


- ▲ **Existing Windmill Poles:** Numerous existing windmill poles are located surrounding the proposed Verizon facility at a distance ranging from 1,000 feet to 2,500 feet. The towers to the east of the proposed Verizon site, both north and south of the I-10 Freeway, owing to their height and locations could provide acceptable radio frequency coverage. However, the attachment of wireless antennas to the functioning windmills was deemed infeasible as the windmills would generate vibrations which would create interference with the radio signals and antenna functioning. Thus, these existing structures were rejected.
- ▲ **Multiple Vacant Parcels:** Three (3) alternate properties (Werner property, Zimmer property & Martin property) along or near Garnet Road, east of the proposed Verizon facility were identified as potential sites. The properties are all currently vacant. These locations would meet the Verizon radio frequency coverage objectives. The property owners were contacted for possible interest in leasing with Verizon for a wireless facility. No response from the property owners were received, so these alternate candidates were not selected.

The enclosed land use applications and exhibits are presented for your consideration. Verizon Wireless requests a favorable determination and approval of Conditional Use Permit application for the proposed wireless facility within one hundred and fifty (150) days of the application filing. Please contact me at 949-295-9031 for any questions or requests for additional information.

Respectfully submitted,


James A. Rogers
Land Use Specialist
Smartlink LLC
Authorized Agent for Verizon Wireless



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

6 Feb 2019

Property Owner(s) Signature(s) and Date

Desert Solitaire, LLC., a California limited liability company

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 22, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03786 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

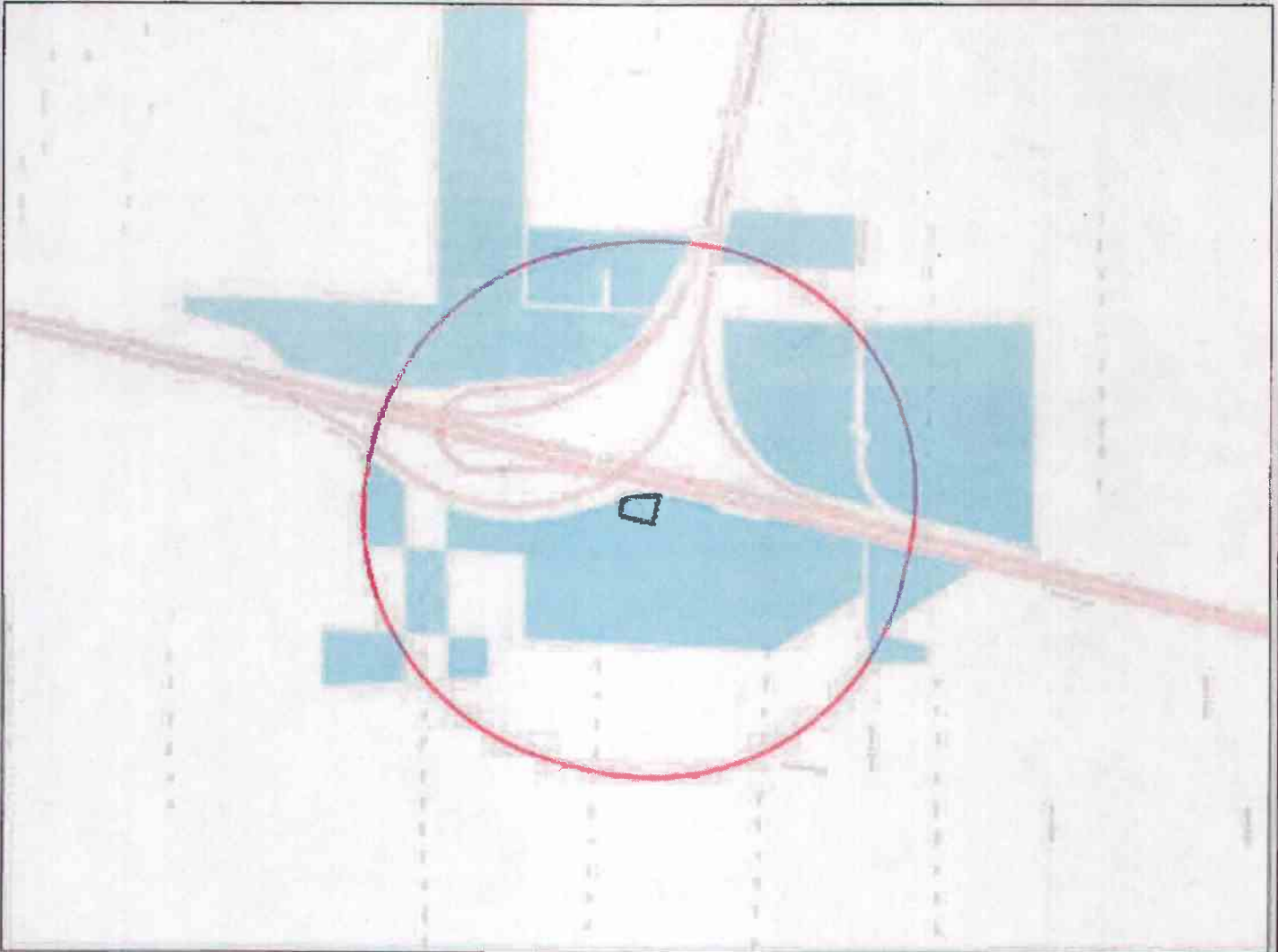
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CUP3786 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 Feet

