010-011, 690-182-016, 690-182-017, 674-600-008, 674-600-006, 674-600-004, 674-600-007, 674-600-005, 674-600-003, 674-600-002, 674-600-020, 689-180-012, 689-160-029, 689-160-021, 689-190-022, 689-210-002, 684-660-086, 684-660-088, 684-660-084, 684-660-087, 684-660-085, 684-660-083, 684-181-036, 684-181-032, 684-181-012, 684-150-031, 684-150-016, 684-150-018, 684-130-023, 684-130-032, 684-130-024, 684-182-002, 684-182-003, 684-182-004, 684-182-005, 684-182-006, 684-182-011, 684-182-010, 684-182-008, 684-182-007, 684-181-010, 684-181-009, 684-240-005, 684-240-006, 684-240-008, 684-240-019, 684-160-036, 684-171-024, 684-171-029, 684-171-030, 684-171-025, 684-172-008, 684-172-007, 684-343-036, 673-250-022, 673-250-021, & 676-220-016.

4. Environmental Information Pursuant to the provisions of the California Environmental Quality Act (CEQA), this Ordinance is categorically exempt from environmental review under CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Project).

PURPOSE

Approval of staff's recommendation supports the policies of the City Council's adopted Wireless Master Plan (WMP). Specifically, the recommended changes to Chapter 17.32 (Wireless Communication Facilities) of the Rancho Mirage Municipal Code (RMMC") would streamline the permitting process for up to twenty-five (25) sites with a monopalm at a maximum height of 81-feet with up to three wireless carriers, at designated locations identified in the WMP and on City or Housing Authority owned properties. By proactively identifying suitable locations, the City is hopeful to facilitate timely development of wireless infrastructure for the public good, as set forth in more detail in the attached Resolution and Ordinance.

BACKGROUND

Rancho Mirage offers an exceptional quality of life, with year-round sunshine, breathtaking mountain views, and world-class amenities. However, these same features create significant challenges for wireless cellular coverage.

The City's low population density, limited vertical assets, and surrounding mountains present significant barriers to reliable service. The City's composition and land use patterns directly impact the coverage challenges it faces. While 35% of Rancho Mirage is designated for residential use, the largest land use category is "Open Space" (47%), with the "Mountain Reserve" category accounting for 32% of this—consisting of mountainous and conservation lands with limited development potential. Of the City's 25 square miles, less than 18 are buildable due to terrain constraints and land use restrictions, and much of this land is already developed into residential communities.

Cellular facilities are typically located in commercial and institutional areas, where development barriers are lower. In contrast, residential communities have historically been hesitant to allow wireless facilities within their neighborhoods. Of the City's 59 cellular facility applications including those never built or now expired, only two were in residential zones, with one additional facility proposed in a golf area within a residential community. This creates large gaps in coverage.

Although the City Council has expressed support for new towers in recent years, tower development has been reactionary, with the City responding to carrier-initiated projects. However, municipalities are increasingly shifting from passive regulatory roles to proactive infrastructure planning— optimizing existing assets and even developing open-access networks. To further that proactivity, the City Council supported the development of the Wireless Master Plan.

DISCUSSION

On March 6, 2025, the City Council received and filed the [Wireless Master Plan](#) (clicking this link allows you to access the Wireless Master Plan webpage) which contains key data and recommendations on how to improve cellular coverage within the City. The Wireless Master Plan also contains certain locations that were recommended to establish additional wireless communication facilities. The current Zoning Text Amendment is implementing the following actions the City Council directed staff to take as part of the Wireless Master Plan:

1. Initiate necessary amendments to streamline the permitting process;
2. Conduct a policy review of the Municipal Code and initiate the amendment process to reduce barriers to entitlement; and
3. Develop and maintain a list of pre-approved sites for infrastructure deployment, including both new and existing locations by working with key stakeholders.

On June 5, 2025, the City Council adopted revisions to Chapter 17.32 of the Municipal Code (ZTA25-0001) which included provisions to streamline the permitting process for wireless communication facilities, reduce barriers to entitlement, and a variety of other actions to align regulations with the Wireless Master Plan. Some of the notable changes included allowing a staff level review for wireless communications facilities that are located on an existing building or structure.

As of today, thirty (30) wireless communication facilities have been constructed, these facilities range in height from 30' to 81'.

The current project (ZTA26-002) proposes to streamline up to twenty-five (25) sites with a monopalm at a maximum height of 81-feet with up to three carriers at select sites referenced in the City's Wireless Master Plan and select City/Rancho Mirage Housing Authority properties, as identified in the attachments. Four (4) privately owned properties which include Camera West, Palm Valley School, Rancho Mirage Marketplace, & the Westin are included as part of the preferred locations and the City received written authorization from the property owners/authorized representatives to take this action. In addition, twenty-one (21) City/Rancho Mirage Housing Authority properties like City Hall, the Rancho Mirage Dog Park & other City properties are also included. A map depicting the privately owned properties in blue and City/Housing Authority properties in green is included as Attachment 1.

As part of this further streamlining process, the City is establishing a regulatory framework that provides flexibility for the future placement of wireless communication facilities while ensuring that development occurs in a predictable and well-planned manner. The adoption of this framework does **not** mean that every identified location will ultimately be developed with a wireless communication facility, nor does it mean that any facility constructed will utilize the maximum height permitted under the regulations. Rather, the purpose of the this amendment is to establish clear development standards and design parameters that allow qualifying facilities at specific, pre-identified locations to be reviewed administratively by staff, provided they comply with the adopted standards. This approach streamlines the review process while maintaining consistency with the City's adopted design and operational requirements.

As part of the Wireless Master Plan, network coverage analyses were prepared for the three primary wireless carriers (AT&T, Verizon, and T-Mobile) to identify existing service levels and areas with coverage deficiencies (see Attachment 7). The locations identified in the Master Plan were selected based on these analyses and are intended to prioritize and incentivize future wireless communication facilities in areas where they are needed most to improve network reliability and reduce existing coverage gaps. Inclusion of a location in the Master Plan does not obligate a wireless carrier to construct a facility at that site; rather, it makes those locations available should a carrier determine that additional infrastructure is necessary to meet current or future service demands. By identifying preferred locations in advance, the Wireless Master Plan provides greater certainty and predictability for wireless carriers, property owners, and the City during the site selection and entitlement process. This proactive planning approach helps streamline future wireless facility development, encourages deployment in areas with demonstrated need, and supports the efficient expansion of wireless infrastructure.

In the Ordinance (Attachment 6) the proposed additions are “**bolded and underlined**” and deletions have a “~~strikethrough~~.”

General Plan Compatibility

The City's General Plan contains several goals, policies and programs applicable to the proposed project to streamline the entitlement process for up to eighty-one (81) foot tall monopalm Wireless Communication Facility with up to three (3) carriers at select locations within the City. The following discusses the applicable General Plan sections:

- *Program PS&F 5.2A Wireless facilities shall be stealth in their design in order to preserve citywide aesthetics.*

Response: As shown in the typical plans for a three carrier and two/one carrier design (see Attachments 8 & 9) included in this staff report, the proposed staff level review at select locations will require stealth monopalm designs. The stealth design standards involve ground equipment requiring a block wall enclosure to screen any ground-based equipment like equipment cabinets and generators. The monopalm will also be required to be painted to resemble a palm tree and will have artificial palm fronds and other stealth features. Landscaping will also be required, which will help screen the Wireless Communication Facility, in accordance with Rancho Mirage Municipal Code Section 17.32.050(B)(c).

- *POLICY I 1.5 The City shall provide opportunities for review and comment on development proposals through public hearing notices sent to owners of property located within 500 feet of the development proposal site.*

Response: As part of this Zoning Text Amendment, sixty-eight (68) Assessor Parcel Numbers (APN's) were identified (some locations consist of multiple APN's) and notification packages were created which identified property owners within a 500-foot radius of each location. In total 2,002 public hearing notices were mailed out to property owners, the notice was also posted on the City website, at physical locations at City Hall & the Rancho Mirage Library and Observatory, and published in the Desert Sun.

- *GOAL SAFE 4 Emergency preparedness and response programs that provide for fast and effective response to daily emergencies and major catastrophes.*

Response: Wireless coverage is vital to access emergency services. As detailed in the coverage maps (See Attachment 7), the three main carriers (e.g. AT&T, Verizon, & T-Mobile) all have coverage gaps within the City. Access to reliable and strong wireless coverage is essential to communicate with emergency services. The current proposal is intended to facilitate the development of additional Wireless Communication Facilities to improve wireless coverage for residents, business, and visitors within the City.

ENVIRONMENTAL DETERMINATION

This Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project). The preferred locations are not considered environmentally sensitive. The proposed facilities would not involve the use of significant amounts of hazardous substances, as they will consist of standard communications equipment that are regulated by federal and State agencies, including the Federal Communications Commission (FCC). Sufficient setback distancing and screening will be reviewed at the staff level with a Minor Conditional Use Permit and/or Minor Modification, which will minimize the visual impacts to surrounding properties. All public utilities and services will be available to the identified locations. No special circumstances exist that would create a reasonable possibility that establishing a wireless communication facility at the preferred sites will have a significant effect on the environment. Based on the proposed design, locations, and standard conditions of approval, wireless communication facilities are small structures with many locations surrounded by developed areas. Therefore, there is no expected significant effect on the environment, and the Ordinance is exempt from CEQA, and no further environmental review is required.

NOTICING REQUIREMENT

Rancho Mirage Municipal Code Section 17.74.020, *Hearing and notice*, requires that all property owners, as shown on the county's latest equalized assessment roll, within a 500-foot radius of the boundaries of the subject parcel(s) be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed to is less than 25, then the mailing radius is required to be increased to 1,000 feet as measured from the exterior boundaries of the subject parcel.

On June 2, 2026, public hearing notices were mailed to property owners within a **500-foot** radius of the parcel boundaries and posted at the City's designated community posting sites pursuant to the requirements of Chapter 17.74 of the Municipal Code. Notification of the public hearing was published in *The Desert Sun* on June 5, 2026. Any information addressed to the Planning Commission, but received after completion of this final report, will be distributed at the public hearing. No comments have been received as of the publication date of this report.

Attachments

[Attachment 1 - Proposed Preferred Locations.pdf](#)

[Attachment 2 - Public Hearing Notice.pdf](#)

[Attachment 3 - Notice of Exemption.pdf](#)

[Attachment 4 - City Attorney Independent Analysis.pdf](#)

[Attachment 5 - Planning Commission Resolution.pdf](#)

[Attachment 6 - Ordinance for ZTA26-0002.pdf](#)

[Attachment 7 - Coverage Maps for AT&T, Verizon, & T-Mobile.pdf](#)

[Attachment 8 - Three Carrier Typical Plan.pdf](#)

[Attachment 9 - Two/One Carrier Typical Plan.pdf](#)

Proposed Preferred Locations

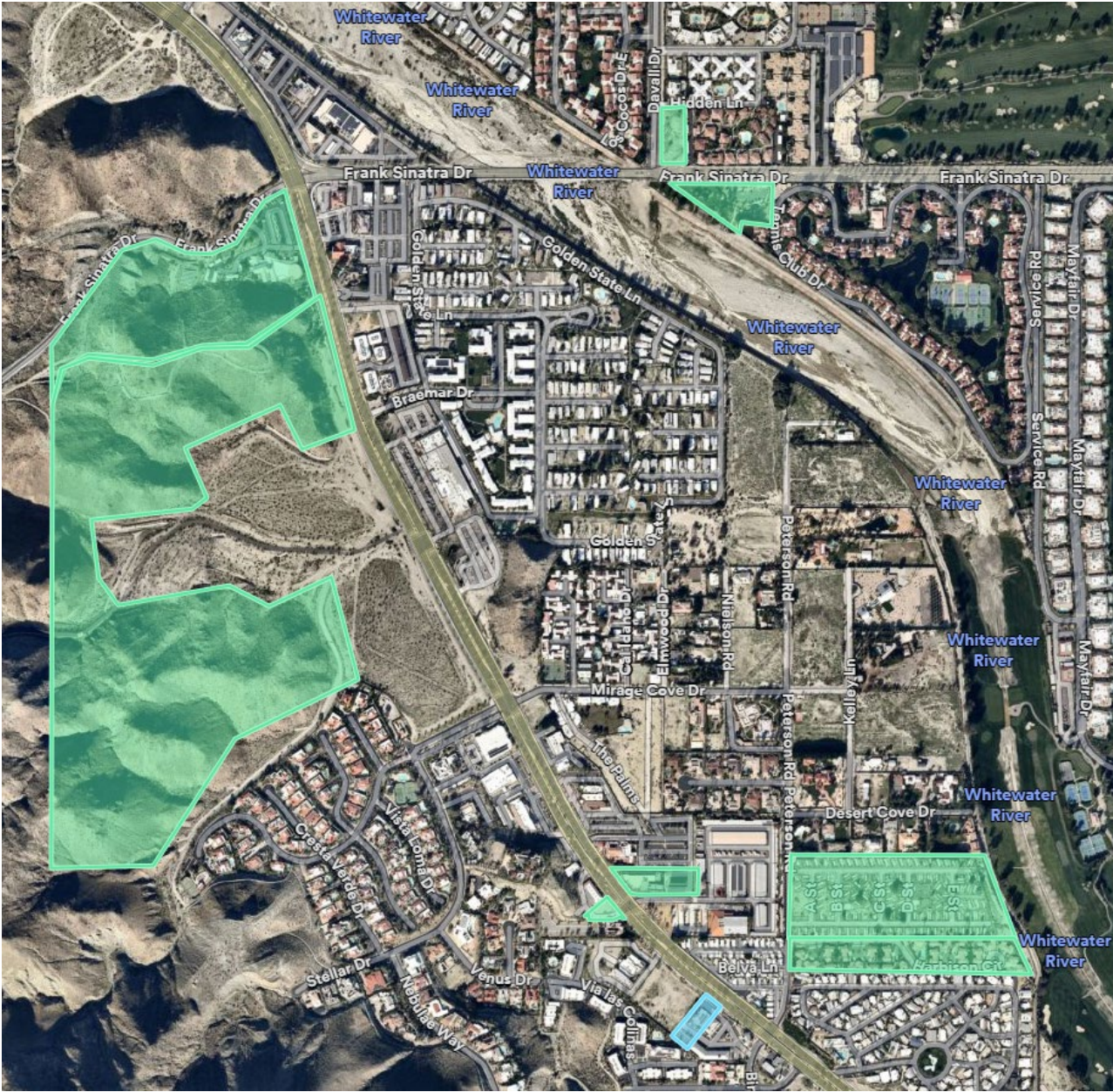
Assessor Parcel Numbers: 689-030-001, 689-030-013, 689-030-012, 689-030-017, 674-220-003, 674-220-023, 674-220-022, 674-220-019, 689-100-049, 689-100-040, 685-090-014, 685-010-011, 690-182-016, 690-182-017, 674-600-008, 674-600-006, 674-600-004, 674-600-007, 674-600-005, 674-600-003, 674-600-002, 674-600-020, 689-180-012, 689-160-029, 689-160-021, 689-190-022, 689-210-002, 684-660-086, 684-660-088, 684-660-084, 684-660-087, 684-660-085, 684-660-083, 684-181-036, 684-181-032, 684-181-012, 684-150-031, 684-150-016, 684-150-018, 684-130-023, 684-130-032, 684-130-024, 684-182-002, 684-182-003, 684-182-004, 684-182-005, 684-182-006, 684-182-011, 684-182-010, 684-182-008, 684-182-007, 684-181-010, 684-181-009, 684-240-005, 684-240-006, 684-240-008, 684-240-019, 684-160-036, 684-171-024, 684-171-029, 684-171-030, 684-171-025, 684-172-008, 684-172-007, 684-343-036, 673-250-022, 673-250-021, & 676-220-016.

Map – The map identifies the Assessor Parcel Number listed. Properties identified in blue are privately owned and those in green are City/Rancho Mirage Housing Authority owned.



The aerial map shows the proposed site (highlighted in blue) located in the center of the image. The site is a large, irregularly shaped area with a mix of green space and some buildings. Surrounding the site are various streets and landmarks. To the north, there is a residential area with houses and a street labeled "Camino Pacific". To the south, there is a residential area with houses and a street labeled "Vista Mirage Way". To the east, there is a golf course and several ponds, with streets labeled "Desert West Dr" and "Gerald Ford Dr". To the west, there is a residential area with houses and a street labeled "Camino Pacific". The map also shows other streets such as "Canyon Lake Dr", "Encanto Ct", "Alameda Ct", "Matisse Rd", "Dell Dr", "Mission Plz E", and "Lincoln Plz E".

Proposed Preferred Locations



Proposed Preferred Locations



Proposed Preferred Locations





CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov
(760) 328-2266

PUBLIC HEARING NOTICE

PLANNING COMMISSION MEETING

Thursday, June 25, 2026 – 2:00 p.m.

Zoning Text Amendment Case No. ZTA26-0002

Applicant: City of Rancho Mirage

Request: Consideration of an Ordinance to amend Chapter 17.32 (Wireless Communication Facilities) including but not limited to Section 17.32.040 (Preferred Locations) of the Rancho Mirage Municipal Code. The proposed amendment streamlines the entitlement process for wireless communication facilities at the identified locations by allowing staff level approvals for an up to 81-foot tall monopalm with up to three (3) wireless carriers.

Location: Select locations throughout City (See Assessor Parcel Numbers)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage PLANNING COMMISSION pursuant to Rancho Mirage Municipal Code Title 17. Pursuant to the provisions of the California Environmental Quality Act (CEQA), this Ordinance is categorically exempt from environmental review under CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project).

The Public Hearing will be held on Thursday, June 25, 2026, at 2:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5 p.m., and will be posted on the City's website with the publication of the Planning Commission Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 11:00 a.m. on the day of the hearing to be considered by the Planning Commission.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission sufficiently prior to the Public Hearing to enable its consideration by them.

Assessor Parcel Numbers: 689-030-001, 689-030-013, 689-030-012, 689-030-017, 674-220-003, 674-220-023, 674-220-022, 674-220-019, 689-100-049, 689-100-040, 685-090-014, 685-010-011, 690-182-016, 690-182-017, 674-600-008, 674-600-006, 674-600-004, 674-600-007, 674-600-005, 674-600-003, 674-600-002, 674-600-020, 689-180-012, 689-160-029, 689-160-021, 689-190-022, 689-210-002, 684-660-086, 684-660-088, 684-660-084, 684-660-087, 684-660-085, 684-660-083, 684-181-036, 684-181-032, 684-181-012, 684-150-031, 684-150-016, 684-150-018, 684-130-023, 684-130-032, 684-130-024, 684-182-002, 684-182-003, 684-182-004, 684-182-005, 684-182-006, 684-182-011, 684-182-010, 684-182-008, 684-182-007, 684-181-010, 684-181-009, 684-240-005, 684-240-006, 684-240-008, 684-240-019, 684-160-036, 684-171-024, 684-171-029, 684-171-030, 684-171-025, 684-172-008, 684-172-007, 684-343-036, 673-250-022, 673-250-021, & 676-220-016.



