



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: May 7, 2026

TO: Tehama County Planning Commission

FROM: Greg Redeker, AICP, Planner IV
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SUBJECT: **USE PERMIT #24-03 (VERIZON WIRELESS – WOODSON BRIDGE) 3710 SQUAW HILL ROAD, CORNING – TO ALLOW A NEW 100’ MONOPINE COMMUNICATIONS TOWER ON A 4.70 ACRE PARCEL IN AN AG-2 (AGRICULTURAL VALLEY) ZONING DISTRICT / VFA (VALLEY FLOOR AGRICULTURE) GENERAL PLAN DESIGNATION – APN 091-030-043**

PROJECT DESCRIPTION

This application is a request to construct and operate a new unmanned commercial communication facility with a 100’ monopine telecommunications tower supporting a four-sector telecommunications antenna array and a microwave dish, with room for an additional antenna array. The monopine and ground-mounted equipment (including a backup generator) will be located in a 30’ x 30’ ground lease area, enclosed by an 8-foot chain link fence with brown privacy slats. Entry to the facility will be from Squaw Hill Road via a new access driveway. The project site is designated Valley Floor Agriculture on the General Plan Land Use Map, and is located in an AG-2 (Agricultural Valley) zoning district.

LOCATION

This project is located at 3710 Squaw Hill Road, Corning, CA 96021, at the southeast corner of the intersection of Squaw Hill Road and South Avenue. T24N, R02W, Sec. 28 M.D.B.&M. APN: 091-030-043 (See **Attachment A, Vicinity Map**, and **Attachment B, Site Plan and Elevations**).

GENERAL PLAN

VFA Valley Floor Agriculture (see **Attachment C, General Plan Land Use Map**)

PROJECT SIZE

4.70 acre parcel size, ground enclosure area is 30’ x 30’ (900 sf or 0.02 acres)

APPLICANT

Centerline Communications, LLC on behalf of Verizon Wireless
23 Mauchly, Suite 110
Irvine, CA 92618

SURROUNDING LAND USES AND SETTING

Zoning, General Plan, and Land Use Table 1.0

Direction	Zoning	General Plan	Current Land Use
North	C-2	GC	<i>Undeveloped</i>
South	AG-2	VFA	<i>Residential / Agricultural</i>
East	AG-2	VFA	<i>Residential / Agricultural</i>
West	AG-2	VFA	<i>Residential</i>

DISCUSSION

The proposed commercial communication facility is similar in design to other structures approved in rural parts of Tehama County. As required by the County's regulations, the applicant submitted visual simulations depicting the appearance of the proposed monopine. The facility will be more visible than many other facilities, being directly in the view of westbound traffic on South Avenue. When combined with the presence of existing evergreen trees in the vicinity, staff believe that the proposed monopine design is appropriate for the project setting, reducing the visual prominence of the tower (see **Attachment D, Visual Simulations**).

There is a need for additional wireless service in this part of the County, as demonstrated by the provided coverage maps (see **Attachment E, Coverage Maps**). The proposed facility appears to be a reasonable solution to provide wireless service in this area. As discussed in the text accompanying the maps, the applicant has also indicated that there are capacity issues on the existing towers near this location. This project will provide needed additional network capacity, off-loading a portion of the service demand from nearby towers, and is therefore warranted in this location.

As required by County regulations, an RF analysis was submitted for this project (see **Attachment F, RF Analysis**). This project complies with FCC exposure criteria, with a maximum power density that is 7.01% of the applicable standard at any publicly accessible location. Please note that the conclusory statement from the RF engineer is a one-page document, separate from the rest of the RF report, and is provided as the first page of **Attachment F**.

As shown on **Attachment E, Coverage Maps**, the proposed 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. (Other nearby facilities are either non-commercial or owned by the State of California, and are not eligible for consideration as a collocation site for the new facility.) The site therefore does not meet the five-mile separation requirement for new communication facilities found in TCMC 17.71.070.A.13. However, due to the demand both for service and for additional network capacity as discussed above, staff have determined that a finding supporting the reduced separation distance can be made, as allowed by the County's regulations. 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 5 miles of an existing facility. The required finding for reduced separation, as well as all other required findings, is contained in **Attachment G, Findings**.

In addition to the recommended conditions provided by other County departments, Planning has proposed a handful of conditions to require compliance with various portions of the zoning code, ensure a quality installation, and generally be a good neighbor (such as requiring any testing of the backup generator to be during normal business hours). These conditions, along with all other recommended conditions of approval, are provided as **Attachment H, Conditions of Approval**.

GENERAL PLAN AND ZONING CONSISTENCY FINDINGS

The General Plan designation for the project site is Valley Floor Agriculture on the Land Use Diagram. This designation includes provisions for limited non-agricultural uses, so long as they are compatible with agriculture. The proposed facility occupies only a small portion of the property, and will not interfere with the continued agricultural use of the rest of the parcel.

There is also a single specific General Plan Implementation Measure related to aesthetics of cell towers, which reads:

***“Implementation Measure OS-11.2c** - Require that cellular towers be designed and located in order to minimize visual impacts of the tower and protect the scenic views for surrounding existing uses.”*

Consistent with this measure, the tower is being constructed with a “monopine” stealth design which will better blend in with existing trees in the vicinity of the project, and reduce the visual prominence of the project.

The zoning for the project site is AG-2, which allows commercial communication facilities with issuance of a use permit, as established in Tehama County Municipal Code (TCMC) Section 17.71.050.A. The facility must also meet the standards enumerated in TCMC Section 17.71.090; the project complies with those standards, with one allowable exception (separation distance) discussed above.

ENVIRONMENTAL ASSESSMENT

The Tehama County Planning Department has determined this project to be categorically exempt 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.

EXISTING STRUCTURES

The project parcel contains two existing residences, numerous trees (largely along the street frontages), an agricultural / storage building, and other minor accessory structures. No existing structures will be affected by the project.

PUBLIC NOTICE

A public hearing notice was published in the local newspaper on **April 25, 2026**, and mailed to property owners within a 2,500 ft. radius of the project on **April 23, 2026**. To date, the Department has received no public comments or inquiries in response to the notice.

RECOMMENDATION

Staff recommend that the Planning Commission:

- A. Conduct a public hearing to consider Use Permit 24-03 (Verizon Wireless – Woodson Bridge) and the proposed categorical exemption;**
- B. Move that the Planning Commission find that Use Permit 24-03 (Verizon Wireless – Woodson Bridge) is categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and**
- C. Move that the Planning Commission approve Use Permit 24-03 (Verizon Wireless – Woodson Bridge) subject to the findings and conditions contained in Attachments G and H of the staff report dated May 7, 2026.**

ATTACHMENTS

- A. Vicinity Map**
- B. Site Plan and Elevations**
- C. General Plan Land Use Map**
- D. Visual Simulations**
- E. Coverage Maps**
- F. RF Analysis**
- G. Use Permit 24-03 Findings**
- H. Use Permit 24-03 Conditions of Approval**