

ATTACHMENT H

CONDITIONS OF APPROVAL

Use Permit 24-03 (Verizon Wireless – Woodson Bridge)

Use Permit 24-03 (Verizon Wireless – Woodson Bridge) authorizes construction and operation of a commercial communication facility incorporating a “stealth” monopine design, with associated ground-mounted equipment and other improvements, including a backup generator, on property located at 3710 Squaw Hill Road in Corning, California, also identified as APN 091-030-043, in substantial conformance with the Site Plan and Elevations for UP 24-03 attached to the May 7, 2026 staff report, and as modified by any condition of approval.

Condition #1

COMPLIANCE WITH LOCAL, STATE AND/OR FEDERAL LAWS: The permittee and future project owner(s) shall comply with all of the latest adopted local, state and federal laws, regulations, standards and requirements including Tehama County’s Building and Safety Code. ***Tehama County Planning Department***

Condition #2

COMPLIANCE WITH AGENCY REQUIREMENTS: The Permittee shall obtain any and all local, state and/or federal permits, licenses, and/or other approvals for the construction and/or operation of the Project. This shall include, but not be limited to, local requirements by Tehama County Environmental Health Department, Tehama County Planning Department, Tehama County Building and Safety Department, Tehama County Air Pollution Control District, Tehama County Public Works Department, Tehama County Cooperative Fire Protection, and Tehama County Sheriff/Coroner’s office. Permittee shall likewise comply with all such permit requirements. ***Tehama County Planning Department***

Condition #3

SETBACKS: All parcels shall be laid out to allow setback for structure defensible space in accordance with Tehama County Ordinance (TCO) 2023, Article V, Section 9.14.071 (a) "All parcels 1 acre and larger within the county shall provide a minimum 30' foot setback for buildings and accessory buildings from all property lines and/or the center of a road". ***Tehama County Cooperative Fire Protection***

Condition #4

EMERGENCY ACCESS: All parcels shall allow for emergency access (driveways) that shall meet or exceed Article II of Tehama County Code Chapter 9.14, Sections 9.14.020, 9.14.022, 9.14.023, 9.14.024, 9.14.025, 9.14.026, 9.14.027, 9.14.030, 9.14.031. a. The roadway shall be designed and constructed to support a 75,000 lbs. load and be constructed of at minimum of an aggregate base to provide all weather access. b. The roadway shall be 10 foot minimum and shall not exceed a 16 percent grade. c. Where the driveway exceeds eight hundred feet, turnouts shall be provided no more than four hundred feet apart. d. An approved turnaround shall be required

at the facility. e. Gated access shall provide an approved Fire Department locking system (KNOX PADLOCK #3770, California Fire Code 506.1.1). The entrance shall be a minimum of 14 feet horizontal width and provide a minimum of 15 feet vertical clearance. ***Tehama County Cooperative Fire Protection***

Condition #5

EMERGENCY CONTACT: The established site shall have a permanently posted placard displaying a 24-hour emergency contact phone number. The size of letters, numbers, and symbols for the placard shall be a minimum 3-inch letter height, 3/8-inch stroke, reflectorized and contrasting with the background color of the placard. The placard must be visible when approaching the tower site from the required road access and shall be maintained throughout the life of the site. ***Tehama County Cooperative Fire Protection***

Condition #6

HAZARD IDENTIFICATION: Visible hazard identification signs as specified in NFPA 704 Standard System for the Identification of the Hazards of Materials for Emergency Response, for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the Fire Marshal. (CFC 5003.5) ***Tehama County Cooperative Fire Protection***

Condition #7

FLAMMABLE FUELS: The established site and all vehicle parking areas shall be cleared of all flammable fuels at all times. ***Tehama County Cooperative Fire Protection***

Condition #8

DEFENSIBLE SPACE: Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures. (14 CCR 1299.03 and Title 9 TCO 9.05.080) ***Tehama County Cooperative Fire Protection***