Development Services Department
69-825 Highway 111
Rancho Mirage CA 92270

Phone 760/328-2266

Fax 760/324-9851

NOTICE OF EXEMPTION

To: ☒ Office of Land Use and Climate Innovation
1400 10th Street
Sacramento, CA 95812

☒ Riverside County Clerk
P.O. Box 751
Riverside, CA 92501

Project Title/Case Nos. Zoning Text Amendment Case No. ZTA26-0002

Project Location:

APNs: 689-030-001, 689-030-013, 689-030-012, 689-030-017, 674-220-003, 674-220-023, 674-220-022, 674-220-019, 689-100-049, 689-100-040, 685-090-014, 685-010-011, 690-182-016, 690-182-017, 674-600-008, 674-600-006, 674-600-004, 674-600-007, 674-600-005, 674-600-003, 674-600-002, 674-600-020, 689-180-012, 689-160-029, 689-160-021, 689-190-022, 689-210-002, 684-660-086, 684-660-088, 684-660-084, 684-660-087, 684-660-085, 684-660-083, 684-181-036, 684-181-032, 684-181-012, 684-150-031, 684-150-016, 684-150-018, 684-130-023, 684-130-032, 684-130-024, 684-182-002, 684-182-003, 684-182-004, 684-182-005, 684-182-006, 684-182-011, 684-182-010, 684-182-008, 684-182-007, 684-181-010, 684-181-009, 684-240-005, 684-240-006, 684-240-008, 684-240-019, 684-160-036, 684-171-024, 684-171-029, 684-171-030, 684-171-025, 684-172-008, 684-172-007, 684-343-036, 673-250-022, 673-250-021, & 676-220-016.

Applicant/Representative:

City of Rancho Mirage
Attn: Ben Torres, Planning Manager
69825 Highway 111
Rancho Mirage, CA 92270

Project Description:

The "Proposed Project" is a City-initiated ordinance amending Chapter 17.32 (Wireless Communication Facilities) of the Rancho Mirage Municipal Code would streamline the permitting process for up to twenty-five (25) sites with a monopalm at a maximum height of 81-feet with up to three wireless carriers, at designated locations identified in the WMP and on City or Housing Authority owned properties.

Name of Public Agency Approving Project: City of Rancho Mirage
Name of Person or Agency Carrying Out Project: Ben Torres
Planning Manager

Exempt Status: (check one)

- ☐ Ministerial [Sec. 21080(b)(1); 15268]; ☐ Declared Emergency [Sec. 21080(b)(3); 15269(a)]
☐ Emergency Project [Sec. 21080(b)(4); 15269(b)(c)]; ☐ Statutory Exemption; Code No. _____
☐ Categorical Exemption. State type and Section number: _____
☒ Other: CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects)

- Reasons why project is exempt:** The proposed ordinance is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects). The ordinance establishes preferred locations and development standards for wireless communication facilities and streamlines the entitlement process at designated sites.

Lead Agency Contact Person: Ben Torres, Planning Manager

Telephone No. (760) 328-2266

Date: _____

Ben Torres, Planning Manager

☒ Signed by Lead Agency



TO: Planning Commission/City Council

DATE: June 25, 2026

FROM: Colin Kirkpatrick, City Attorney

SUBJECT: Zoning Text Amendment Case No. ZTA26-0002

SPECIFIC REQUEST OR RECOMMENDATION

That the Planning Commission and City Council consider and receive and file the City Attorney's Independent Analysis of the Ordinance approving Zoning Text Amendment Case No. ZTA26-0002.

Background

Since the Zoning Text Amendment requires the adoption of an ordinance, the City Attorney is required to make determinations which address whether the City has the legal authority to adopt said ordinances.

Rancho Mirage Municipal Code Section 1.04.031 (Review And Approval Of Legal Form Of Ordinances By City Attorney) provides that "[n]o ordinance shall be deemed effective unless the City Attorney determines that the City has the authority to adopt the proposed ordinance, that the proposed ordinance is constitutionally valid under the state and federal constitutions, and that the proposed ordinance is consistent with the general powers and purposes of the City, the City's Charter, ordinances approved by the voters, and any applicable federal and/or state laws."

Legal Authority

Zoning Text Amendments

California's Planning and Zoning Law (California *Government Code* §§65000–66499.58) is the framework for local land use regulation. Every city must have a comprehensive, long-term general plan for its physical development. *Government Code* §65300. Generally, City's zoning ordinances must be consistent with the City's general plan. See *Government Code Section 65451*. Zoning consistency with the general plan is required for all cities, including charter cities. (*Government Code* 65860.)

Moreover, Chapter 17.73 (General Plan, Specific Plan and Zoning Text Amendment) of the Municipal Code, in relevant part, provides procedures for initiating and processing amendments to the text of Title 17, which includes, but is not limited to: initiation of amendment by a Council member, City Manager or any Department Director; review by City Attorney to make the same determinations set forth in Section 1.04.031, as set forth above; and grants the City Council the authority to take certain actions at their discretion (as set forth in 17.73.030 (Procedure).

Any city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with applicable state laws. (*Cal Const art XI, §7.*) The police power of a city is its right to adopt regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals, or the public safety. (*Chicago, B. & Q. Ry. Co. v Illinois* (1906) 200 US 561, 592, 26 S Ct 341.) The exercise of police power must: 1) be reasonably related to a legitimate governmental purpose (*Birkenfeld v City of Berkeley* (1976) 17 C3d 129, 158; see *Consolidated Rock Prods. Co. v City of Los Angeles* (1962) 57 C2d 515, 522 (there must be reasonable basis in fact to support legislative determination of regulation's wisdom and necessity)); and 2) have a reasonable tendency to promote the public health, morals, safety, or general welfare of the community. (*Carlin v City of Palm Springs* (1971) 14 CA3d 706, 711 (city has broad discretion in determining what is reasonable in endeavoring to protect public health, safety, morals, and general welfare of community).)

It is the independent opinion of the City Attorney that based on the content and findings in the Staff Report, the Planning Commission Staff Report and Resolution, and proposed ordinance, the City Attorney determines that the City Council has the legal authority to adopt the ordinance, since the proposed ordinance is constitutionally valid under the state and federal constitutions, is consistent with the general powers and purposes of the City, the City's charter, ordinances approved by the voters, and applicable federal and state laws.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE [NEXT-IN-ORDER] AMENDING SECTION 17.32.040 (PREFERRED LOCATIONS) OF CHAPTER 17.32 (WIRELESS COMMUNICATION FACILITIES) OF TITLE 17 (“ZONING”) OF THE RANCHO MIRAGE MUNICIPAL CODE TO STREAMLINE THE ENTITLEMENT PROCESS FOR WIRELESS COMMUNICATION FACILITIES AT DESIGNATED PREFERRED LOCATIONS

WHEREAS, the City of Rancho Mirage is a charter city and a municipal corporation of the State of California, and recognized as a political subdivision of the State of California for certain purpose; and

WHEREAS, on March 6, 2025, the City Council received and filed the Wireless Master Plan which contains key data and recommendations on how to improve cellular coverage within the City. The City Council directed staff to initiate the necessary municipal code amendments to streamline the permitting process and to reduce barriers to entitlement for wireless communication facilities. On June 5, 2025, the City Council adopted revisions to Chapter 17.32 (Wireless Communication Facilities), updating the City’s regulations of wireless communication facilities; and

WHEREAS, this Ordinance proposes further revisions to Chapter 17.32, streamlining the entitlement process for wireless communication facilities at certain preferred locations; and

WHEREAS, the Planning Commission finds, and recommends that City Council find, that the adoption of the Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Project); and

WHEREAS, the Planning Commission adopted this Resolution at its regularly held meeting on June 25, 2026, upon a duly noticed public hearing, noticed in accordance with California Government Code Section 65854.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, DOES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. RECITALS AND EXHIBITS.

That the foregoing Recitals and attached Exhibit are true and correct and are hereby incorporated by this reference.

SECTION 2. FINDINGS.

That the Planning Commission finds as follows:

- a) That the proposed adoption of the Ordinance has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines, and that adoption of the Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project); and
- b) That all proposed zoning text amendments herein are consistent with the General plan upon consideration of all of its aspects, including without limitation that the proposed amendments further the objectives and policies of the General Plan and do not obstruct their attainment; and
- c) That the City's low population density, limited vertical assets, and surrounding mountains present significant barriers to reliable service. The proposed amendment is in furtherance of public interest, health, safety and welfare. Mobile connectivity has become an essential part of daily life, with individuals increasingly relying on their phones for communication, education, commerce, public safety, working, connecting with others, and access to services. The proposed amendment streamlines the entitlement process for preferred locations, further reducing significant challenges for wireless cellular coverage in the City, which may result in improved access to cellular services, improving access to emergency services and remote healthcare services, improving public safety, broadening mobile access for civic engagement and government services, supporting tourism through mobile access to information on local points of interest, and stimulating economic growth via better connectivity. As mobile services become a primary gateway to opportunity and information, ensuring equitable access to reliable coverage is a matter of public good

SECTION 3. RECOMMENDATIONS.

That based on the foregoing Findings, as set forth and described herein, and the findings and determinations set forth in the June 25, 2026, Planning Commission Staff Report and the attached Ordinance, the Planning Commission recommends that the City Council take the following actions:

- a) Find that adoption of the Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project); and
- b) Adopt the Ordinance.

SECTION 4. EFFECTIVE DATE.

That this Resolution shall take effect immediately upon its adoption.

SECTION 5. SEVERABILITY.

That if any provision, section, paragraph, sentence or word of this Resolution or any portion of the Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words as hereby adopted shall remain in full force and effect.

SECTION 6. CERTIFICATION.

That the Secretary to the Planning Commission shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

SECTION 7. REPEAL OF CONFLICTING PROVISIONS.

That all provisions of any resolution in effect prior to the effective date of this Resolution as adopted by the Planning Commission that are in conflict with the provisions of this Resolution, are hereby repealed.

PASSED AND ADOPTED on this 25th day of June, 2026.

_____, Chair

ATTEST:

Kristie Ramos, Secretary

APPROVED AS TO FORM:

Colin D. Kirkpatrick, City Attorney

EXHIBIT "A"

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, 1) FINDING ADOPTION OF THIS ORDINANCE EXEMPT FROM CEQA; AND 2) AMENDING SECTION 17.32.040 (PREFERRED LOCATIONS) OF CHAPTER 17.32 (WIRELESS COMMUNICATION FACILITIES) OF TITLE 17 ("ZONING") OF THE RANCHO MIRAGE MUNICIPAL CODE TO STREAMLINE THE ENTITLEMENT PROCESS FOR WIRELESS COMMUNICATION FACILITIES AT DESIGNATED PREFERRED LOCATIONS

[TO BE ATTACHED]

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE, CALIFORNIA, 1) FINDING ADOPTION OF THIS ORDINANCE EXEMPT FROM CEQA; AND 2) AMENDING SECTION 17.32.040 (PREFERRED LOCATIONS) OF CHAPTER 17.32 (WIRELESS COMMUNICATION FACILITIES) OF TITLE 17 (“ZONING”) OF THE RANCHO MIRAGE MUNICIPAL CODE TO STREAMLINE THE ENTITLEMENT PROCESS FOR WIRELESS COMMUNICATION FACILITIES AT DESIGNATED PREFERRED LOCATIONS

WHEREAS, the City of Rancho Mirage (“City”) is a charter city and a municipal corporation of the State of California, and recognized as a political subdivision of State of California for certain purpose; and

WHEREAS, on March 6, 2025, the City Council received and filed the Wireless Master Plan which contains key data and recommendations on how to improve cellular coverage within the City. The City Council directed staff to initiate the necessary municipal code amendments to streamline the permitting process and to reduce barriers to entitlement for wireless communication facilities. On June 5, 2025, the City Council adopted revisions to Chapter 17.32 (Wireless Communication Facilities), updating the City’s regulations of wireless communication facilities to streamline the permitting process; and

WHEREAS, as stated in the Wireless Master Plan, “[a] key element of this strategy is the identification and pre-approval of specific locations and site configurations. By providing operators with a clear view of viable deployment options, this approach reduces uncertainty, [and] streamlines approval processes”; and

WHEREAS, the proposed ordinance is in furtherance of public interest, health, safety and welfare. Mobile connectivity has become an essential part of daily life, with individuals increasingly relying on their phones for communication, education, commerce, public safety, working, connecting with others, and access to services. The proposed amendment streamlines the entitlement process for preferred locations, further reducing significant challenges for wireless cellular coverage in the City, which may result in improved access to cellular services, improving access to emergency services and remote healthcare services, improving public safety, broadening mobile access for civic engagement and government services, supporting tourism through mobile access to information on local points of interest, and stimulating economic growth via better connectivity. As mobile services become a primary gateway to opportunity and information, ensuring equitable access to reliable coverage is a matter of public good; and

WHEREAS, the City Council finds that the adoption of this Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO MIRAGE DOES ORDAIN AS FOLLOWS:

Section 1. RECITALS AND EXHIBITS

That the above Recitals and attached Exhibits are true and correct and are incorporated as though fully set forth herein.

SECTION 2. EVIDENCE AND ADMINISTRATIVE RECORD

That the City Council conducted a noticed Public Hearing on [INSERT], 2026, and considered all of the evidence submitted into the administrative record for the proposed Ordinance, including, but not limited to, the following, which are all hereby incorporated herein by reference:

- (a) Rancho Mirage Municipal Code;
- (b) Rancho Mirage General Plan, any applicable specific plans, and Title 17 (Zoning) of the Rancho Mirage Municipal Code and all relevant provisions contained therein;
- (c) Wireless Master Plan, received and filed by the City Council on March 6, 2025;
- (d) Notice of Planning Commission Public Hearing scheduled for June 25, 2026, at 2:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
- (e) Planning Commission Staff Report, attachments and Staff presentation for the proposed Ordinance, and all public documents, records and references related thereto submitted or provided at or prior to the June 25, 2026, Planning Commission Public Hearing;
- (f) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the June 25, 2026, Planning Commission Public Hearing;
- (g) Notice of City Council Public Hearing scheduled for [INSERT], 2026, at 1:00 p.m. in the Council Chamber, located at City Hall at 69-825 Highway 111, Rancho Mirage, California;
- (h) City Council Staff Report, attachments and Staff presentation for the proposed Ordinance, and all public documents, records and references related thereto submitted or provided at or prior to the [INSERT], 2026, City Council Public Hearing; and

- (i) Testimony and/or comments from all persons that were provided in written format or correspondence, at, or prior to, the [INSERT], 2026, City Council Public Hearing.

Section 3. FINDINGS

That the City Council finds that all proposed zoning text amendments herein are consistent with the General plan upon consideration of all of its aspects, including without limitation that the proposed amendments further the objectives and policies of the General Plan and do not obstruct their attainment. The City Council further finds that the City's low population density, limited vertical assets, and surrounding mountains present significant barriers to reliable service. The proposed amendment is in furtherance of public interest, health, safety and welfare. Mobile connectivity has become an essential part of daily life, with individuals increasingly relying on their phones for communication, education, commerce, public safety, working, connecting with others, and access to services. The proposed amendment streamlines the entitlement process for preferred locations, further reducing significant challenges for wireless cellular coverage in the City, which may result in improved access to cellular services, improving access to emergency services and remote healthcare services, improving public safety, broadening mobile access for civic engagement and government services, supporting tourism through mobile access to information on local points of interest, and stimulating economic growth via better connectivity. As mobile services become a primary gateway to opportunity and information, ensuring equitable access to reliable coverage is a matter of public good.

Section 4. AMENDING SECTION 17.32.040 (PREFERRED LOCATIONS) OF CHAPTER 17.32 (WIRELESS COMMUNICATION FACILITIES) OF TITLE 17 ("ZONING") OF THE RANCHO MIRAGE MUNICIPAL CODE

That Section 17.32.040 (Preferred Locations) of Chapter 17.32 (Wireless Communication Facilities) of Title 17 ("Zoning") of the City of Rancho Mirage Municipal Code, is hereby **amended** as set forth in more below:

§ 17.32.040. Preferred locations.

Wireless communications facilities are encouraged to be located in commercial and public/semi- public zoning districts whenever feasible. Applicants are encouraged to site facilities on existing commercial buildings. Co-location is encouraged.

- A. In the instance where a facility is proposed within 100 feet of residential zoning or child day care centers, the applicant shall submit a narrative description of alternative sites considered, if any, and include specific reasons why these alternative sites were not chosen. Drawings shall include the location of all schools, child day care centers, hospitals, and residential dwellings within 100 feet of the antenna array.

- B. **Notwithstanding Section 17.32.060 (Reviewing authority), preferred sites will be required to process a Minor Conditional Use Permit and/or Minor Modification, subject only to the Director's review authority, for a monopalm up to eighty-one feet in height and accommodating up to three (3) wireless carriers, provided the facility substantially conforms to City Council-approved designs on file with the Planning Department and the approval standards set forth in Section 17.32.050 (Approval standards). The Director may refer an application to the Planning Commission if the Director determines that the application presents unique impacts, including but not limited to substantial design deviations, aesthetics, visual or noise impacts, presents a land use issue not addressed by the development standards of this chapter, involves significant deviation in technologies with characteristics not contemplated by the enacting ordinance, as may be amended from time to time, or requires interpretation of conflicting provisions of this code.**
1. **Monopalm designs approved by City Council are intended to depict representative examples of acceptable monopalm designs, provided for illustrative purposes only and not intended to establish mandatory development standards. Alternative monopalm designs may be approved by reviewing authority, provided it substantially conforms to the overall design intent and aesthetic objectives of this chapter.**
- C. **For purposes of this section, "preferred sites" shall mean any site(s) designated as preferred sites via ordinance of the City Council.**

Section 5. MONOPALM DESIGNS ADOPTED

In accordance with Section 17.32.040(B), the City hereby adopts typical monopalm designs, as set forth in more detail on Exhibit "B", attached hereto and incorporated herein by this reference.

Section 6. ENVIRONMENTAL REVIEW

That the City Council finds that the adoption of this Ordinance is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Project) because it may result in construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure and none of the application exceptions under CEQA Guidelines section 15300.2 (a-f) apply; and this approval is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, and any development would occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project sites have no value, as habitat for endangered, rare or threatened species,

approval of this action would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the sites can be adequately served by all required utilities and public services. Moreover, the preferred locations are not considered environmentally sensitive. The proposed facilities would not involve the use of significant amounts of hazardous substances, as they will consist of standard communications equipment that are regulated by federal and State agencies, including the Federal Communications Commission (FCC). Sufficient setback distancing and screening will be reviewed at the staff level with a Minor Conditional Use Permit and/or Minor Modification, which will minimize the visual impacts to surrounding properties. All public utilities and services will be available to the identified locations. No special circumstances exist that would create a reasonable possibility that establishing a wireless communication facility at the preferred sites will have a significant effect on the environment. Based on the proposed design, locations, and standard conditions of approval, wireless communication facilities are small structures with many locations surrounded by developed areas. Therefore, there is no expected significant effect on the environment, and the Ordinance is exempt from CEQA, and no further environmental review is required.

Section 7. CITY ATTORNEY REVIEW

That the City Attorney prepared and framed this Ordinance pursuant to Section 1.04.010 of the Municipal Code and finds that the City Council has the authority to adopt this Ordinance, that the Ordinance is constitutionally valid and that the Ordinance is consistent with the general powers and purposes of the City as set forth in Section 1.04.031 of the Rancho Mirage Municipal Code.

Section 8. SEVERABILITY

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 9. REPEAL OF CONFLICTING PROVISIONS

That all the provisions of the Rancho Mirage Municipal Code as heretofore adopted by the City that are in conflict with the provisions of this Ordinance are hereby repealed.

Section 10. AMENDING OF BAIL SCHEDULE

That the City Attorney's Office is hereby directed to determine whether this Ordinance necessitates amendment of the City's Bail Schedule and to cause such necessary amendments to be made and filed with the local branches of the Superior Court of the County of Riverside.

Section 11. EFFECTIVE DATE

That this Ordinance shall take effect thirty (30) days after its second reading.

