

# TEHAMA COUNTY PLANNING COMMISSION



Board Chambers  
Time: 9:00 AM  
Location: Board Chambers  
Administration Building  
727 Oak Street, Red Bluff, CA 96080  
<https://tehamacounty.legistar.com/Calendar.aspx>

## AGENDA FOR THURSDAY, APRIL 16, 2026

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**DATE:** Thursday, April 16, 2026  
**TIME:** 9:00 AM  
**LOCATION:** BOARD CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CALIFORNIA 96080

Members of the public who are unable to attend in person may participate, listen and watch in the following ways:

- 1) To participate in the Board meeting, the public may listen and comment over the phone by calling: (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment.
- 2) Members of the public who are unable to attend in person may watch and listen via the web at: <https://tehamacounty.legistar.com/Calendar.aspx>. To comment on an upcoming agenda item, call (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment at the time the item is called.

The audio and live video streaming is being offered as a convenience. The Board meeting will continue even if there is a disruption. If there is a disruption, the public is encouraged to consider an alternate option listed above. If you have trouble connecting or accessing the meeting, contact the Board office for assistance at (530) 527-4655.

**Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off or muting all cell phones during the meeting.**

**Recording Device used to record the meeting.**

**I. PLEDGE OF ALLEGIANCE****II. CITIZENS CONCERNS**

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b) (typically, this applies to items meeting criteria as an off-agenda emergency). The Chair reserves the right to limit each speaker to five (5) minutes. Disclosure of a speaker's identity is purely voluntary during the public comment period.

**III. MINUTES OF THE MEETING****1. APPROVAL OF MINUTES - March 19, 2026 Planning Commission Meeting 26-0550**

A). Waive the reading and approve the minutes of the regular meeting held 3/19/2026

**IV. REGULAR ITEM****2. PLANNING DEPARTMENT - USE PERMIT #25-04; HARMONI TOWERS 26-0556**

Staff recommend that the Planning Commission do the following:

- A. Conduct a public hearing to consider Use Permit #25-04 (Harmoni Towers) and the proposed categorical exemption;
- B. Move that the Planning Commission find that Use Permit #25-04 (Harmoni Towers) 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 #25-04 (Harmoni Towers) subject to the findings and conditions contained in Attachments H and I of the staff report dated April 16, 2026.

**3. PLANNING DEPARTMENT - USE PERMIT #25-01; VERIZON WIRELESS - GYLE RD 26-0584**

Staff recommend that the Planning Commission:

- A. Conduct a public hearing to consider Use Permit #25-01 (Verizon Wireless-Gyle Road) and the proposed Initial Study and Mitigated Negative Declaration;
- B. Move that the Planning Commission adopt the Mitigated Negative Declaration (SCH #2026010534) for Use Permit #25-01 (Verizon Wireless-Gyle Road); and

- C. Move that the Planning Commission approve Use Permit #25-01 (Verizon Wireless-Gyle Road) subject to the findings and conditions contained in Attachments G and H of the staff report dated April 16, 2026.

**V. DIRECTOR COMMENTS**

**VI. ADJOURN**

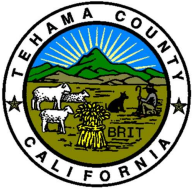
NOTE:

Any written materials related to an open session item on this agenda that are submitted to the Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "1", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$575.00 filing fee (\$745.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal. Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080.

Postmarks will not be accepted.

MINUTES, AGENDAS, and AGENDA MATERIAL are available on our website at <https://tehamacounty.legistar.com/Calendar.aspx>



# Tehama County

## Agenda Request Form

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**File #:** 26-0550

**Agenda Date:** 4/16/2026

**Agenda #:** 1.

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### **APPROVAL OF MINUTES - March 19, 2026 Planning Commission Meeting**

#### **Requested Action(s)**

A). Waive the reading and approve the minutes of the regular meeting held 3/19/2026

#### **Financial Impact:**

None

#### **Background Information:**



Tehama County  
Thursday, March 19, 2026

Time: 9:00 AM  
Location: Board Chambers  
Administration Building  
727 Oak Street, Red Bluff, CA 96080

