

ATTACHMENT G

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

FINDINGS

CEQA

Finding #1

That the project is categorically pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Consistent with this exemption, the project consists of the construction and operation of a new small commercial structure less than 2,500 s.f. in area (including the area of supporting ground mounted equipment), as well as utility and driveway extensions needed to serve the construction. None of the special situations described in CEQA Guidelines Section 15300.2, which would prevent use of a categorical exemption, are present. The project site is disturbed, having previously been used for agricultural purposes. There are no known archaeological or special status biological resources on the project site.

PROJECT

Finding #2

That the location, size, design and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to uses, buildings or structure, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity and physical character of surrounding streets, and to any other relevant impact of the proposed use.

The proposed use will be constructed with a stealth monopine design, reducing perceived scale and bulk and increasing compatibility with the rural nature and neighborhood character of the project area. The proposed use is an unmanned facility and will not generate any demand for civic facilities, nor generate any regular traffic once constructed. Existing utilities are available nearby and will be extended to serve the project. The proposed use will comply with the standards in TCMC Chapter 17.71, which were established in part to minimize impacts and promote compatibility.

Finding #3

That the impacts and the location of the proposed use are consistent with the county general plan.

The proposed use is a limited non-agricultural use, being authorized via approval of a use permit by the Planning Commission, that is compatible with agriculture and rural living uses, consistent with the site's Valley Floor Agriculture designation

found in the General Plan. The project includes a stealth monopine design, consistent with General Plan Implementation Measure OS-11.2c, which requires that cellular towers be designed and located in order to minimize visual impacts of the tower and protect scenic views for surrounding existing uses.

Finding #4

That the proposed use at its proposed location will provide a service or facility which will contribute to the general well-being of the surrounding neighborhood or community.

The proposed commercial communication facility will provide wireless telephone and internet service in an area of Tehama County that currently has suboptimal coverage, as well as capacity issues due to service demand. The proposed facility will result in a maximum exposure of 7.01% of the federal exposure standard for RF emissions, ensuring adequate safety and well-being for the surrounding neighborhood and community.

Finding #5

For a new commercial communication facility within five miles of any other existing facility, that either the cumulative visual impacts are negligible, or that the applicant has demonstrated that the site is a technical necessity to meet the demands of the geographic service area and the applicant's network.

The proposed commercial communication facility is within five miles of an existing commercial communication facility, consisting of a pair of lattice towers located approximately 3.15 miles to the northeast, near the Highway 99 / South Avenue roundabout. This existing facility is overburdened with demands for service, and provides suboptimal coverage along nearby transportation corridors, including South Avenue. The provided coverage maps and associated discussion of capacity issues demonstrate that this site is a technical necessity to meet the service demands in the area, and provides needed additional capacity for the applicant's network. In addition, there are many large trees in the vicinity of the Sacramento River between the two sites, reducing the cumulative visual impact of being within five miles of an existing facility.