Section 12. CERTIFICATION

That the City Clerk shall certify to the passage of this Ordinance, and cause it to be published as required by law.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

The foregoing Ordinance was approved and adopted at a meeting of the City Council held on _____, 2026, by the following vote:

Ayes:
Noes:
Abstain:
Absent:

CITY OF RANCHO MIRAGE

Lynn Mallotto, Mayor

ATTEST:

Kristie Ramos, City Clerk

APPROVED AS TO FORM:

Colin Kirkpatrick, City Attorney

EXHIBIT “A”

PREFERRED LOCATIONS DESCRIPTION & DEPICTION

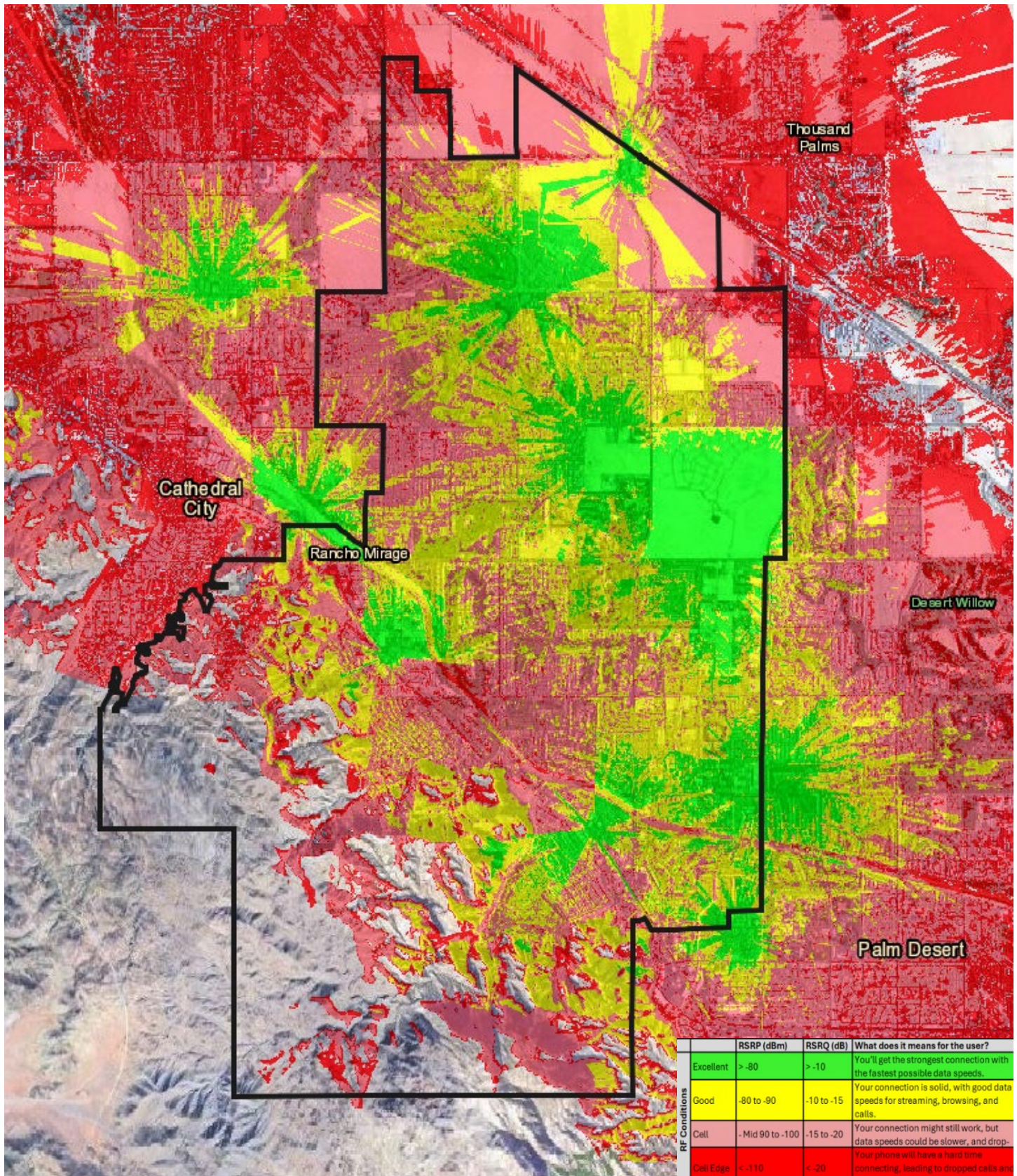
[TO BE ATTACHED]

EXHIBIT “B”

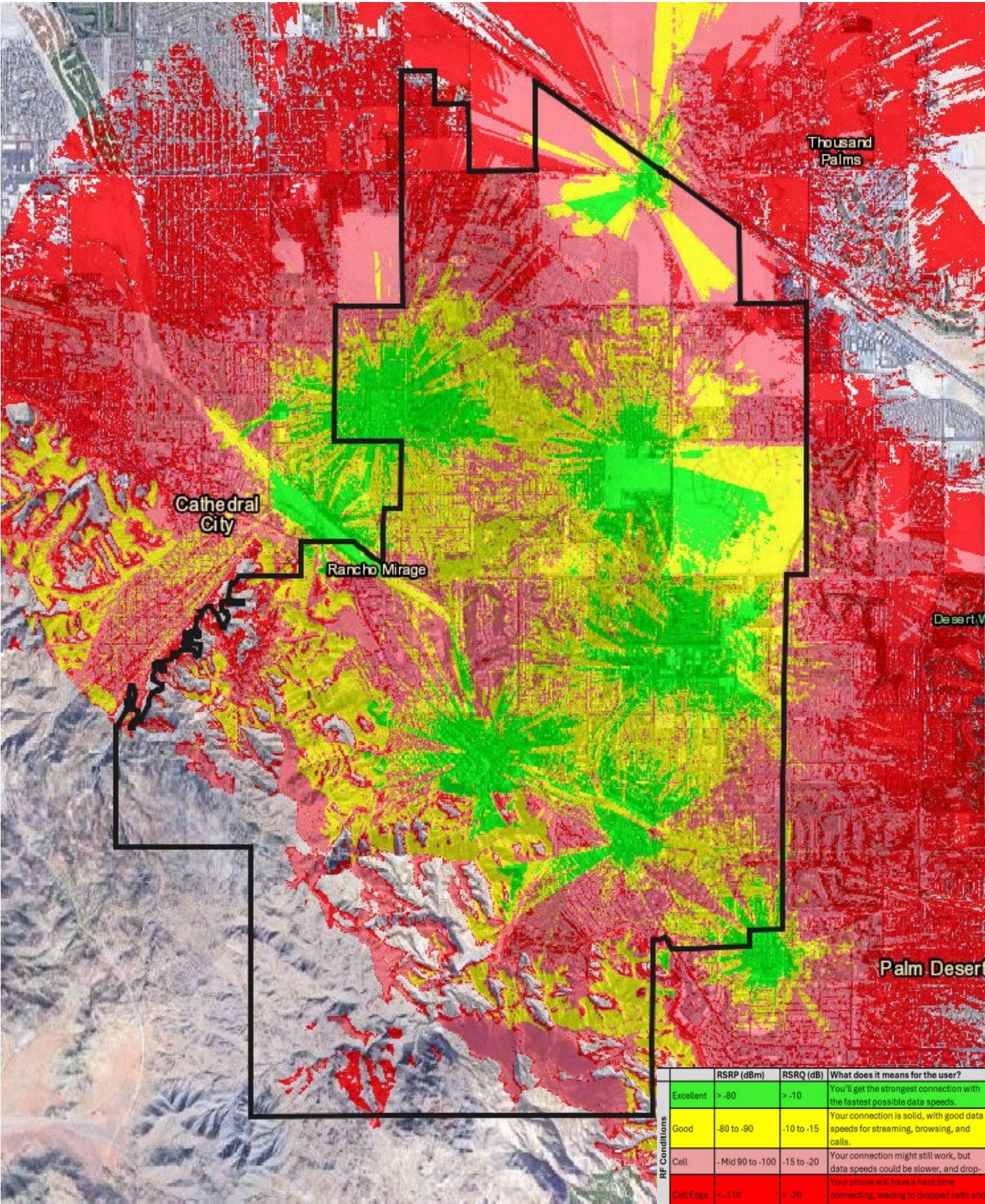
MONOPALM DESIGNS

[TO BE ATTACHED]

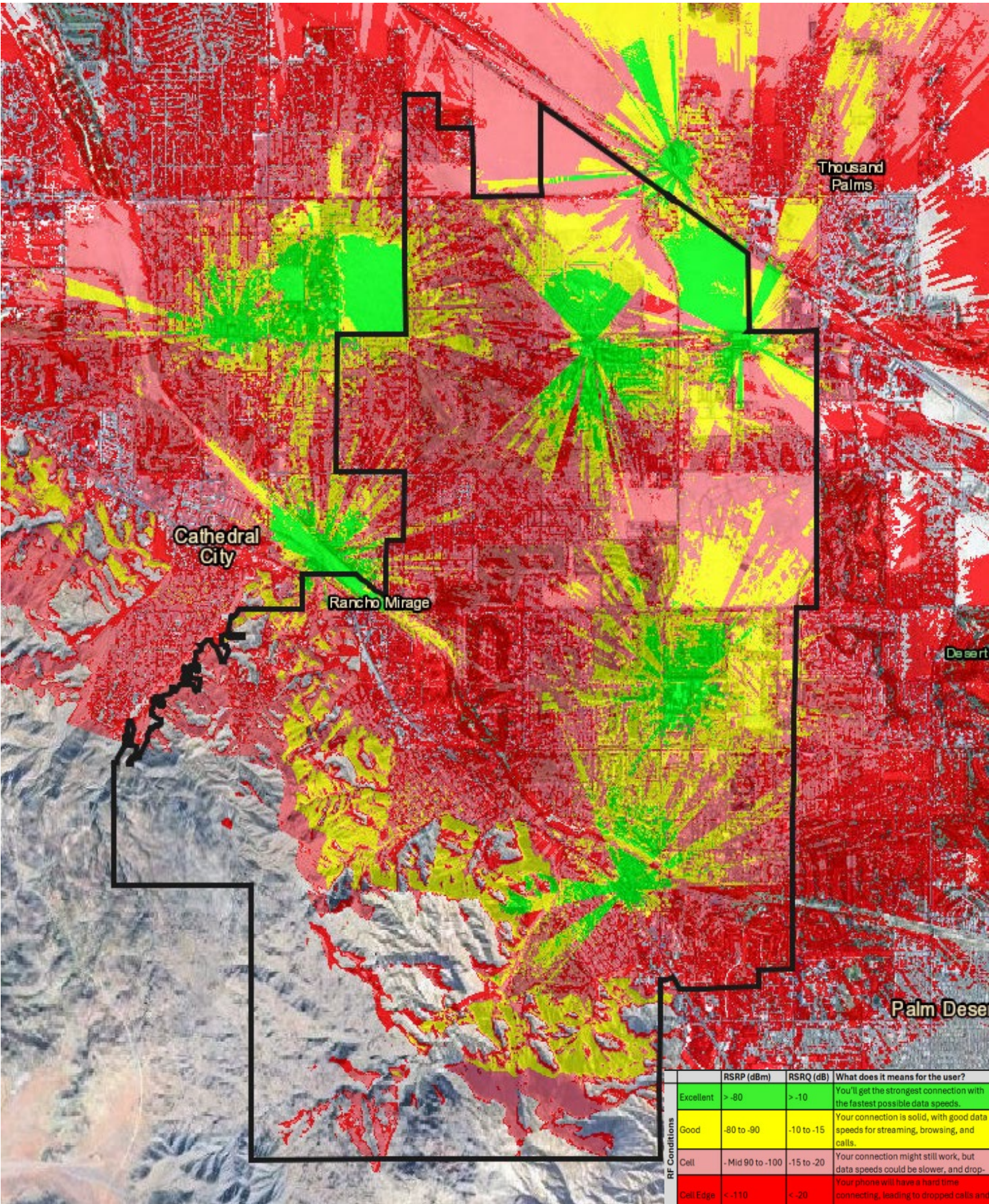
AT&T Coverage Map



Verizon Coverage Map



T Mobile Coverage Map





A valmont COMPANY

PROJECT INFORMATION

DATE: May 15, 2024

CUSTOMER: LARSON VALMONT
PRODUCT: 70'-0" MONOPOLE
SITE ID:
LOCATION:

LATITUDE:
LONGITUDE:

DESIGN CRITERION:

2018 IBC, 108 MPH BASIC WIND SPEED, TIA-222-H, EXPOSURE C, TOPOGRAPHIC CATEGORY 1, RISK CATEGORY II, GROUND ELEVATION 581'

POLE SPECIFICATIONS

Section Shape	18-SIDED Tapered					
PipeTaper	0.283 IN/FT					
Pole Material	A572-65 (65 KSI)					
Base Plate	ASTM A572 GR50					
Anchor Bolts	2.25"Ø X 84" ASTM A615 GR 75 - DRILLED PIER 2.25"Ø X 72" ASTM A615 GR 75 - MAT					
Pole Section	Length (ft.)	Weight (kips)	Tkns. (in.)	Lap Splice (in.)	Diameter Top (in.)	Bot (in.)
L1	43.00	2.631	0.219	53.64	20.000	32.169
L2	30.47	3.544	0.312	--	30.466	39.089

Base Plate 0.919 2.25 52"Ø w/ 29.5"Ø ID

TABLE INDICATES RAW STEEL WEIGHTS. FINAL GALVANIZED WEIGHTS SHALL BE APPROXIMATELY 22% GREATER.

EARTHQUAKE DESIGN DATA

IMPORTANCE FACTOR (1): 1
OCCUPANCY CATEGORY: II

S_s = 0.051 S_{os} = 0.054
S_i = 0.021 S_{o1} = 0.034

SEISMIC DESIGN CATEGORY: A
SITE CLASS: D
SEISMIC RESPONSE COEFFICIENT: 0.014
DESIGN BASE SHEAR: 41.255
RESPONSE MODIFICATION FACTOR (R): 1.50

ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE PROCEDURE

DESIGN LOADS (Unfactored Base Wind Reactions)

Moment = 1987.303 Ft-Kips
Shear = 41.255 Kips
Axial = 27.479 Kips

DEFLECTIONS

60 MPH Wind		108 MPH Wind	
Elev. (ft.)	Lateral (in.)	Sway (°)	Lateral (in.)
Top	9.636	1.087	34.939

APPURTENANCES

Elevation (ft.)	(Qty)	Description
70'	(1)	4' Lightning Rod
60' - 70'	(65)	(20) 7' , (20) 9', (25) 10' Palm Fronds
30.5' - 60.5'	(1)	12' Dia. x 30' Tall Frond Skirt
65'	(1)	EPA Load - 278sq.ft
50'	(1)	EPA Load - 278sq.ft
35'	(1)	EPA Load - 208sq.ft
26'	(1)	Ice Shield
20'	(1)	MW Dish

GENERAL NOTES:

- ALL STEEL SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL" ASTM A36, UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS OR BELOW.
- ALL ROUND STEEL PIPE SHALL MEET THE REQUIREMENTS OF API-5LX GR. 42 (42 KSI YIELD POINT MATERIAL).
- ALL TUBE STEEL (SQUARE OR RETANGULAR) SHALL MEET THE REQUIREMENTS OF ASTM A500 GRADE B (46 KSI YIELD POINT MATERIAL),
- ALL POLYGON FORMED STEEL SHAFTS SHALL MEET THE REQUIREMENTS OF ASTM A572 GRADE 65 (65 KSI YIELD POINT MATERIAL).
- ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS 01.1 CODE. ALL WELD ELECTRODES OR WIRE SHALL AT A MINIMUM CONFORM TO E70 ELECTRODES (70 KSI YIELD).
- ALL STEEL SHAPES AND PLATES SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A123. ALL STEEL NUTS AND BOLTS AND ASSOCIATED HARDWARE SHALL BE HOT-DIPPED ACCORDING TO ASTM A153.
- WIND TESTING OF PINE TREE BRANCHES HAS BEEN COMPLETED BY THE SUPPLIER OF THE BRANCHES, LARSON. LARSON HAS VERIFIED THE STRENGTH OF THE BRANCHES THROUGH FULL SCALE WIND TESTING. THE WIND AREA USED IN THE CALCULATIONS IS BASED ON THE WIND TEST DATA. THE CALCULATION ACCOUNT FOR PINE TREE BRANCHES ATTACHED AT THE TOP OF THE MONOPOLE. ISE INC. HAS REVIEWED AND APPROVED THE WIND TEST METHODS.
- THE MAIN MONOPOLE STRUCTURE SHALL BE FABRICATED BY A JURISDICTION CERTIFIED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES.
- SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO SECTION 1704 OF THE 2018 IBC REFER TO TABLE "SUMMARY OF SPECIAL INSPECTION" ON THIS SHEET.
- IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY (OR THE INSPECTING GEOTECHNICAL ENGINEER) AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. PER THE 2018 IBC ANY WORK THAT REQUIRES SPECIAL INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE SPECIAL INSPECTION IS SUBJECT TO REMOVAL.
- THE LIST OF SPECIAL INSPECTIONS IS IN ADDITION TO INSPECTIONS REQUIRED BY SECTION 110 OF THE 2018 IBC. SPECIAL INSPECTION IS NOT A SUBSTITUTION FOR INSPECTION BY A CITY INSPECTOR.
- THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
- CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.
- ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- THE ANTENNA MOUNT SHALL BE FABRICATED BY LARSON VALMONT, LLC. OR AN APPROVED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES.

FOUNDATION NOTES:

- THE GEOTECHNICAL ENGINEER (OR THE APPROPRIATE INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO PLACING REINFORCING STEEL OR FORMS. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSE.
- THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS.
- THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
- FOUNDATION DESIGN PER GEOTECHNICAL INVESTIGATION REPORT:
- ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F_c= 4000 PSI AT 28 DAYS. CONCRETE MIX SHALL BE DESIGNED BY AN APPROVED LABORATORY. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318. "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION. CEMENT SHALL BE TYPE II, CONFORMING TO ASTM C-150. ALL AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. MAXIMUM AGGREGATE SIZE TO BE 1 1/2". SLUMP 4" - 8".
- CAISSON FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION. MAT/PIER FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 318 LATEST EDITION. CONCRETE CYLINDERS SHALL BE MADE AND TESTED. A MINIMUM OF ONE (1) SET SHALL BE TAKEN FROM CONCRETE IN FOUNDATION. EACH SET SHALL CONSIST OF FOUR (4) CYLINDERS. ONE SHALL BE TESTED AT (7) DAYS, TWO SHALL BE TESTED AT TWENTY EIGHT (28) DAYS AND THE LAST CYLINDER SHALL BE A HOLD. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM STANDARDS C172, C31 AND C39.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION, UNLESS OTHERWISE DETAILED ON THIS SHEET.
- ESTIMATED CONCRETE VOLUME =

MAT+PIER : 46.32 CYD
PIER : 19.80 CYD
- THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS: MOMENT = 2031.895 FT-KIPS
SHEAR = 41.255 KIPS
AXIAL = 32.975 KIPS
- SPECIAL INSPECTION REQUIRED PER TABLE
- "SUMMARY OF SPECIAL INSPECTION"

ERECTION NOTES:

- ALL ANTENNA COAXIAL CABLES SHALL BE RUN INSIDE THE MONOPOLE SHAFT.
- THE CONTRACTOR SHALL INSTALL THE ANTENNA AND MOUNT AS REQUIRED BY THE OWNER.
- ALL ANCHOR BOLT NUTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.
- ALL GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED UP WITH TWO COATS OF A COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
- THE ANCHOR BOLT TEMPLATES AND BASE PLATE WILL TYPICALLY HAVE AN AZIMUTH WELDED OR A NOTCH INDICATING THE CORRECT ORIENTATION OF THE ANCHOR BOLTS. THIS IS NECESSARY TO PROPERLY ORIENT THE MONOPOLE EXIT PORTS.
- SLIP JOINT IS A FRICTION CONNECTION THAT WILL TRANSFER DESIGN FORCES WHEN THE SPECIFIED OVERLAP IS ACHIEVED. ASSEMBLY CONTRACTOR SHALL BE EXPERIENCED AND FAMILIAR WITH TAPERED POLE ASSEMBLY. CONTRACTOR SHALL CONSPICUOUSLY MARK THE LOWER POLE SECTION FOR THE MAXIMUM, DESIGN, AND MINIMUM OVERLAP DISTANCES. CONTRACTOR SHALL SLIDE SECTIONS TOGETHER AND APPLY FORCES THROUGH JACKING OR END RAM TO ACHIEVE THE DESIGN OVERLAP.
- ALL SLIP SPLICES SHALL BE JACKED TO WITHIN THE SLIP SPLICE DESIGN CRITERIA AS SHOWN ON THESE DRAWINGS. IF THE DESIGN SPLICE CANNOT BE ATTAINED ISE INC. SHALL BE CONTACTED.
- ALL A36 THREADED ROD AND U-BOLTS SHALL BE TIGHTENED TO AISC SNUG REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXIST WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. A36 NUTS AND BOLTS TIGHTENING DO NOT REQUIRE SPECIAL INSPECTION.
- ANTENNA MOUNT SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO A SPECIFIED CLIMBING POINT.