Condition #9

EQUIPMENT: All operations and equipment on the job site shall conform to Public Resource Code Sections 4427, 4442, and 4443. ***Tehama County Cooperative Fire Protection***

Condition #10

FIRE CODE: All projects requiring conditioning shall be subject to the requirements set forth in the currently adopted edition of the California Fire Code. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown in these documents or not. ***Tehama County Cooperative Fire Protection***

Condition #11

BUILDING STANDARDS: Submit structural engineering, energy calculations (if required) and complete construction plans (including complete foundation, floor,

lateral and roof framing plan) showing compliance with 2022 Title 24 code editions. Additional corrections may be required subsequent to your submittal. ***Tehama County Department of Building and Safety***

Condition #12

SITE INFORMATION: Indicate the address of the building or location, accessor's parcel number (APN), zoning, the name, address and phone numbers of owner(s) and person(s) preparing the plans of the cover sheet of the plans. ***Tehama County Department of Building and Safety***

Condition #13

CONSTRUCTION TYPE: Indicate the occupancy type, type of construction, square footage and current Code Editions - 2022 CRC, CBC, CEC, CPC, CGBSC and the 2019 Energy Code. ***Tehama County Department of Building and Safety***

Condition #14

SIGNATURES: Please provide a signature on each sheet of the individual responsible for the preparation of the sheet. Number all sheets and provide a sheet index on the cover page. ***Tehama County Department of Building and Safety***

Condition #15

SEPARATE PERMITS: Separate building permits are required for photovoltaic systems, fire sprinklers (submit to fire marshal), retaining walls, swimming pools, demolition. ***Tehama County Department of Building and Safety***

Condition #16

TRUSS CALCULATIONS: If required submit digitally stamped truss calculations for review including a digitally stamped/signed review and approval letter from the projects design professional (architect and/or engineer) stating that they have reviewed the truss calculations, and they are in conformance with their structural design. ***Tehama County Department of Building and Safety***

Condition #17

ALTERNATE MATERIALS: Alternate materials/methods form shall be filled out and submitted to Tehama County Building Department. ***Tehama County Department of Building and Safety***

Condition #18

SITE PLAN: Provide fully dimensioned site plan to scale. Provide north arrow. Show property lines, easements, and new building locations. Dimension front, side and rear distances to property lines and between buildings. Indicate finish and existing ground slope grades. Clearly show the locations and sizes of water lines, gas lines, sewer lines and electrical service and/or feeders. Indicate the location of the water and electrical meters. All structures and improvements on the parcel shall be shown with their uses accurately noted on the site plan. ***Tehama County Department of Building and Safety***

Condition #19

SUBCONTRACTORS: If you are using subcontractors, please indicate and provide the names and license numbers of those you will be using. ***Tehama County Department of Building and Safety***

Condition #20

ENCROACHMENT PERMIT: The Developer/Applicant shall obtain an encroachment permit from the Tehama County Public Works Department for the connection on Squaw Hill Road (Co. Rd. #267) and construct a Standard Drawing # 0911 Driveway Encroachment modified to two (2) ten (10) foot lanes, for a total width of twenty (20) feet wide. ***Tehama County Public Works Department***

Condition #21

GRADING PERMIT: The Developer/Applicant shall submit a Grading Plan and obtain a Grading Permit from Tehama County Public Works prior to the start of any work related to buildings, towers, parking lots, driveways, or any grading of land. ***Tehama County Public Works Department***

Condition #22

ROAD IMPACT MITIGATION: The Developer/Applicant shall mitigate all damage to that portion of Squaw Hill Road (Co. Rd. #267), caused by associated Construction Activities (i.e.- Trucking of Equipment, materials, etc.), by restoring the roadway, in the form of full width dig-outs, consisting of 3/4" aggregate base rock compacted to 95% compaction, and paving with 3/4" Hot Mix Asphalt. The depth of the dig-out and paving will be determined by the County, by inspection, prior to the work being performed. ***Tehama County Public Works Department***

Condition #23

SAFE ROADWAY ACCESS REQUIREMENTS: The Developer/Applicant shall demonstrate, through appropriate traffic engineering analysis, that safe ingress to and egress from the proposed facility onto Squaw Hill Road (Co. Rd. #267) can be achieved without adversely affecting the normal flow of traffic. Adequate stopping sight distance shall be provided in both directions along Squaw Hill Road (Co. Rd. #267) in accordance with the current edition of the Caltrans Highway Design Manual and all other applicable roadway design standards.