MINUTES OF THE MEETING HELD: THURSDAY, MARCH 19, 2026

LOCATION: BOARD CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CA 96080

COMMISSIONERS PRESENT: MIRANDA, JONES, HARRIS, PATRICK, POTANOVIC

COMMISSIONERS ABSENT: NONE

STAFF PRESENT: JESSICA MARTINEZ, DIRECTOR OF PLANNING  
ANDREW PLETT, COUNTY COUNSEL  
GREG REDEKER, PLANNER IV, AICP  
MELINDA TOUVELL, ADMINISTRATIVE SECRETARY III

- I. **PLEDGE OF ALLEGIANCE**  
Chair Miranda led the Pledge of Allegiance.
- II. **CITIZENS CONCERNS**
- III. **MINUTES OF THE MEETING**
  1. **APPROVAL OF MINUTES - February 19, 2026, Planning Commission Minutes**
    - A) Waive the reading and approve the minutes of the regular meeting held 2/19/2026.

A motion was made by Commissioner Harris, seconded by Commissioner Jones, to APPROVE this item. The motion carried by the following vote:

**RESULT:** Item A: APPROVED  
**MOVER:** Commissioner Harris  
**SECONDER:** Commissioner Jones  
**AYES:** Harris, Miranda, Jones, Patrick, Potanovic

**NAYS:** None

**IV. REGULAR ITEM**

**2. REZONE #25-02; ADMINISTRATIVE PERMIT AGRICULTURE TOURISM**

Jessica Martinez, Director of Planning, presented Rezone #25-02, Administrative Permit Agriculture Tourism.

Commissioner Jones asked if there is a fee associated with the Administrative Use Permit.

Ms. Martinez stated yes there is a \$828.00 fee for the Administrative Use Permit and that does not include other Departments fees for the permit.

Chair Miranda opened the public hearing.

Andrew Grady member of the public stated that he saw some wording that needed to be cleared up in the Administrative Permit General Provisions under the limited Agricultural Tourism and the larger more frequent Agricultural Tourism when the caps were taken out of the original it took away the provisions and just left examples. He stated to put the caps on the limited Agricultural Tourism or combine the two together.

Chip Gracey, member of the public, suggested that they just combine the two Agricultural Tourism section Limited Agricultural and Larger Agricultural General Provisions and have everyone get an annual permit.

Chair Miranda closed public hearing.

Ms. Martinez stated that she will have to work with county counsel because Limited Agricultural Tourism definition is mentioned several times in the existing code.

Ms. Martinez stated that she had gotten some comments that are clerical changes from CAO Hydrick that she would like to go over it will not change the code, it will just be adding clarification. Ms. Martinez will work on that with county counsel and then she can have the ad-hoc approve it before it moves forward to the Board of Supervisors. She stated it will not come back to the Planning Commission it can just keep moving forward.

Staff recommends the Planning Commission take the following actions:

- A. Public Hearing - Conduct a public hearing to receive input from public

- B. Move to recommend that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the Findings relative to CEQA in the staff report.

**RESULT:**           **Item B: APPROVED**  
**MOVER:**           Commissioner Patrick  
**SECONDER:**       Commissioner Jones  
**AYES:**            Harris, Miranda, Jones, Patrick, Potanovic  
**NAYS:**            None

- C. Move to recommend that the Board of Supervisors adopt the findings in the staff report, and the Ordinance in Attachment A for Text Rezone #25-02.

**RESULT:**           **Item C: APPROVED**  
**MOVER:**           Commissioner Patrick  
**SECONDER:**       Commissioner Potanovic  
**AYES:**            Harris, Miranda, Jones, Patrick, Potanovic  
**NAYS:**            None

**3. STUDY SESSION - COMMUNICATION FACILITIES**

No action is needed by the Planning Commission at this time.

Greg Redeker, Planner IV, AICP, presented the study session on Communication Facilities. Mr. Redeker shared a PowerPoint presentation with the Commissioners to show a better understanding of shot clock and how it works when dealing with Communication Facilities.

Chair Miranda asked if the shot clock starts at the date the county receives the application.