SUMMARY OF SPECIAL INSPECTIONS

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS, ETC	CONTINUOUS / PERIODIC
1).	FOUNDATION CONSTRUCTION:	
A.	- GEOTECHNICAL ENGINEER OF RECORD MAY SERVE AS THE SPECIAL INSPECTOR FOR THE FOUNDATION CONSTRUCTION.	
B.	- SHALL VERIFY THE DIAMETER, DEPTH AND QUALITY OF EXCAVATION PRIOR TO THE CONCRETE PLACEMENT.	PERIODIC
C.	- SHALL VERIFY THE ON SITE SOILS ARE AS DETERMINED IN THE SOILS REPORT.	PERIODIC
2).	CAST IN PLACE CONCRETE (FOUNDATION):	
A.	- REINFORCING CAGE SHALL BE INSPECTED TO ENSURE THAT THE PROPER GEOMETRY, SIZE, LENGTH, QUANTITY AND GRADE MATERIAL ARE USED.	PERIODIC
B.	- ALL CONCRETE SHALL BE AS SPECIFIED BY ACI-318, LATEST EDITION TO ENSURE THE COMPRESSIVE STRENGTH IS ATTAINED AS DESCRIBED IN THE FOUNDATION NOTES.	
C.	- CONTINUOUS INSPECTION IS REQUIRED DURING THE CONCRETE PLACEMENT.	CONTINUOUS
3).	ANCHOR BOLTS INSTALLED IN CONCRETE:	
	- PLACEMENT SHALL BE ORIENTED ON PROPER BOLT CIRCLE AS SHOWN ON THE STRUCTURAL PLANS, WITH TOP AND BOTTOM TEMPLATES INSTALLED.	PERIODIC
	- SHALL BE PLUMB.	PERIODIC
	- SHALL HAVE A MINIMUM EMBEDMENT IN FOUNDATION PER FOUNDATION DETAIL	PERIODIC
	- SHALL BE TIGHTENED TO SNUG TIGHT CONDITION PER AISC STEEL MANUAL OF STEEL CONSTRUCTION.	PERIODIC

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PROGRESS LOG

0 / 05/14/24 / ISSUED TO CLIENT

P8

SHEET NUMBER

PROGRESS

PF1

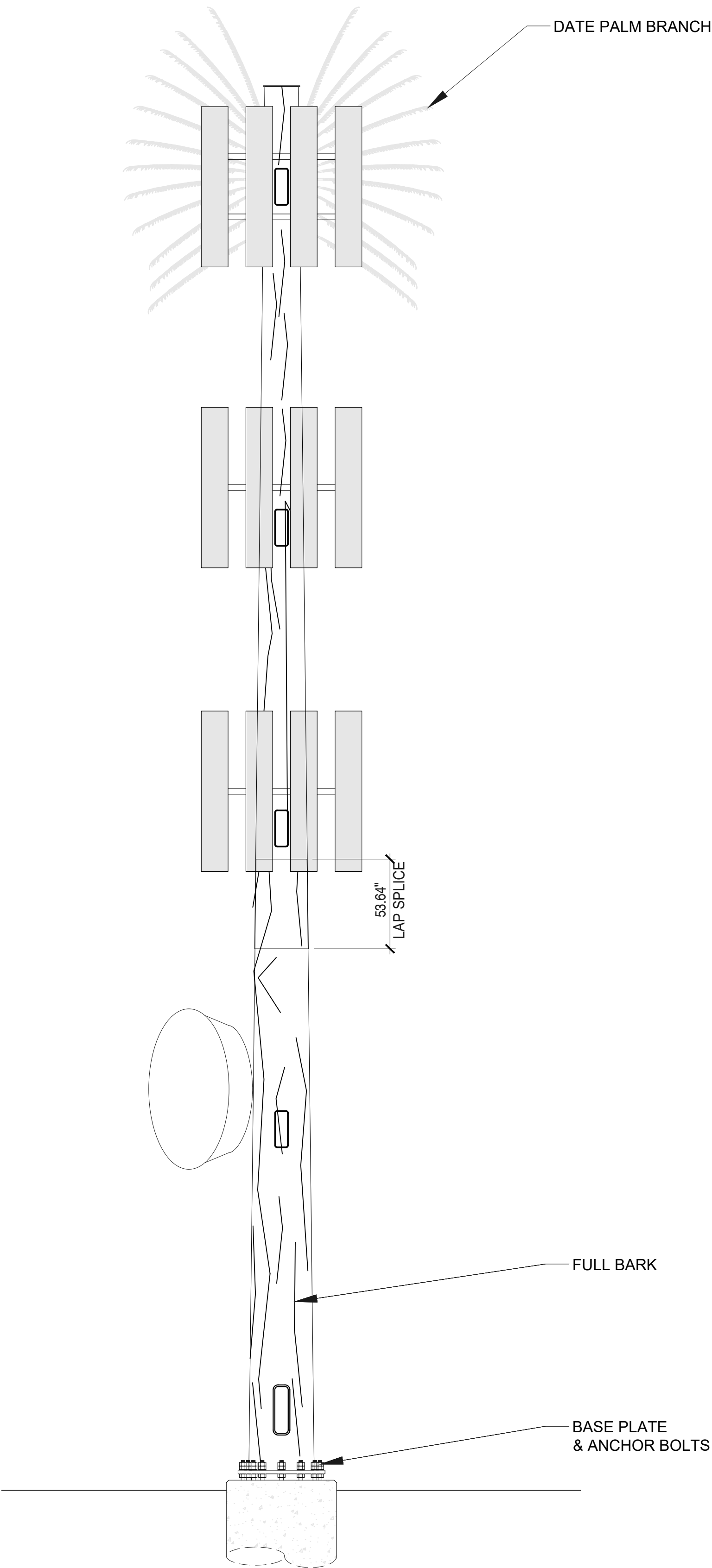
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DRAWING DATE

May 15, 2024

- NOTES:
- BRANCHES SHOWN FOR ILLUSTRATION PURPOSE ONLY
 - HANDHOLES NOT SHOWN AT TRUE ORIENTATION. REFER TO SCHEDULE

DATE PALM BRANCHES



74'-0"
TOP OF BRANCHES

70'-0"
TOP OF POLE

65'-0"
ANTENNA RAD CENTER
65'-0"
PORT (SEE SCHEDULE)

50'-0"
ANTENNA RAD CENTER
48'-0"
PORT (SEE SCHEDULE)

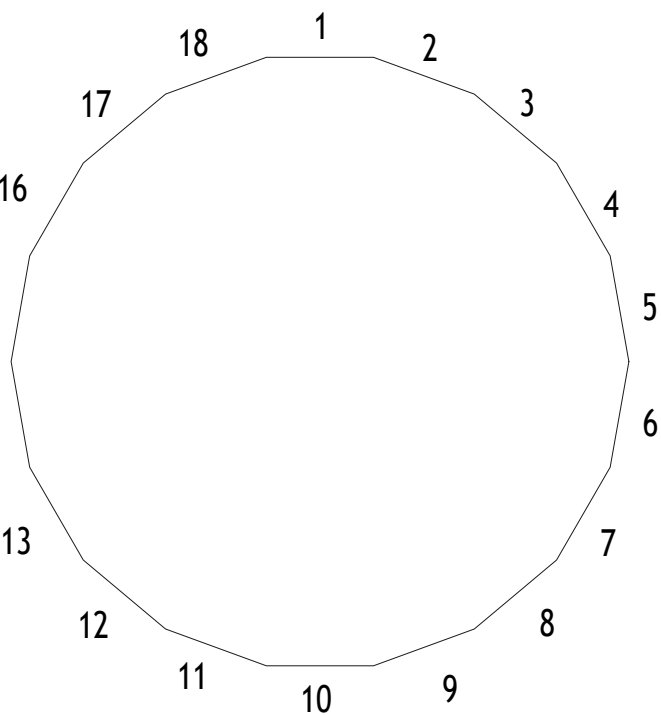
35'-0"
ANTENNA RAD CENTER

33'-0"
PORT (SEE SCHEDULE)

20'-0"
MW ANTENNA RAD CENTER
18'-0"
PORT (SEE SCHEDULE)

4'-0"
PORT (SEE SCHEDULE)

0'-0"
FINISH GRADE



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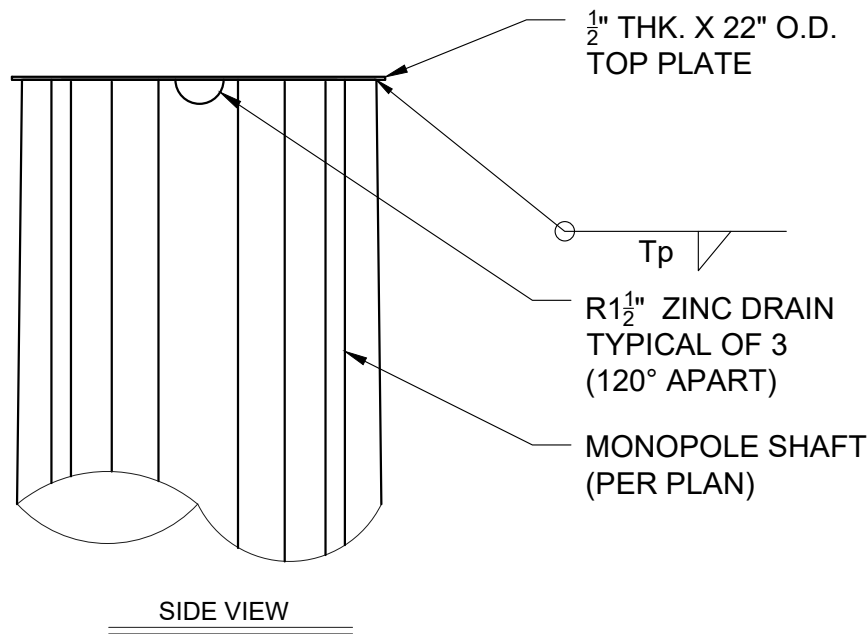
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PROGRESS

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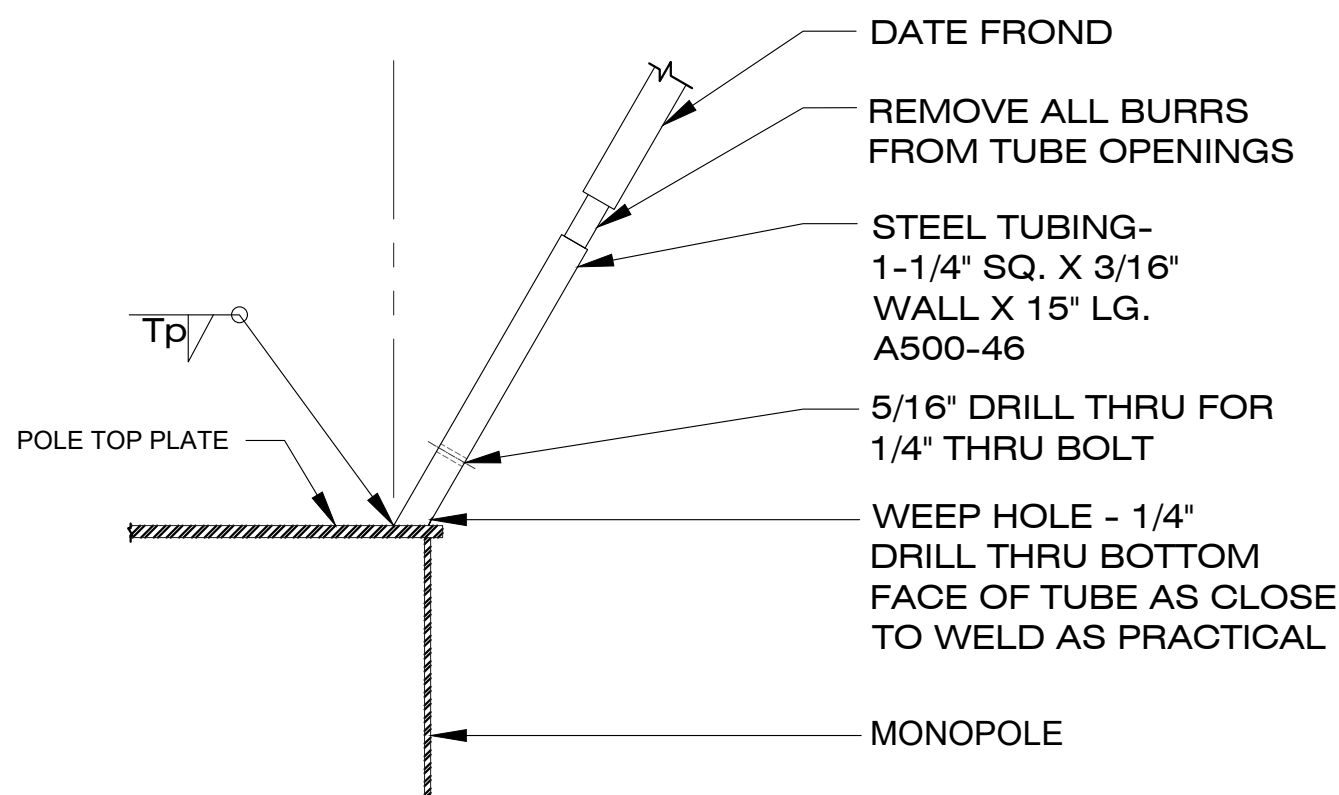
DRAWING DATE

May 15, 2024



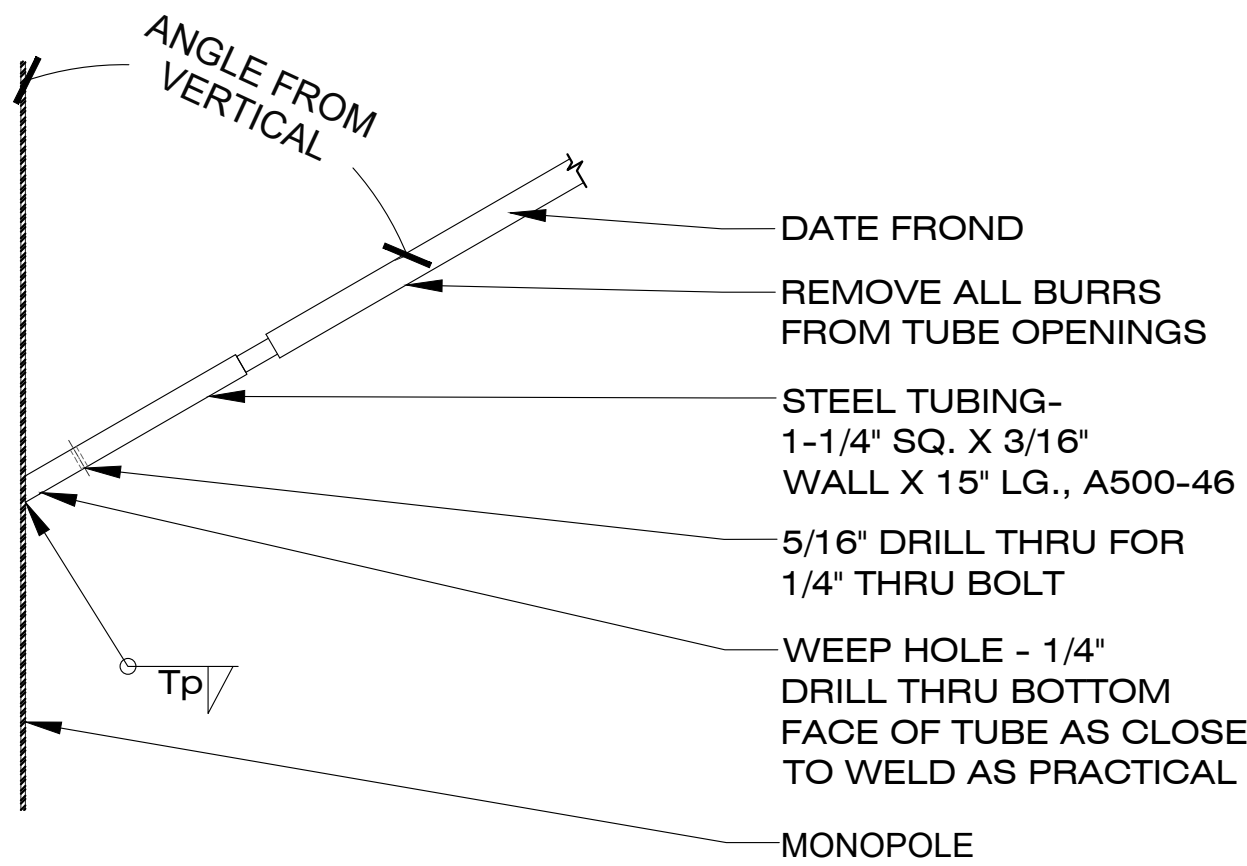
6 POLE TOP DETAIL

SCALE:
N.T.S.