"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.

REPORT PRINTED ON... 4/22/2019 9:48:33 AM

© Riverside County RCIT

668173006
LOAN K DO
1064 VILLAGE CT
OCEANSIDE CA 92057

668332010
MOUNTAIN VIEW POWER PARTNERS III
1125 NW COUCH NO 700
PORTLAND OR 97209

668200009
DANIEL V HEADLEY
JOHN MELISSA
DEBRA LEE

668173007
ROBERT G GALLOP
SUPORA GALLOP
1728 BATH ST
SANTA BARBARA CA 93101

13020 WOODCREST LN
CHESTERLAND OH 44026

668300004
ROMOLO DEPAOLIS
ANGELA DEPAOLIS
1771 E MOUNTAIN ST
PASADENA CA 91104

668290008
ELEANOR M ZIMMER
ALICE A ALEXANDER
1936 N BAKER ST
SANTA ANA CA 92706

668320014
FREDERICK W NOBLE
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

668300007
SHILLING RYWKA ESTATE OF
24177 TANGO DR
VALENCIA CA 91354

668332012
KAREN M WERNER
2711 CARMELITA AVE
BELMONT CA 94002

668173002
JAMES D ETCHASON
KATHLEEN ANN GUZINSKI
315 CORREAS ST
HALF MOON BAY CA 94019

668290001
WILLBRO PARTNERSHIP
3151 PACHAPPA HILL
RIVERSIDE CA 92506

668173001
JAMES RONALD WHITNEY
MICHAEL THOMAS EMORY
351 N HERMOSA DR NO 4B1
PALM SPRINGS CA 92262

668300006
ARSALAN DARMAL
38 WINFIELD DR
LADERA RANCH CA 92694

668310028
VENTURE PACIFIC INC
4542 RUFFNER ST 200
SAN DIEGO CA 92111

668173008
LANDA WILLIAMS
4711 S MULLEN AVE
VIEW PARK CA 90043

668173005
ROBERT G GALLOP
SUPORN GALLOP
57 GOREVALE DR
BRAMPTON ON L6P2H2 0

668173003
ROBERT G GALLOP
SUPOM GALLOP
57 GOREVALE DR
BRAMPTON ONT CANADA L6P2H2 0

668290002
RUBY D VALENZUELA
C ROSE VALENZUELA
PETER A ZARENEJAD

68385 VERANO RD
CATHEDRAL CY CA 92234

668160006
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

668290004
DESERT SOLITAIRE
73111 EL PASEO STE 205
PALM DESERT CA 92260

668173004
JASON KEITH ETCHASON
SEAN D ETCHASON
8108 ARTISTIC HEIGHTS CT
LAS VEGAS NV 89143

668332013
THOMAS B MARTIN
RITA C MARTIN
9921 TOLUCA LAKE AVE
TOLUCA LAKE CA 91602

668300012
SEAWEST WINDPOWER INC
P O BOX 2190
PALM SPRINGS CA 92263

668310044
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

668300005
SEAWEST PROP
PO BOX 2190
PALM SPRINGS CA 92263

668290007
USA 668
US DEPT OF INTERIOR
WASHINGTON DC 21401

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-160794

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 06/03/2019

County/Agency of Filing: RIVERSIDE Document No: E-201900633

Project Title: CONDITIONAL USE PERMIT NO. 3786 / EA43081

Project Applicant Name: SMARLINK ON BEHALF VERIZON WIRELESS Phone Number: (760) 863-8271

Project Applicant Address: 18401 VON KARMAN AVENUE, IRVINE, CA 92612

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☒ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$2,354.75

\$50.00

Total Received \$2,404.75

Signature and title of person receiving payment:



Deputy

Notes:



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF DECISION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☐ 4080 Lemon Street, 12th Floor
P.O. Box 1408
Riverside, CA 92502-1408

☒ 77588 El Dura Ct Ste. H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Conditional Use Permit No. 3788 / EA49061

Project Title/Case Number

Jay Civias, Project Planner

County Contact Person

760-863-8271

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Smartlink on behalf Verizon Wireless

Project Applicant

18401 Von Karman Avenue Irvine, CA 92612

Address

South of Garnet Avenue, east of Kellogg Road, west of Anita Road.