The Developer/Applicant shall provide the following:

- A. All vehicles accessing or departing the site, including vehicles required to stop for entry through a locked gate, shall remain entirely outside of the traveled way at all times. Vehicles shall not block, queue within, or otherwise obstruct the traveled way under any circumstances. The site access design, including gate placement and setback, shall accommodate vehicles up to a maximum truck trailer length of 65 feet (California Legal Truck Length) without encroachment into the traveled way.
- B. If the required stopping sight distance cannot be achieved under existing conditions, the Developer/Applicant shall design and construct all necessary

- roadway improvements to achieve compliance with applicable standards, subject to review and approval by the County.
- C. The Developer/Applicant shall submit improvement plans prepared by a Registered Civil Engineer (RCE) to the Tehama County Public Works Department (TCPWD) for approval in accordance with the TCLD&EDS and applicable sections of the Caltrans Highway Design Manual.
 - D. Developer/Applicant shall reimburse the Tehama County Public Works Department for all labor, equipment usage, materials, and administrative costs for checking improvement plans, drainage studies, grading plans, inspection of construction improvements, and any other studies or documents, in accordance with the Tehama County Code.
 - E. Construction shall not commence prior to approval of the improvement plans, grading permit, and encroachment permit by the Tehama County Public Works Department.
 - F. The Developer/Applicant shall notify TCPWD a minimum of five (5) working days prior to commencement of construction activities.
 - G. The Developer/Applicant shall provide the TCPWD with a Letter of Certification from a Registered Civil Engineer that all improvements were constructed in accordance with the approved improvement plans, TCLD&EDS, and applicable sections of the Caltrans Standard Plans and Specifications.
 - H. Developer/Applicant shall provide the County with all compaction test results and a certification from a Registered Civil Engineer which certifies that all road and related improvements have been constructed in accordance with the standards outlined in the conditions of approval.
 - I. The Developer/Applicant shall submit AS-BUILT improvement plans prior to acceptance of the completed improvements and/or the release of any improvement security.

Tehama County Public Works Department

Condition #24

DRAINAGE REQUIREMENTS/DRAINAGE PLAN: The Developer/Applicant shall submit a Drainage Plan/Hydrology Study prior to the start of any work related to buildings, towers, roadways, drainage culverts, driveways, and/or storm water facilities. A 100-year design flow check shall be used to ensure that no flooding occurs on-site or off-site, and no impacts to neighboring properties occur, due to the development of the project. A 100-year design shall be used so that no net increase in runoff occurs. ***Tehama County Public Works Department***

Condition #25

WATER QUALITY PERMIT: The Developer/Applicant shall obtain a General Construction Activity Permit from California Regional Water Quality Control Board (RWQCB) prior to the start of any work related to road construction of access road, grading or building construction if total disturbed area is greater than one (1) acre. The requirements of the RWQCB regarding storm water permitting, via Storm Water Pollution Prevention Plan (SWPPP) shall be complied with. ***Tehama County Public Works Department***

Condition #26

FENCING: Any installation of new fencing along Squaw Hill Road (Co. Rd. #267) shall be placed one (1) foot outside of the Public Right of Way. ***Tehama County Public Works Department***

Condition #27

NESTING BIRDS: To avoid impacts to nesting birds and/or raptors protected under Fish & Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act, one of the following shall be implemented:

- a) Vegetation removal and other ground-disturbing activities should occur between September 1 and January 31, when birds are not anticipated to be nesting; or
- b) If vegetation removal or ground disturbing activities occur during the nesting season, a pre-construction nesting bird survey should be conducted by a qualified biologist to identify active nests in and adjacent to the Project area.

Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey should consider acoustic impacts and line of sight Project disturbances to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and, at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, presence of predators).

If an active nest is located during pre-construction surveys, a non-disturbance buffer should be established around the nest by a qualified biologist in consultation with CDFW and U.S. Fish and Wildlife Service to comply with Fish & Game Code Sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified during the survey, as well as ongoing monitoring by biologists.

Nesting bird surveys should be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction nesting bird survey, the site should be resurveyed. ***California Department of Fish and Wildlife***

Condition #28

INITIAL DEVELOPMENT: Prior to the commencement of initial development and/or construction the District will require:

1. **Indirect Source Fee:** Any developer who obtains a building permit within the County of Tehama, or any incorporated city within Tehama County, may be subject to the District's Indirect Source fee. Developers must submit an indirect source fee application.

2. **Fugitive Dust Emissions:** Activities that disturb 10,000 square feet of surface area or more, or move 2,000 cubic yards of earth or more, must obtain a Fugitive Dust Permit to Operate prior to conducting these activities.
3. **Backup Power Generation:** Before constructing or installing the backup generator, an Authority to Construct application must be submitted by the applicant/developer and approved by the TCAPCD.

If you have any questions or need additional information, please contact the TCAPCD at (530) 527-3717. ***Tehama County Air Pollution Control District***

Condition #29

CULTURAL RESOURCES PROTECTION: To implement Tehama County Code 9.43.350 "Archeological sites/cultural resource protection", the permittee shall comply with the following: If, in the course of development, any archeological or cultural remains are encountered, work shall cease and a qualified archeologist contacted immediately. If any potential prehistoric, protohistoric, and historic cultural resources are encountered during any phase of the project operations, all work should cease in the area of the find pending examination of the site and materials by a qualified archaeologist. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. ***Tehama County Planning Department***

Condition #30

NOISE CONTROL: All noise-generating activities during construction and operation of the project shall comply with the standards in TCMC Chapter 17.77, "Noise Control". This shall include conducting all scheduled maintenance and generator testing during the hours specified in TCMC 17.77.030.A., and all construction activities during the hours specified in TCMC 17.77.040.C. Noise reduction features, including muffler systems, shall be properly maintained on construction equipment and the backup generator at all times. ***Tehama County Planning Department***

Condition #31

INDEMNIFICATION. As a condition and in consideration of the approval of this Use Permit, the Permittee shall defend, indemnify, and hold harmless, at the Permittee's sole expense, the County of Tehama and its employees, officers, contractors, and agents (the "County Indemnitees") from and against any claim, action, or judicial or administrative proceeding brought against the County Indemnitees, or any of them, to attack, set aside, void, annul, or otherwise challenge the County's decision to issue this Use Permit to the Permittee, any environmental review or absence thereof associated with the proposed project, or the manner in which the County interprets or enforces the terms and conditions of this Use Permit at any time. The Permittee shall further pay all losses, liabilities, damages, penalties, costs, awards, judgments, fees (including reasonable attorney's fees) and expenses arising from such claim,

action, or judicial or administrative proceeding. Counsel for the County Indemniteses in any such legal defense shall be selected by the County. Upon request of the County, the Permittee shall execute a formal written agreement containing the foregoing terms, but the Permittee's obligations hereunder shall be fully operative and enforceable regardless of whether such an agreement is executed. **Tehama County Planning Department**

Applicant Acknowledgement

I have read and understand the Conditions of Approval set forth above. I agree to abide by and comply with the Conditions of Approval, as well as to all applicable provisions of the Tehama County Municipal Code. I further understand that failure to comply with the Conditions of Approval may result in revocation of the use permit pursuant to the provisions of the Tehama County Municipal Code.

Name of Project Applicant

Signature of Project Applicant

Date