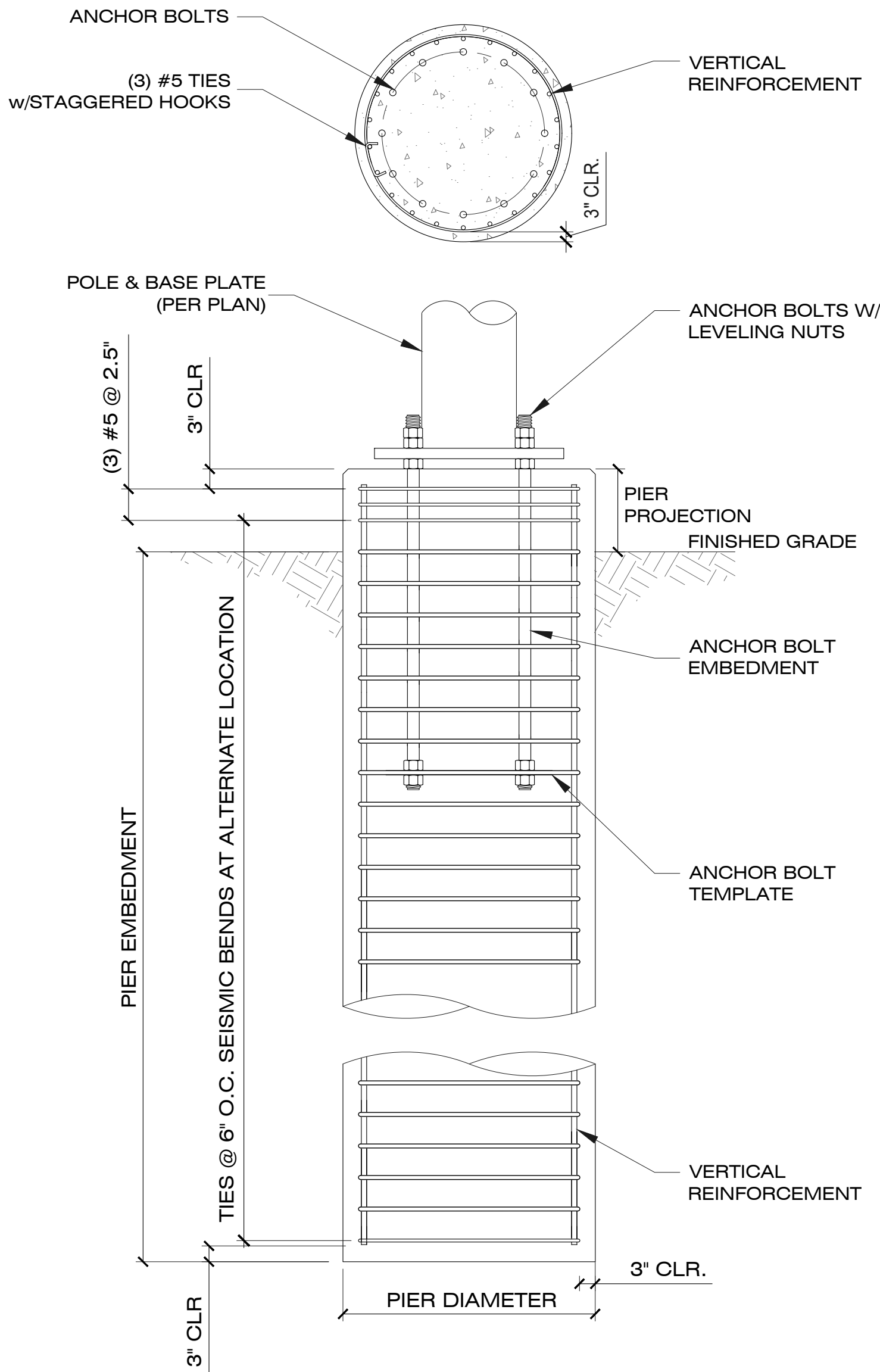
7 TYPICAL FROND SLEEVE ATTACHMENT (TOP OF POLE)

SCALE:
N.T.S.



8 TYPICAL FROND SLEEVE ATTACHMENT (SIDE OF POLE)

SCALE:
N.T.S.



FOUNDATION INFORMATION					
PIER DIAMETER (FT)	PIER EMBEDMENT (FT)	PIER PROJECTION (IN)	VERTICAL REINFORCEMENT	TIES	ANCHOR BOLT EMBEDMENT (IN)
5.5	22	6	(22) #10	#5	72

4 DRILLED PIER FOUNDATION

SCALE:
N.T.S.

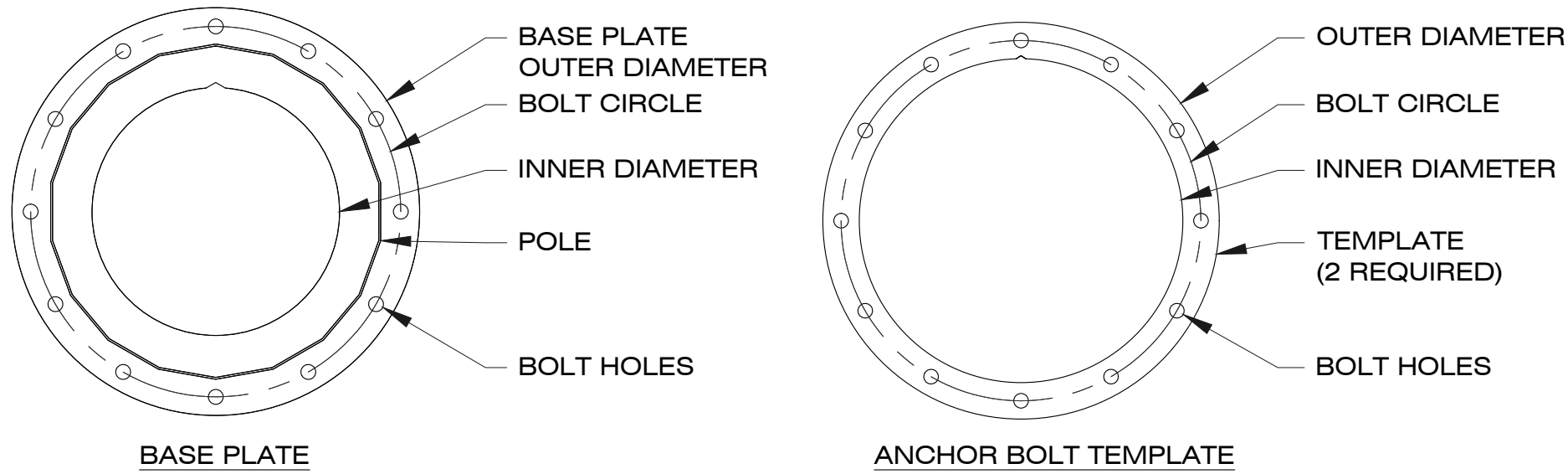


PLATE	GRADE	THICKNESS (IN)	OUTER DIAMETER (IN)	INNER DIAMETER (IN)	BOLT CIRCLE (IN)	BOLT HOLE DIAMETER (IN)
BASE PLATE	A572 GR50	2.25	52	29.5	46	2.625
ANCHOR BOLT TEMPLATE	A36	0.5	51	41	46	2.375

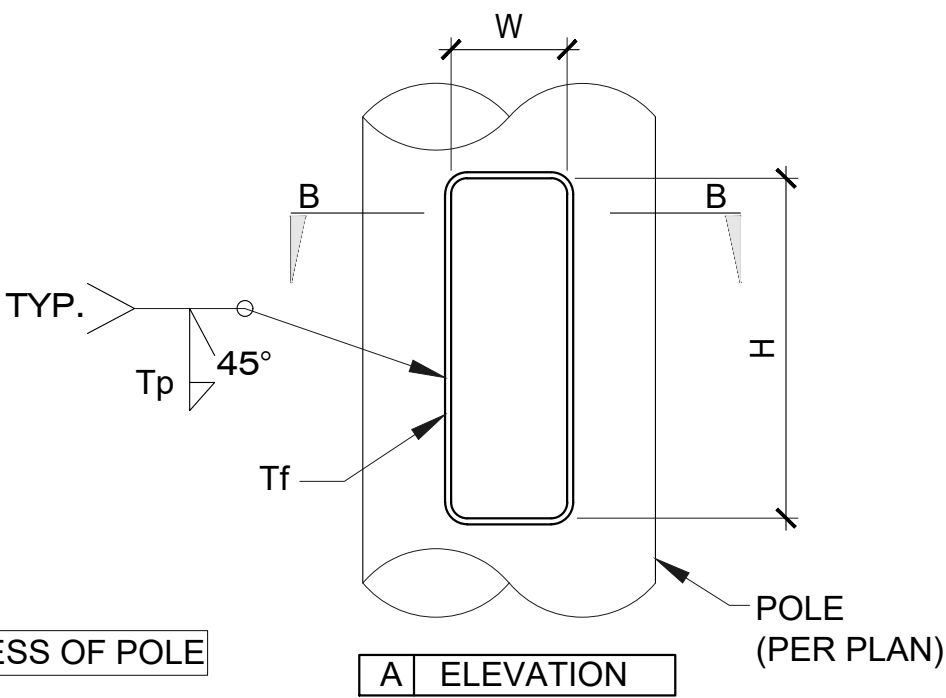
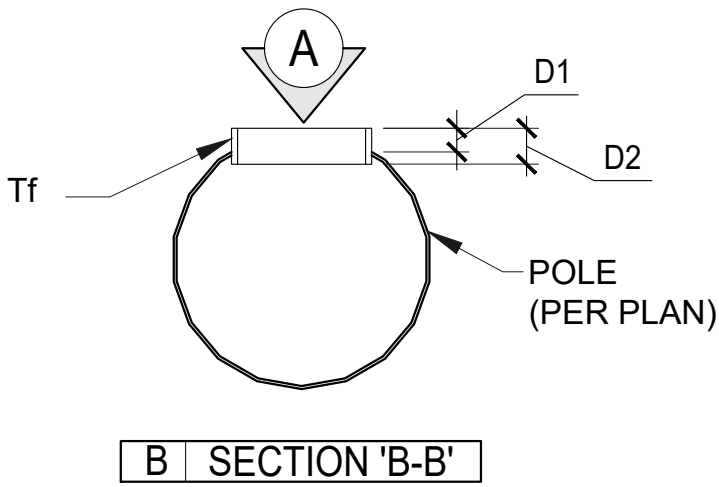
BOLT	GRADE	NO. OF BOLTS	BOLT DIAMETER (IN)	TOTAL LENGTH (IN)	EMBEDMENT (IN)
ANCHOR BOLTS - PIER	A615 GR 75	12	2.25	84	72
ANCHOR BOLTS - MAT	A615 GR 75	12	2.25	72	60

5 BASE PLATE AND ANCHOR BOLTS

SCALE:
N.T.S.

COAX HAND/ACCESS HOLE SCHEDULE

ELEV (AFG)	QTY	W (IN)	H (IN)	AZIMUTH	D1 (IN)	D2 (IN)	Tf (IN)
65'-0"	3	8	22	0°, 120°, 240°	1 1/2	2 1/2	1/2"
48'-0"	3	8	22	0°, 120°, 240°	1 1/2	2 1/2	1/2"
33'-0"	3	8	22	0°, 120°, 240°	1 1/2	2 1/2	1/2"
18'-0"	1	6	18	90°	1 1/2	2 1/2	1/2"
4'-0"	2	10	30	0°, 180°	2 1/2	4 1/2	3/4"

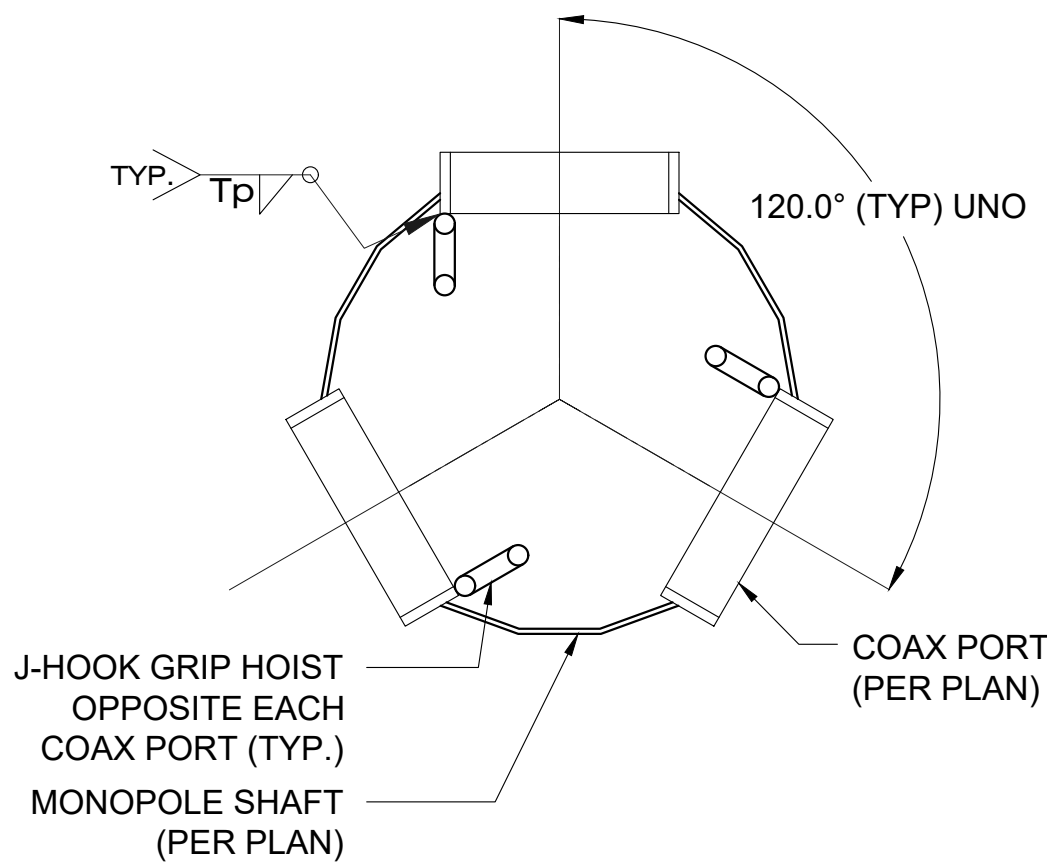


Tp = THICKNESS OF POLE

Tf = THICKNESS OF FLANGE

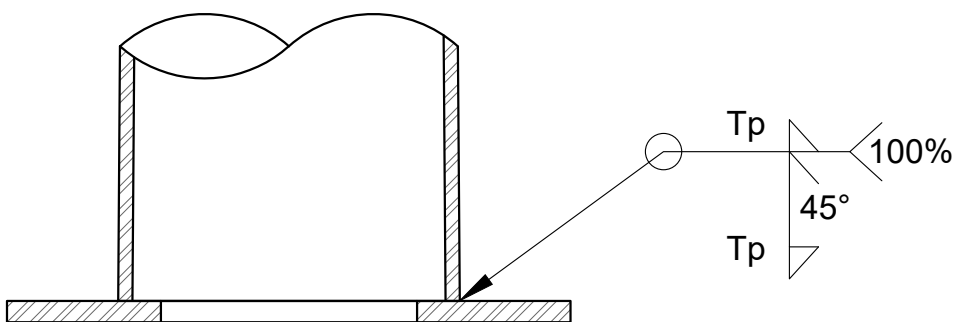
1 COAX HAND HOLES DETAILS

SCALE:
N.T.S.



2 J-HOOK INSIDE POLE AT COAX PORTS

SCALE:
N.T.S.



3 POLE/BASE PLATE CONNECTION

SCALE:
N.T.S.

