



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: February 20, 2025

TO: Tehama County Planning Commission

FROM: Jessica Martinez

SUBJECT: **USE PERMIT #23-05, TO ALLOW VERIZON WIRELESS TO ESTABLISH A NEW 120' MONOPOLE ON 394.08 ACRES IN AN AG-1; AGRICULTURAL/UPLAND DISTRICT ZONING DISTRICT; APN: 011-190-017**

SUMMARY:

The applicant is requesting a Use Permit to establish a new 120' monopole on a 394.08 parcel consisting of nine (9) antennas, six (6) radio units, two (2) microwave dishes, and four (4) 6x12 (1 5/8') hybrid cables. Associated equipment includes a 65' x 30'6" x 25' 30'6" equipment shelter, a 30kw diesel generator, entire tower, and a 190 gallon tank. All associated equipment will be enclosed within a 6' chain-link fence on a 15'x30'leased area. The proposed project is located in an AG-1; Agricultural/ Upland District Zoning District/ Upland Agriculture General Plan designation (**see attachment A- Vicinity Map**).

ENVIRONMENTAL ASSESSMENT:

The Tehama County Planning Department determined that the proposed Use Permit would not have any significant impact on the environment with the incorporation of fifteen (15) mitigation measures (found in Attachment C Conditions/Mitigations) and would not substantially increase the demand for County services. Planning staff evaluated the proposed project based on the use of the Tehama County Environmental Impact Check list. Therefore, a proposed notice of intent to adopt a Mitigated Negative Declaration was circulated for public review and comments from December 31, 2024, to January 31, 2025 (**Mitigated Negative Declaration Attachment F**).

GENERAL PLAN AND ZONING CONSISTENCY FINDINGS:

The proposed project will be consistent with the AG-1 section of Uses Requiring Use Permits of the zoning code. The site is located at the end of Inskip Road. Approximately .20 miles from State Highway 36 in the community of Paynes Creek, California. Which is surrounded by agricultural lands. The cell tower is consistent with all elements of the General Plan, as well as the Agricultural/Upland District Land Use designation. The site location is within the East County Planning Area. Therefore, the proposed Use Permit project will comply with the Tehama County General Plan designation (See Attachment C-General Plan Land Use Map).

PUBLIC NOTICE:

A public hearing notice was published in the local newspaper on **February 8, 2025**, and distributed to property owners within a 2,500 ft. radius of the project on February 5, 2025.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- A. Public Hearing – Conduct a public hearing to consider Use Permit #23-05 and the associated Mitigated Negative Declaration.**
- B. Move that the Planning Commission approve the Findings in Attachment D for Use Permit #23-05; including the CEQA Findings for the adoption of the Mitigated Negative Declaration; and**
- C. Move that the Planning Commission approve Use Permit #23-05 subject to the Conditions in Attachment E, and the associated Mitigated Negative Declaration.**

ATTACHMENTS

- A. Vicinity Map**
- B. Verizon Wireless Site Plan**
- C. General Plan Land Use Map**
- D. Use Permit # 23-05 Findings**
- E. Use Permit # 23-05 Conditions of Approval**
- F. Mitigated Negative Declaration**