Project Location

The plot plan proposes a wireless communication facility for Verizon Wireless, as a 105-foot high monopole with equipment shelter.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 05/15/2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency (County of Riverside).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department 77588 El Dura Ct Ste. H, Palm Desert, CA 92211

Signature: [Signature] Urban Regional Planner Title: 6/16/19 Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43081 ZCFG08456

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201808033

06/03/2019 02:31 PM Fee: \$ 2484.75

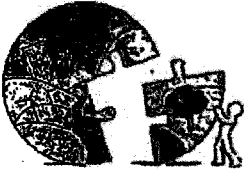
Page 1 of 2

Received:

By:

Deputy





Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3786

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

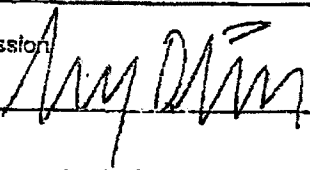
PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: 4/23/19

Applicant/Project Sponsor: Verizon Wireless Date Submitted: 10/30/2017

ADOPTED BY: Planning Commission

Person Verifying Adoption:  Date: 5/15/2019

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 04/30/19

Y:\Planning Case Files-Riverside office\CUP03786\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_Negative_Declaration.docx

Please charge deposit for cases: ZEA43081 ZCFG06458

FOR COUNTY CLERK'S USE ONLY

--

INVOICE (PLAN-CFG06456)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Verizon Wireless
15505 E Sand Canyon Ave
Irvine, Ca 92618

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06456	10/30/2017	10/30/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06456	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL \$50.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

INVOICE (INV-00051569)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Verizon Wireless
15505 E Sand Canyon Ave
Irvine, Ca 92618

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00051569	07/17/2018	07/17/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG08466	0451 - CF&W Trust ND/MND	\$2,280.75
SUB TOTAL		\$2,280.75

TOTAL \$2,280.75

Please Remit Payment To:
County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

INVOICE (INV-00077915)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Verizon Wireless
15505 E Sand Canyon Ave
Irvine, Ca 92618

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00077915	05/17/2019	05/17/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG08456	0451 - CF&W Trust ND/MND	\$74.00
SUB TOTAL		\$74.00

TOTAL \$74.00

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

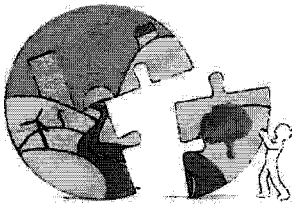
Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: May 15, 2019
TO: Planning Commission
FROM: Jay Olivas, Project Planner
RE: Item 4.2 -- CUP 3786 Smartlink, LLC on behalf of Verizon Wireless

Planning Commission:

Please note the following modifications to the staff report:

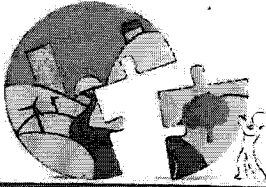
1. Deleted "~~That the Planning Commission recommends that the Board of Supervisors take the following actions~~" from Page 1.

Y:\Planning Case Files-Riverside office\CUP03786\DH-PC-BOS Hearings\DH-PC\PC Memo 5-15-19.docx

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

Planning Commission Hearing: May 15, 2019

PROPOSED PROJECT

Case Number(s):	CUP 3786	Applicant(s):	Verizon Wireless
EA No.:	43081		
Area Plan:	Western Coachella Valley	Representative:	Smartlink, LLC -
Zoning Area/District:	Pass and Desert District		James Rogers
Supervisory District:	Fifth District		
Project Planner:	Jay Olivas		
Project APN(s):	668-290-004		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3786 (CUP 3786) proposes an unmanned, wireless communication facility, for Verizon Wireless. The development specifically proposes a 105-foot monopole consisting of twelve (12) antennas, eighteen (18) RRUs, three (3) surge protectors, and one (1) GPS antenna on the monopole. The development also proposes two (2) equipment cabinets, and one (1) standby diesel generator within a 240 square foot lease area. A 12 foot non-exclusive path of access will provide access to the subject site. Total disturbance is 1,368 square feet on a 1.07 acre site.

The above discretionary action is herein identified as the "project".

The project is located Northerly of Pipeline Road, southerly of Garnet Road., easterly of Kellogg Rd., and westerly of Anita Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

~~THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:~~

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43081**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **CONDITIONAL USE PERMIT NO. 3786**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.