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PROGRESS LOG

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SHEET NUMBER PROGRESS

PF3

0

DRAWING DATE
May 15, 2024

PROGRESS LOG

0 / 05/14/24 / ISSUED TO CLIENT PB

SHEET NUMBER PROGRESS

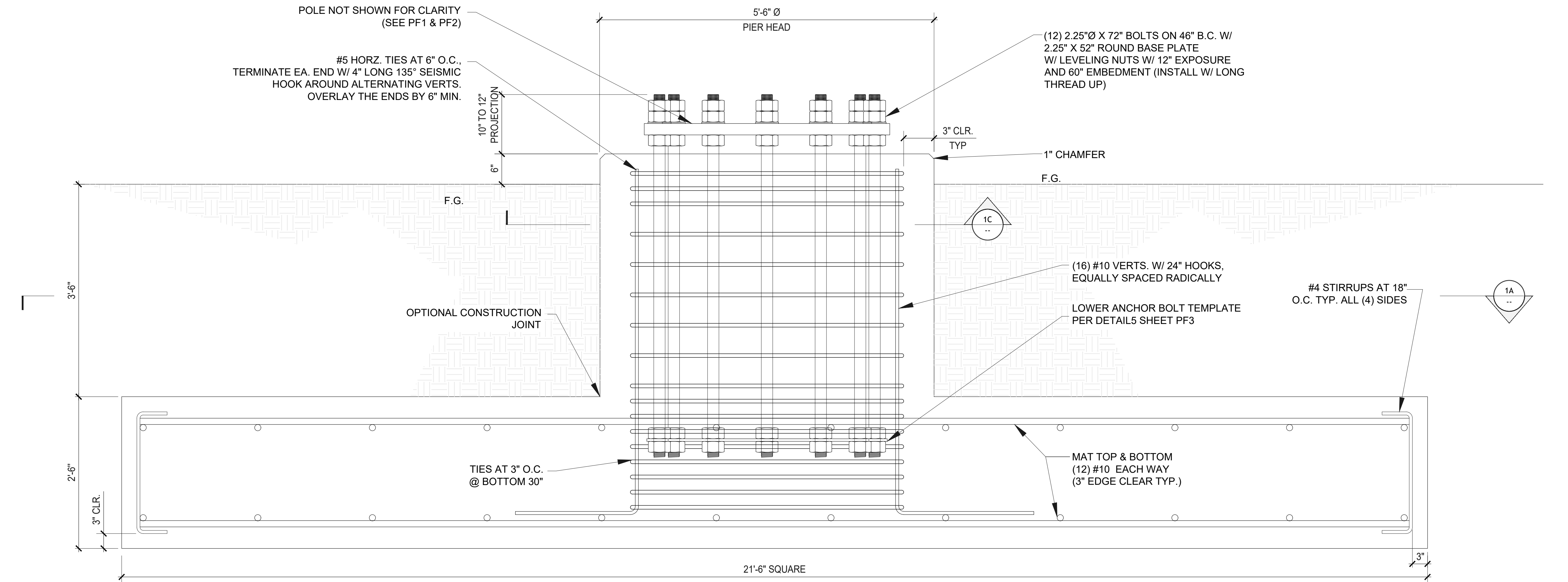
PF4

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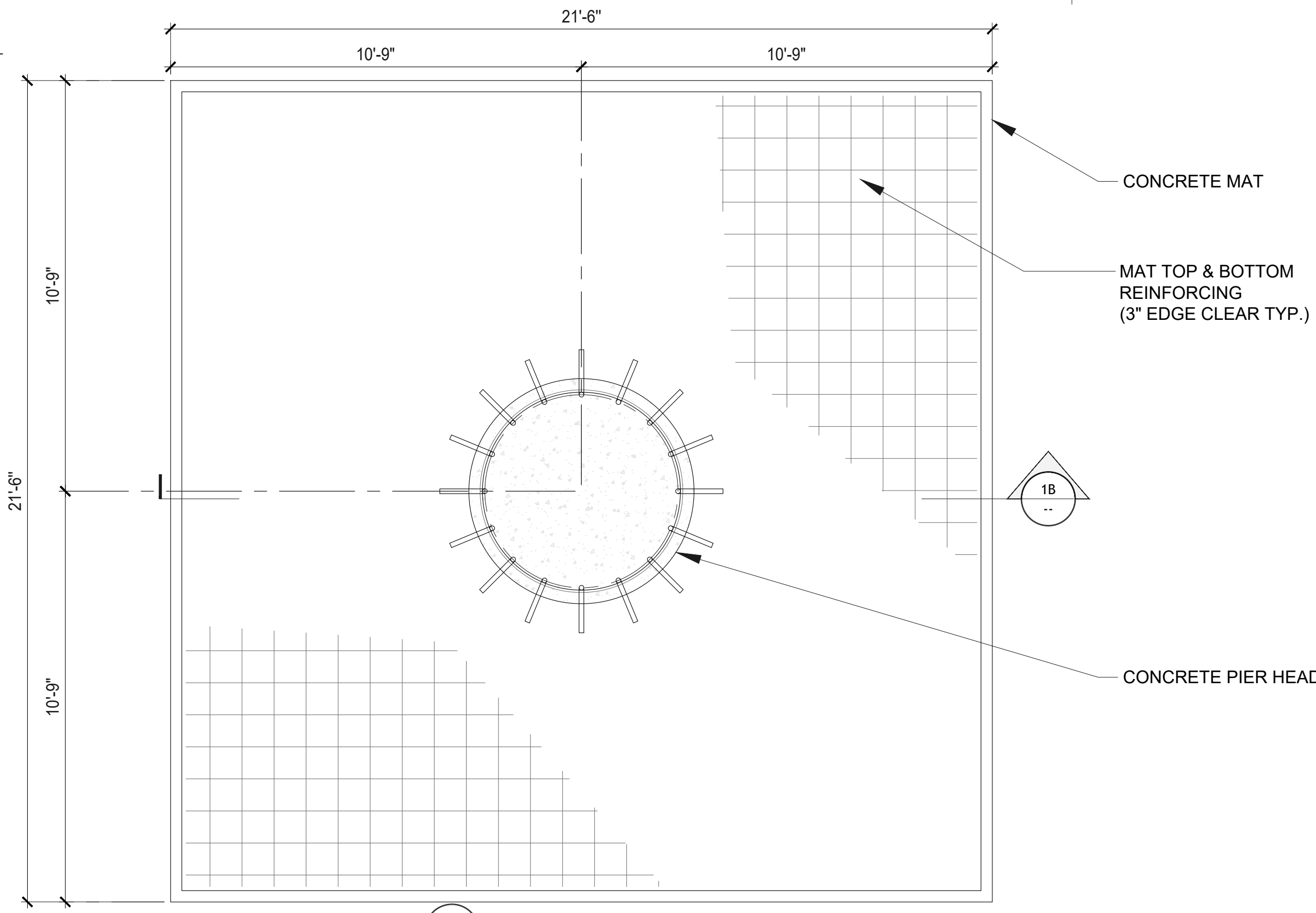
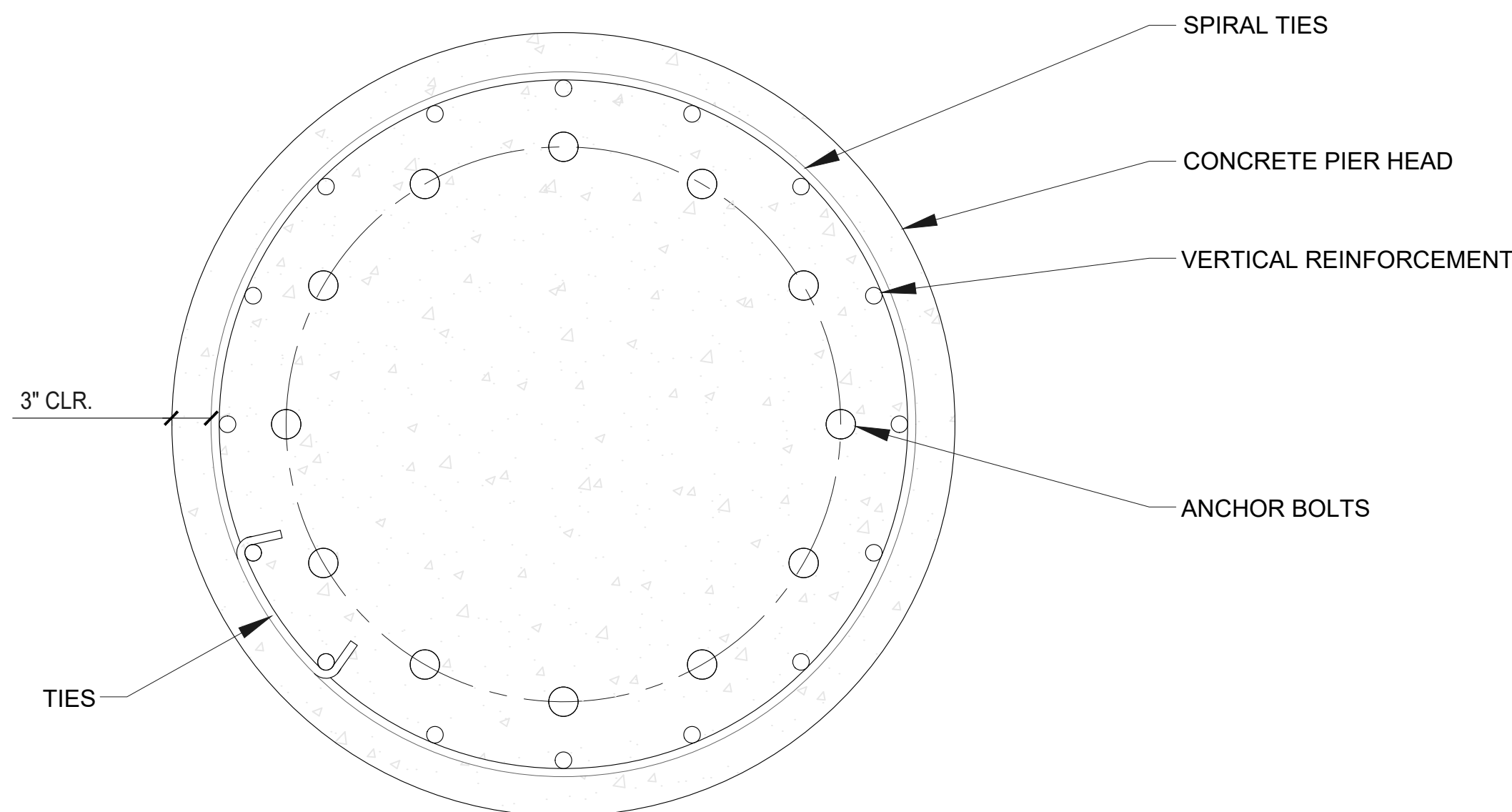
DRAWING DATE

May 15, 2024

SCALE:
N.T.S.



1B MAT FOUNDATION SECTION





PROJECT DATA

75'-0" TALL (TOP OF STEEL)
81'-0" TALL (TOP OF STRUCTURE/DATE PALM FRONDS)
MONOPALM

SHEET INDEX

T-1	PROJECT INFORMATION
GN-1	NOTES & SPECIFICATIONS
S-1	ELEVATION
S-2.0	BASEPLATE & TOP CAP DETAILS
S-2.1	PORT DETAILS
S-3	FOUNDATION

ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.

CONTACT INFORMATION

MANUFACTURER:

valmont  **Larson**®
TELECOM
1501 S. EUCLID AVE. TUCSON, AZ 85713
PHONE: (520) 294-3900
FAX: (520) 741-3486

DESIGNED BY:	JSL
DRAWN BY:	PSW
CHECKED BY:	AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE 2022 CALIFORNIA BUILDING CODE AND THE TIA-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 96 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD
RISK CATEGORY / STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CREST HEIGHT: 0 FT
ELEVATION: 1468.7 FT ABOVE SEA LEVEL

ICE: NONE PER THE TIA-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00
RISK CATEGORY / STRUCTURE CLASS: II
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
S_s = 1.392g, S₁ = 0.515g
SITE CLASS: C
SPECTRAL RESPONSE COEFFICIENTS:
S_{DS} = 1.114g, S_{D1} = 0.510g
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
TELECOMMUNICATION TOWER: STEEL POLE
SEISMIC RESPONSE COEFFICIENT, Cs: 0.201
SEISMIC BASE SHEAR, Vs: 2.901 K
RESPONSE MODIFICATION FACTOR, R: 1.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

- POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- STEEL FOR BASEPLATES UP TO 2" THICK SHALL CONFORM W/ ASTM A572 GR. 55. STEEL FOR BASEPLATES OVER 2" THICK SHALL CONFORM W/ ASTM A572 GR. 50.
- ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.
- ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.
- REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 1094 K-FT (1.0 WIND)
SHEAR, V = 17 K (1.0 WIND)
AXIAL, P = 17 K (1.2 DEAD)

SPECIAL INSPECTIONS:

- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED AS REQUIRED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. ALTERNATIVELY, SPECIAL INSPECTION OF MATERIALS, WELDING, AND FABRICATION PROCEDURES SHALL BE REQUIRED FOR FABRICATION BY AN UNAPPROVED FABRICATOR.
- NO FIELD WELDING SHALL BE PERMITTED
- THE FOLLOWING SPECIAL INSPECTIONS SHALL BE REQUIRED PER CHAPTER 17 OF THE BUILDING CODE:
 - PERIODIC SPECIAL INSPECTION OF HIGH-STRENGTH BOLTING (WHEN APPLICABLE)
 - PERIODIC SPECIAL INSPECTION OF PLACEMENT OF REINFORCING STEEL
 - CONTINUOUS SPECIAL INSPECTION OF ANCHOR BOLTS PRIOR TO AND DURING CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT
 - CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR PIER FOUNDATIONS
 - CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

STRUCTURAL OBSERVATION:

NO STRUCTURAL OBSERVATION IS REQUIRED.

DISCLAIMERS:

- ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

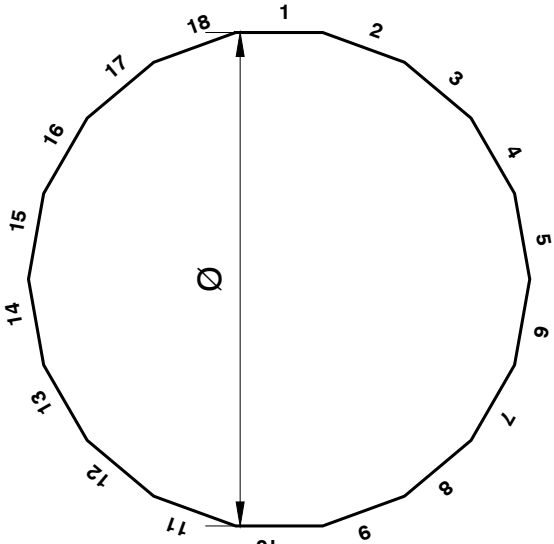
DESIGN LOADING		
ELEVATION	QTY	APPURTENANCE
66'-0" TO 81'-0"	65	7' TO 10' DATE PALM FRONDS
71'-0"	N/A	225 SQ. FT./3,375 LBS EPA
61'-0"	N/A	175 SQ. FT./2,625 LBS EPA

APPURTENANCES

SCALE:
NTS

1

MONOPOLE SECTION CHART						
SECTION	LENGTH	TOP Ø	BOTTOM Ø	THICKNESS	SLIP SPlice LENGTH	WEIGHT
1	30.00'	20.0000"	26.8919"	0.2500"	4.5'	2004 LBS
2	30.00'	25.3581"	32.2500"	0.2500"	5.5'	2313 LBS
3	24.00'	30.4865"	36.0000"	0.28125"	---	3402 LBS



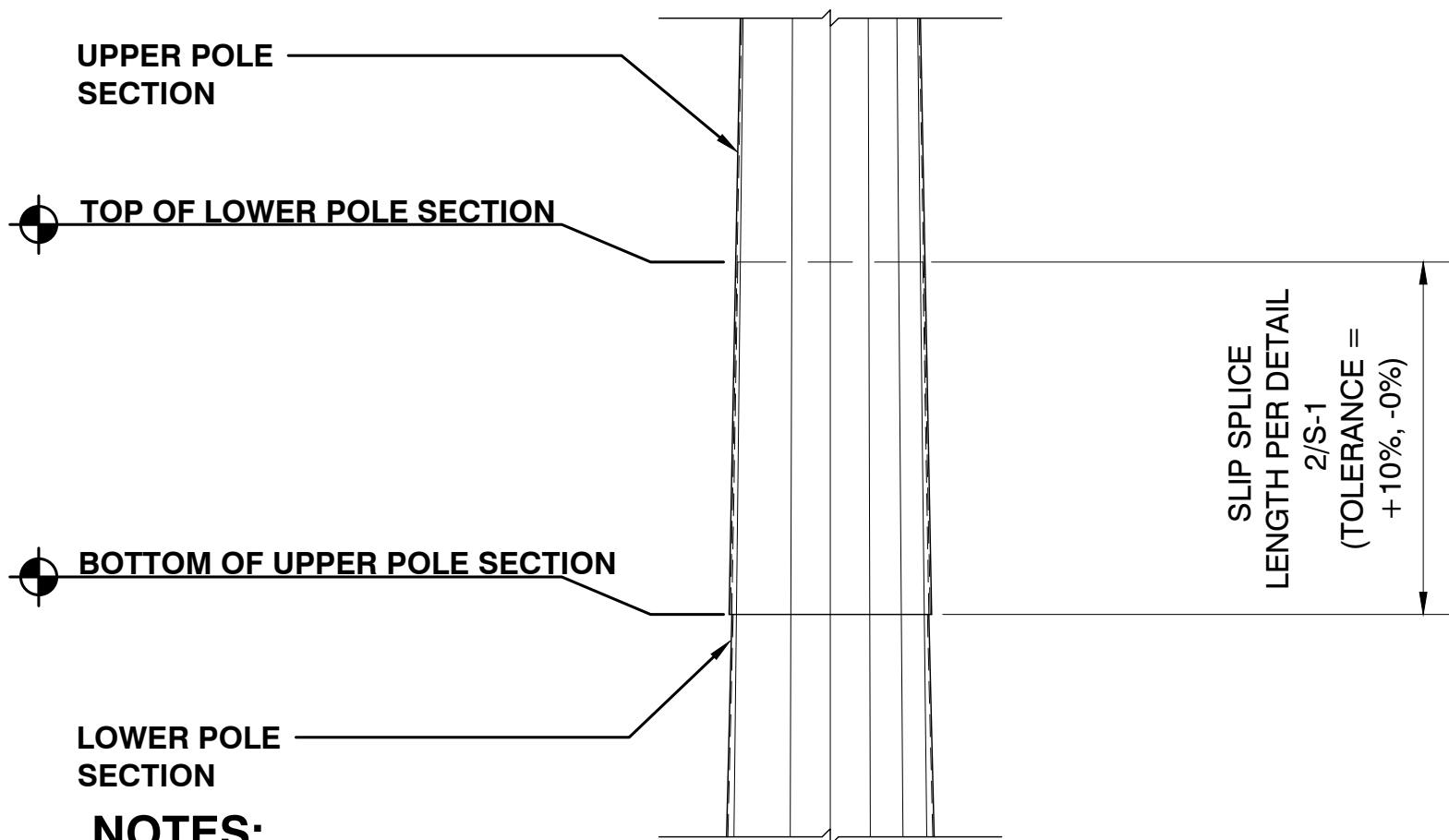
NOTES:

- SECTION WEIGHT INCLUDES PORTS, LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
- DESIGN TAPER = 0.1149 in/ft.
- WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.
- DIAMETER OF POLE SECTIONS AT LAP SPLICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF THE COATINGS.

POLE SECTIONS

SCALE:
NTS

2



NOTES:

- SLIP SPlice MINIMUM LENGTH EQUALS 1.5 TIMES THE INSIDE WIDTH (FLAT TO FLAT) OF THE UPPER POLE SECTION.
- POLE MANUFACTURER TO PROVIDE PROVISIONS FOR JACKING FORCES TO BE APPLIED AT SPLICES.
- SPLICES SHALL BE JACKED TOGETHER TO OBTAIN A TIGHT EVEN JOINT REGARDLESS OF THE SPlice LENGTH OBTAINED DURING INITIAL FIT UP.
- JACKING FORCES SHALL BE INCREASED UNTIL NO ADDITIONAL MOVEMENT OCCURS.

POLE SPlice DETAILS

SCALE:
NTS

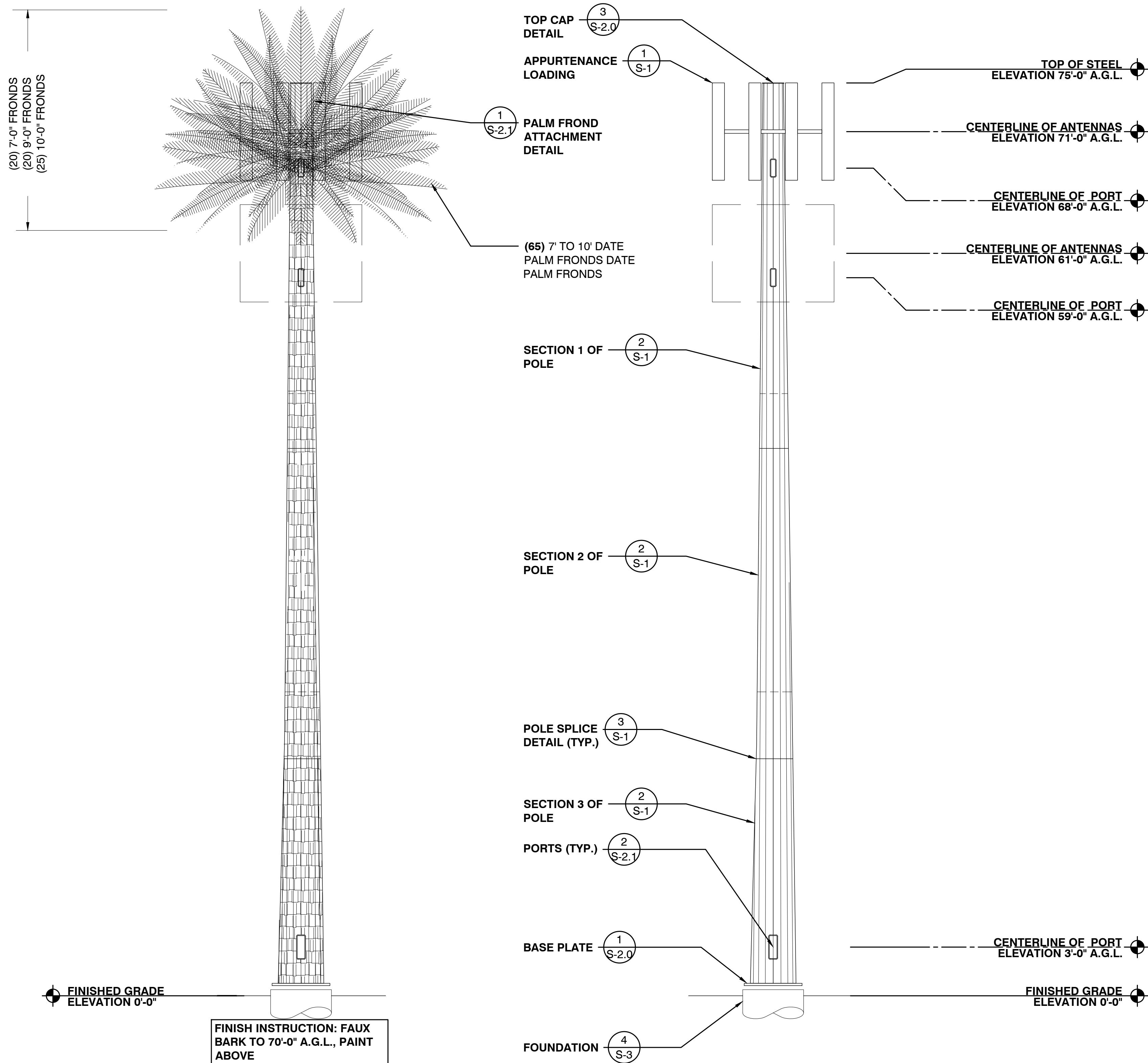
3

ELEVATIONS

SCALE:
NTS

4

NOTE: DATE PALM FRONDS, ANTENNAS, RADIOS AND CORRESPONDING EQUIPMENT ARE DESIGNED BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES AND STRUCTURAL COMPLIANCE FOR LOADS IMPOSED TO BASE METAL.



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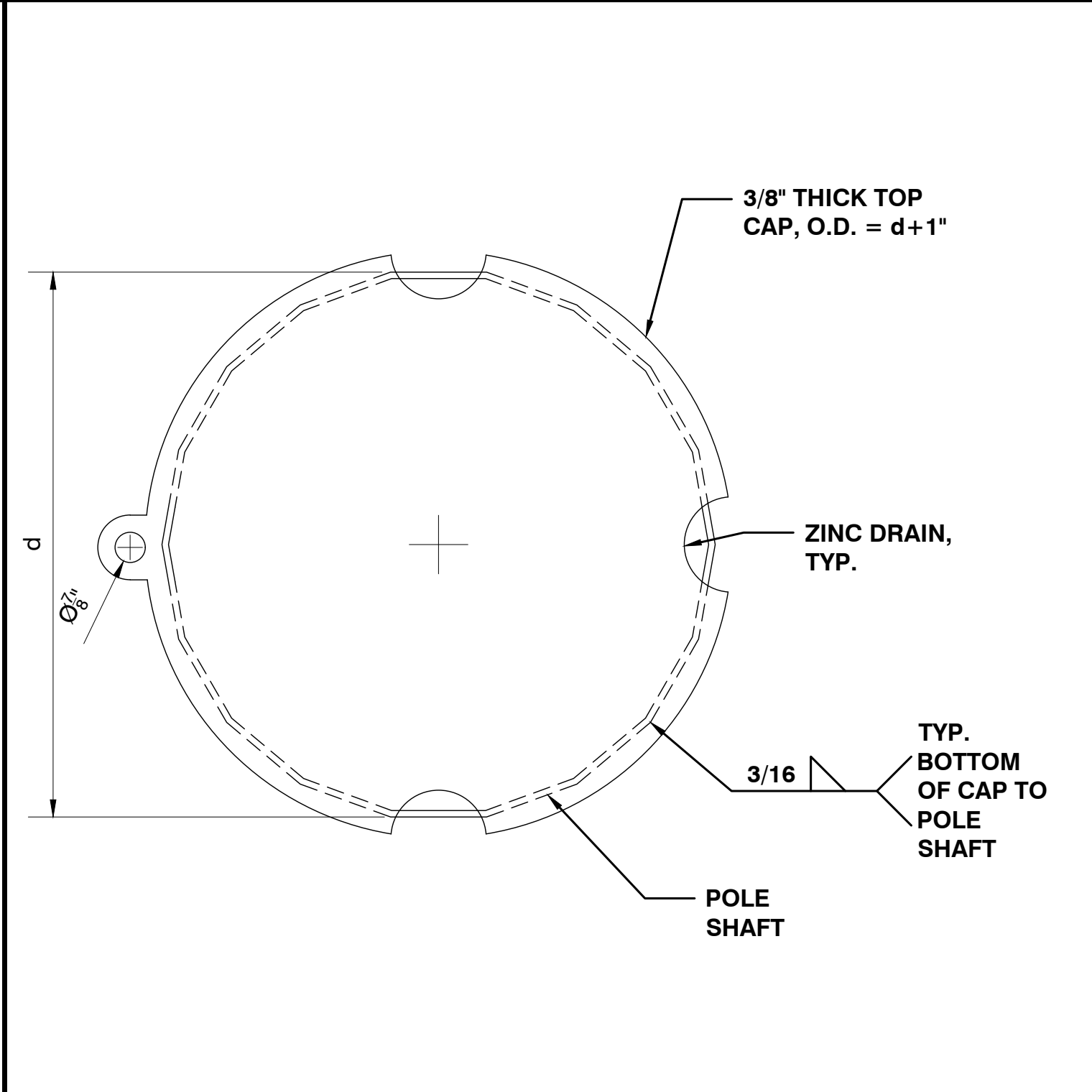
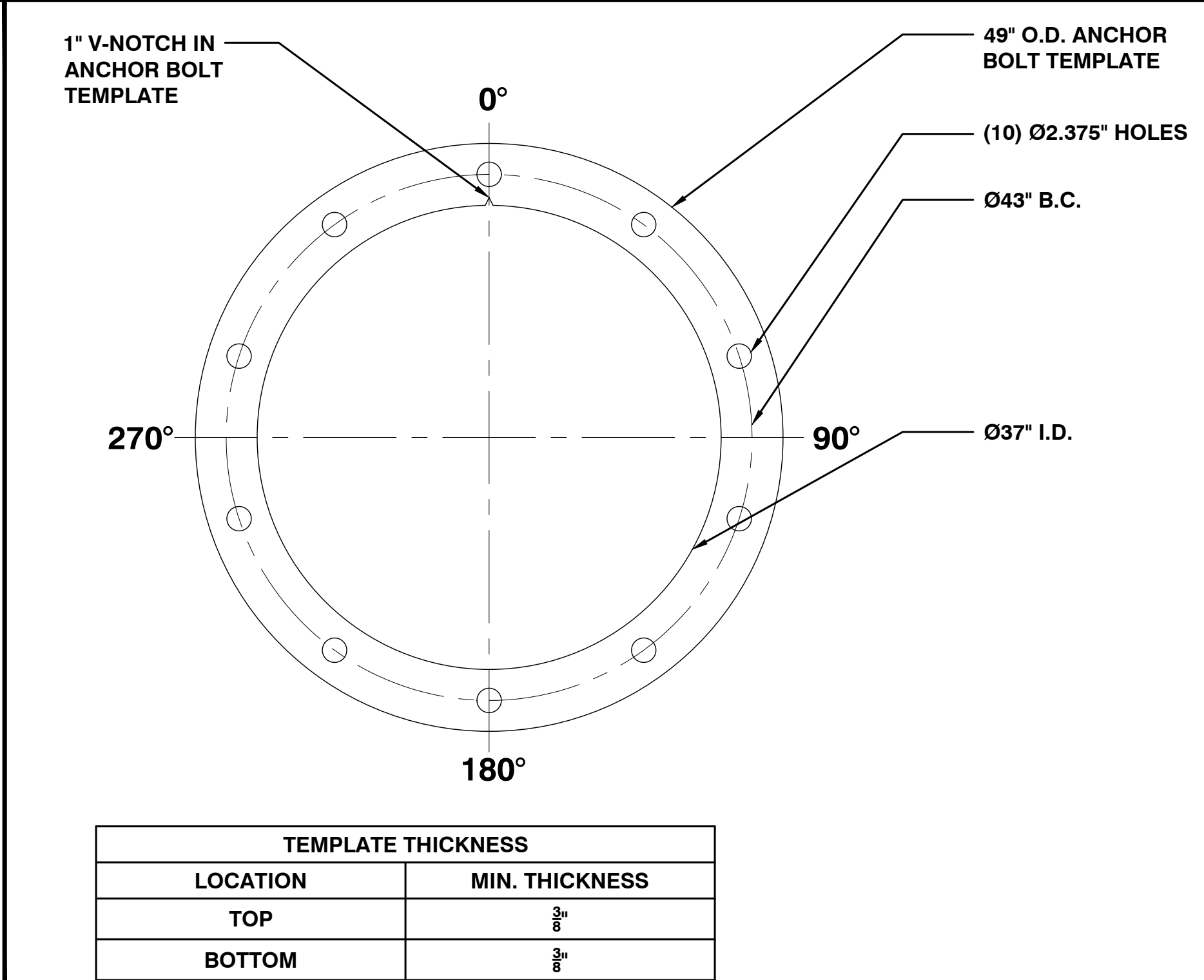
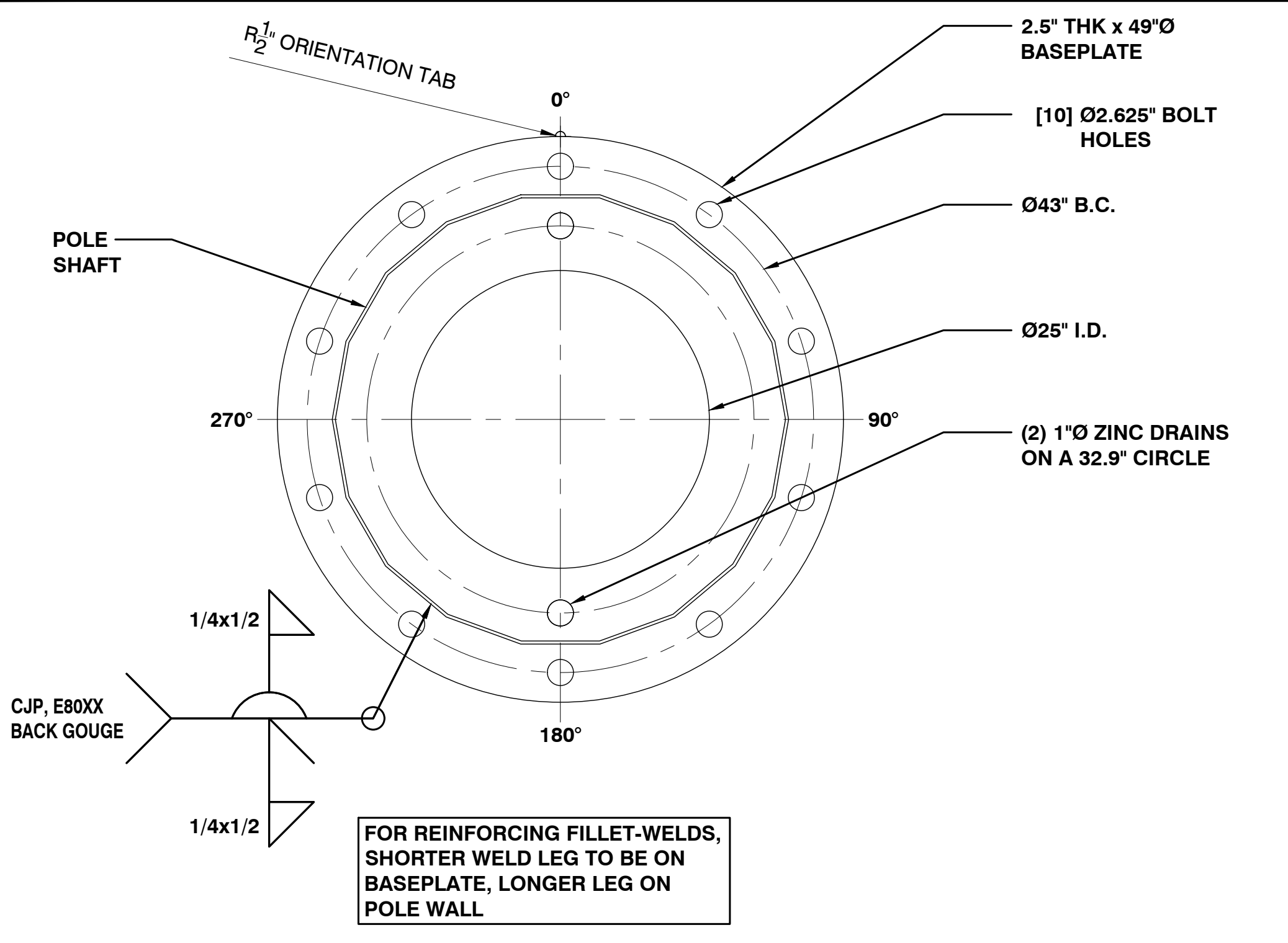
DESIGNED BY: JSL
DRAWN BY: PSW
CHECKED BY: AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW



SHEET TITLE
ELEVATION

SHEET NUMBER
S-1



BASEPLATE DETAIL

SCALE:
NTS

1

ANCHOR BOLT TEMPLATE DETAIL

SCALE:
NTS

2

TOP CAP DETAIL

SCALE:
NTS

3

NOT USED

SCALE:
NTS

4



MANUFACTURER:
valmont **Larson**
TELECOM
1501 S. EUCLID AVE. TUCSON, AZ 85713
PHONE: (520) 294-3900
FAX: (520) 741-3488



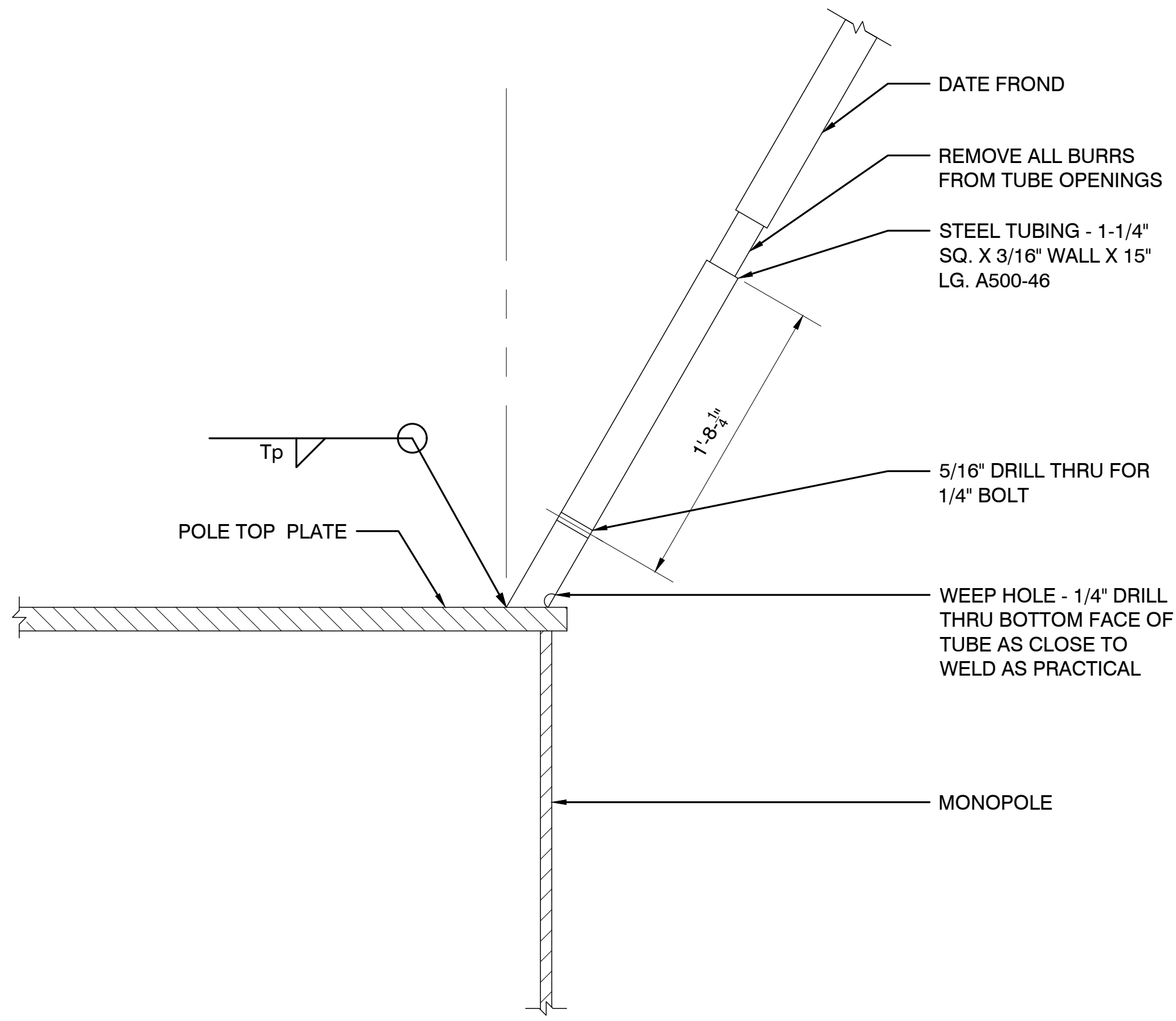
DESIGNED BY: JSL
DRAWN BY: PSW
CHECKED BY: AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW



SHEET TITLE
BASEPLATE & TOP CAP
DETAILS

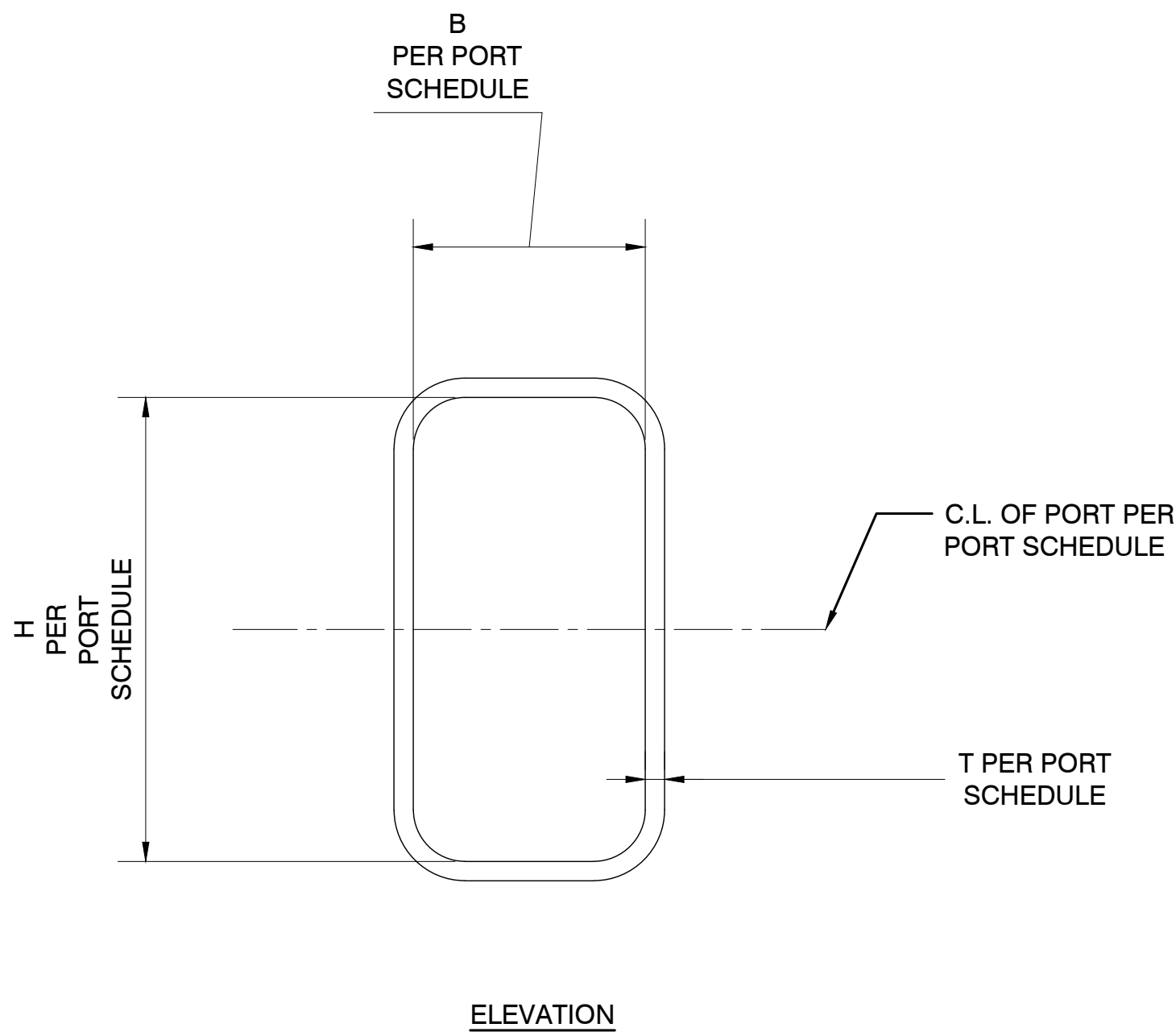
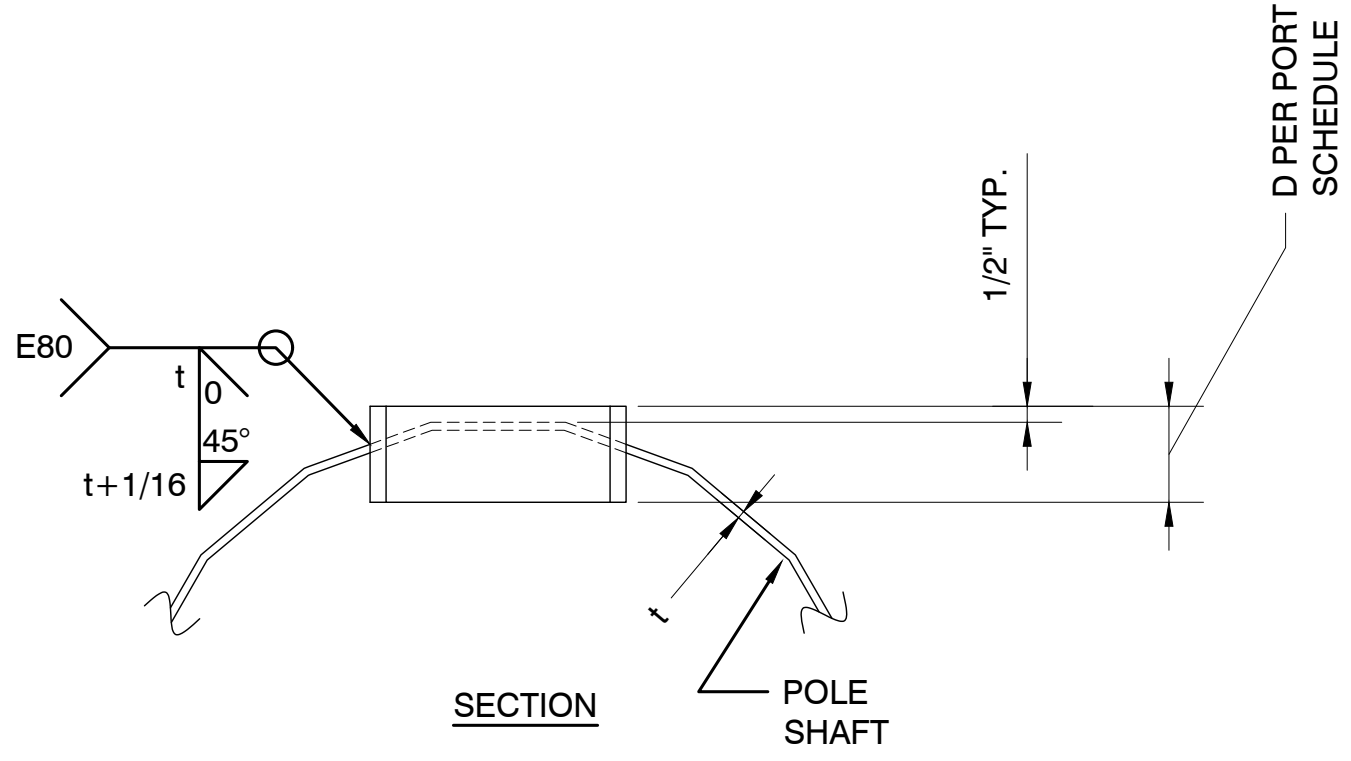
SHEET NUMBER
S-2.0



NOTE: Tp = THICKNESS OF POLE

PORT SCHEDULE					
C.L. ELEVATION	PORT SIZE (B x H)	D	T	QTY	AZIMUTHS
68'-0"	6"x18"	2.72"	0.47"	3	0°/120°/240°
59'-0"	6"x18"	2.72"	0.47"	3	0°/120°/240°
3'-0"	9"x24"	3.62"	1.00"	2	0°/180°

NOTE: FOR POLE SHAFT THICKNESS, t, SEE DTL 2/S1



FROND RECEIVER DETAIL

SCALE: NTS

1

PORT DETAIL

SCALE: NTS

2

MANUFACTURER:

valmont TELECOM **Larson**

1501 S. EUCLID AVE. TUCSON, AZ 85713
PHONE: (520) 294-3900
FAX: (520) 741-3488

DESIGNED BY:	JSL
DRAWN BY:	PSW
CHECKED BY:	AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW

SHEET TITLE

PORT DETAILS

SHEET NUMBER

S-2.1

GENERAL DESIGN NOTES:

1. FOUNDATION DESIGN IS BASED UPON THE 2022 CALIFORNIA BUILDING CODE.

DESIGN LOADS:

1. THIS FOUNDATION IS DESIGNED TO SUPPORT THE 75'-0" TALL, MONOPALM TOWER DESIGNED BY PINNACLE CONSULTING, INC. (JOB NO. 632232).
2. FACTORED BASE REACTIONS PROVIDED BY TOWER DRAWINGS ARE:
a. MOMENT = 1094 FT-KIPS (1.0 WIND)
b. SHEAR = 17 KIPS (1.0 WIND)
c. AXIAL = 17 KIPS (1.2 DEAD)

FOUNDATION NOTES:

1. FOUNDATION IS DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL ENGINEERING REPORT NO. GEO25-25051-08 BY DELTA OAKS GROUP DATED MARCH 27, 2025. REFER TO REPORT FOR ADDITIONAL INFORMATION.

MATERIAL NOTES:

1. ANCHOR BOLTS: ASTM A615, GRADE 75
STEEL PLATE (TEMPLATES): ASTM A36 (OR BETTER) UNLESS NOTED OTHERWISE
2. CONCRETE:
a. 28 DAY COMPRESSIVE STRENGTH (f_c) OF 4000 PSI
b. TYPE II PORTLAND CEMENT
c. 3/4" MAXIMUM AGGREGATE SIZE
3. REINFORCING STEEL: ASTM A615, GRADE 60

FOUNDATION SPECIAL INSPECTIONS:

1. SPECIAL INSPECTIONS ARE REQUIRED PER IBC CHAPTER 17 FOR THE FOLLOWING ITEMS:
a. PERIODIC INSPECTION OF REINFORCING STEEL TO VERIFY SIZE AND PLACEMENT.
b. PERIODIC INSPECTION OF ANCHOR BOLTS TO VERIFY SIZE AND PLACEMENT.
c. CONTINUOUS INSPECTION OF CONCRETE PLACEMENT TO VERIFY PROPER PLACEMENT TECHNIQUES.
d. CONTINUOUS SPECIAL INSPECTION OF DRILLING OPERATIONS FOR DRILLED PIER FOUNDATIONS
e. CONTINUOUS SPECIAL INSPECTION TO VERIFY LOCATION, PLUMBNESS, DIAMETER, AND LENGTH OF PIER FOUNDATIONS.

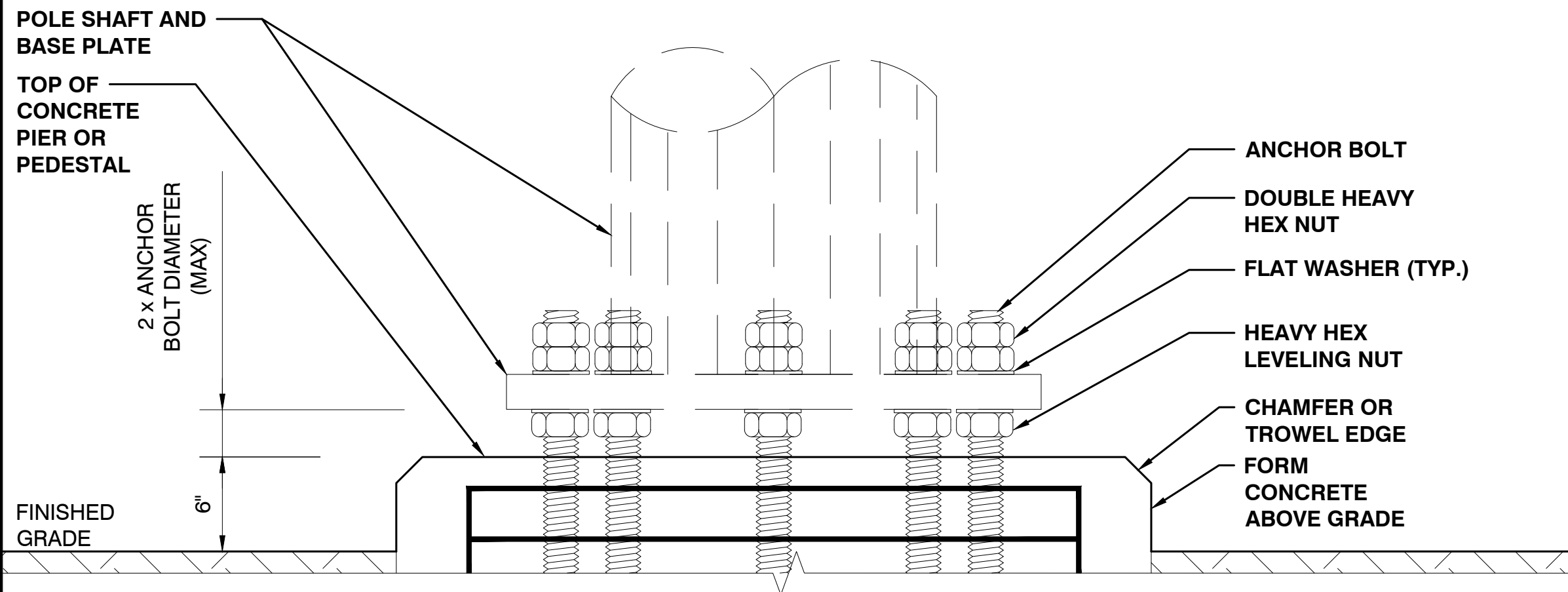
GENERAL CONSTRUCTION NOTES:

1. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND WITH THE LATEST REVISION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

FOUNDATION NOTES

SCALE:
NTS

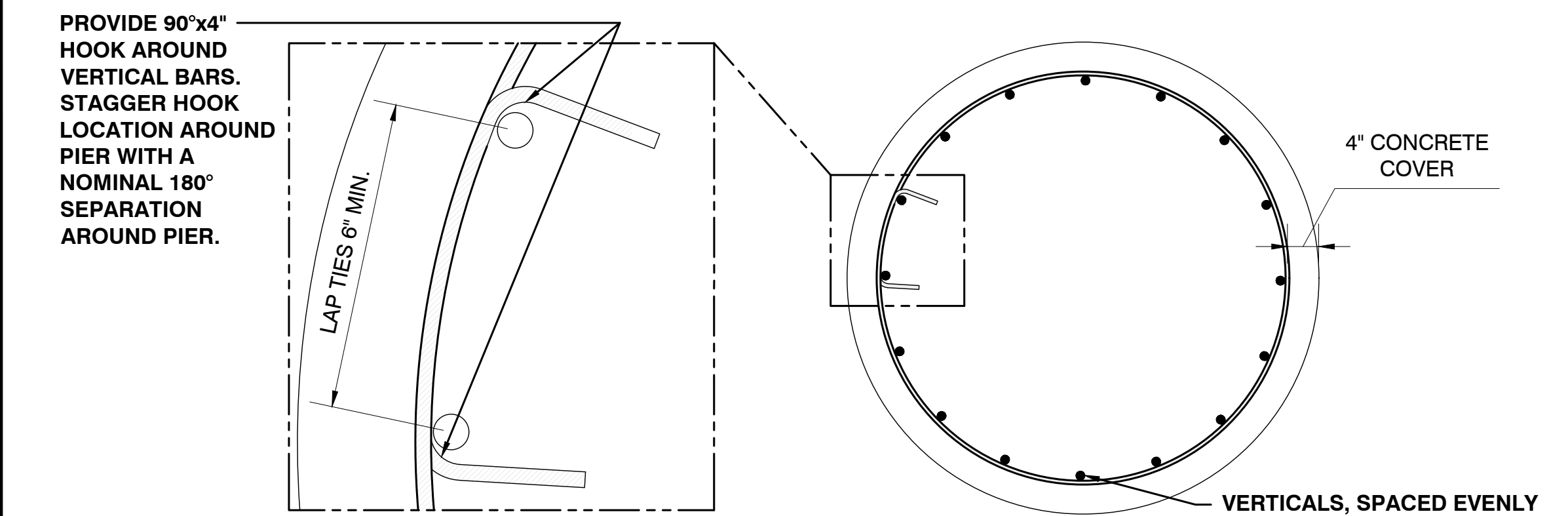
1



BASE DETAIL

SCALE:
NTS

2



HOOKED TIE DETAIL

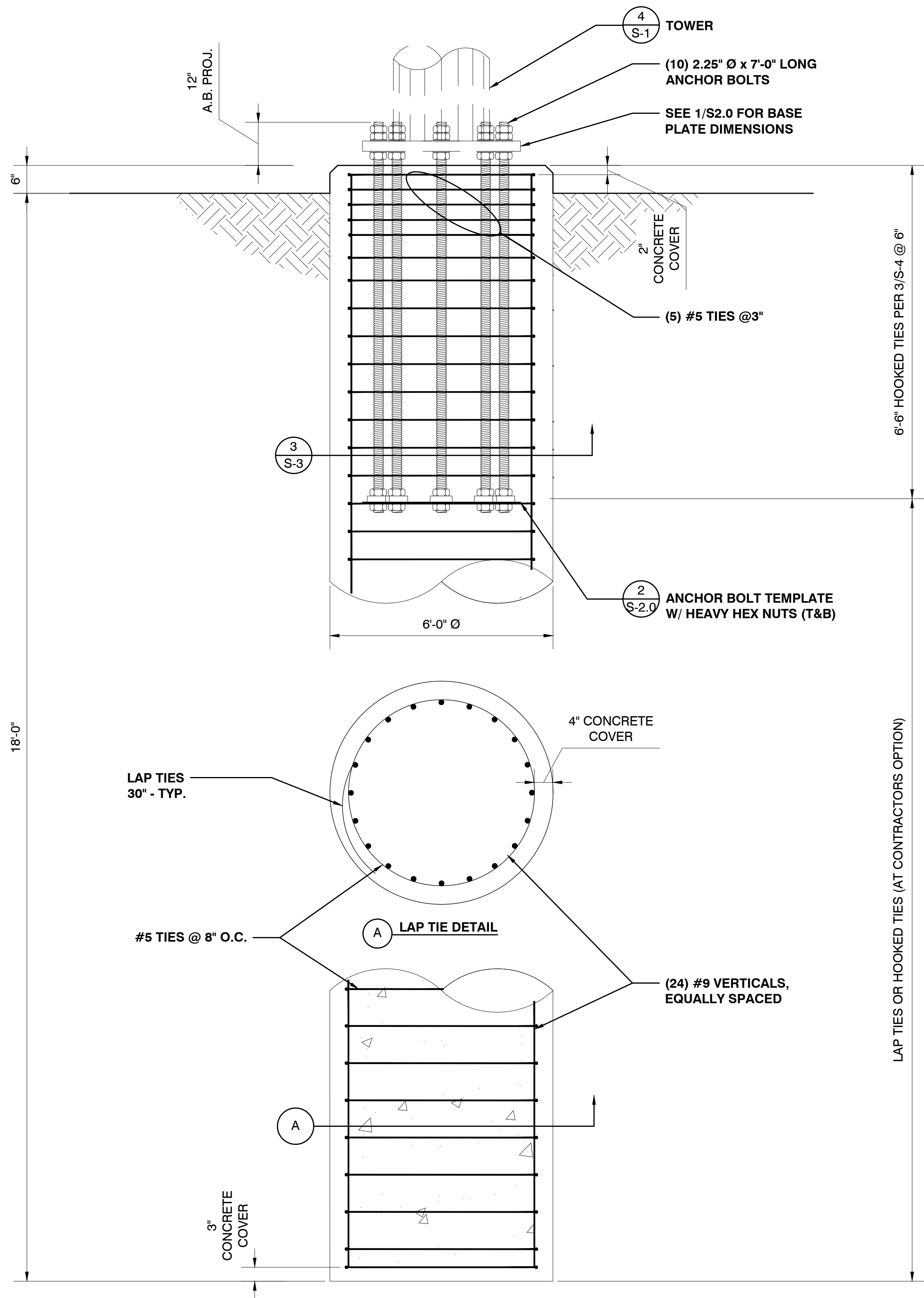
SCALE:
NTS

3

FOUNDATION DETAIL

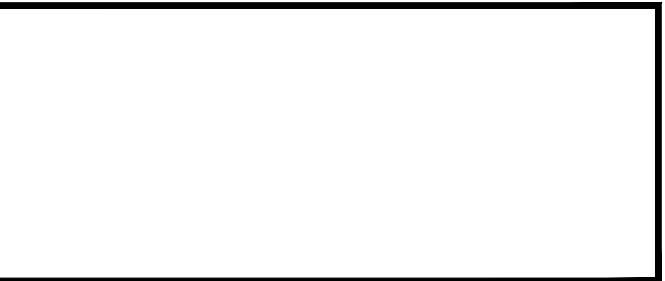
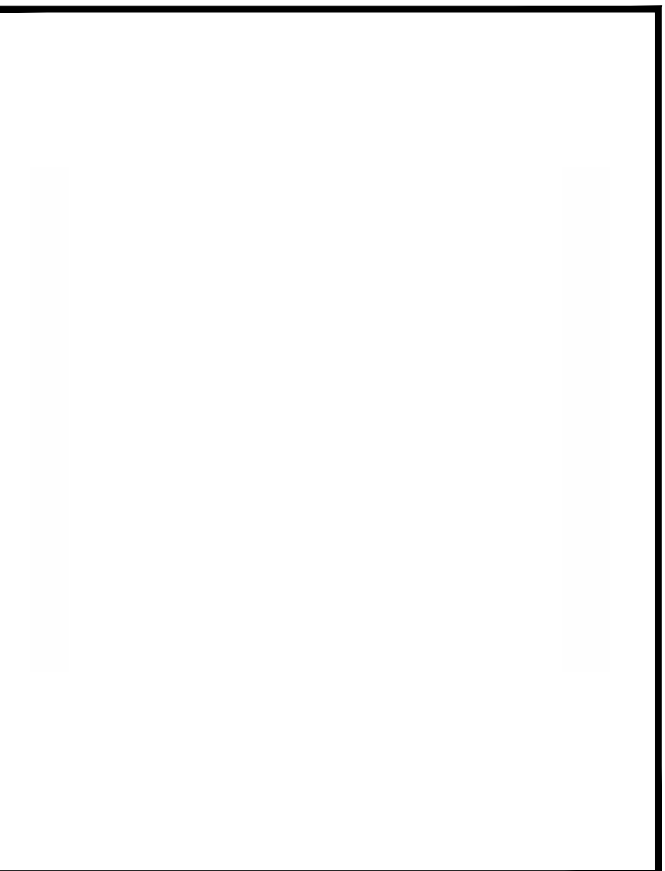
SCALE:
NTS

4



DESIGNED BY:	JSL
DRAWN BY:	PSW
CHECKED BY:	AAS

REV	DATE	DESCRIPTION	BY
A	5-28-25	PRELIMINARY	PSW
0	6-11-25	FINAL	PSW



SHEET TITLE
FOUNDATION

SHEET NUMBER
S-3