Mr. Redeker stated the shot clock does start on the date the application is received its kind of complicated because it can be reset if the county gets back to applicant as soon as the application is received, but if following the standard policy where the county has 30 days to reply then that will not stop the clock. He stated if we want to stop the shot clock then we need to put the application at the front of line.

Chair Miranda asked the only regulation in place is that communication facilities must be 5 miles apart is that still enforceable.

Mr. Redeker stated it is as long as we are not implementing it in a way that prohibits provision of the service.

Chair Miranda asked if there is any requirement that it be in a certain zone.

Mr. Redeker stated because most of the county is zoned AG we do not really pay attention to the zone since AG zoning allows for residential in Tehama County, so they are allowed to go basically anywhere subject to the standards we have in place.

**4. DISCUSSION SESSION - DIRECTOR OF PLANNING**

- A. To review and discuss the Ground Water Ad-Hoc Committee.
- B. Discussion and possible direction for staff.

Jessica presented the table item to appoint a new commissioner to the ad-hoc committee.

Chair Miranda asked the commissioners who would like to be added to the ad-hoc committee with commissioner Patrick.

Commissioner Potanovic stated he would like to volunteer to be on the ad-hoc committee.

Commissioners agreed to have Commissioner Patrick and Commissioner Potanovic on the Ground Water Ad-Hoc Committee.

**V. PUBLIC HEARING**

**5. Environmental Health/Code Enforcement - Code Enforcement Officers Clint Weston and Ron Robbins:**

Item was withdrawn by the applicant and staff.

- a) HEARING - Planning Commission shall hold an administrative hearing to determine whether the conditions existing on the property constitute a public nuisance (Code) under Chapter 10.16 of the Tehama County Code:

Owner: Frank Johnson  
Site Address: 5639 Hwy 99W, Corning  
APN: 069-040-019  
Case No: CE-26-6, Notice of Violation, appeal

**6. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT - Hearing on Notice Issued by the Enforcing Officer in Public Nuisance Enforcement Action Against the Premises:**

Ron Robbins, Code Enforcement Officer, presented the code case located at 5639 Hwy 99W, Corning. Mr. Robbins stated there are multiple RVs with no septic attached to them. He stated there are four travel trailers on the property as of 3/18/2026 and the

only septic is only for the Mobile home that is on the property.

Commissioner Potanovic asked if they had looked to see if the travel trailers were hooked up to a water supply.

Mr. Robbins stated they did not look, but they are not close enough to be hooked to the septic even if they had water supply.

Commissioner Potanovic asked if the well on the property is permitted.

Mr. Robbins yes there is a permitted well.

Chair Miranda stated that usually there are complaints by the neighbors, but I do not see that there have been any.

Mr. Robbins stated they have had complaints on the property from the neighbors with the case the opened in 2024.

Commissioner Patrick asked if the owner is trying to turn the property into a RV Park.

Mr. Robbins stated the owner would like to build an RV Park, but when speaking with the Planning Department the code does not allow it.

Frank Johnson, property owner located at 5639 Hwy 99W, Corning, stated that he has four spaces for RVs, but he is not trying to have an RV park he is just helping friends who are not able to rent the traditional way. He stated there are two septic on the property, but they are not permitted.

Chair Miranda asked if the owner is receiving rent and if the electrical that is on the backside of the property permitted.

Mr. Johnson stated he does receive rent but is not sure if the electricity at the backside is permitted, it has been there since before he became the owner.

Commissioner Patrick asked do you have any intention of coming into compliance with the property for code enforcement.

Mr. Johnson stated he does not have the power to evict the people from his property.

Commissioner Potanovic asked if people move out, are you going to allow other people to move into those spaces.

Mr. Johnson stated he is trying to become compliant so he can let people live on the property.

Ms. Martinez stated the zoning is M1 and does not allow living quarters on the property nor does Tehama County let residence live in their RVs.

Chair Miranda explained to the property owner that M1 zoning does not allow occupancy on the property.

Andrew Plett, County Counsel, stated that long term RV living is not allowed in Tehama County, but living in a Travel Trailer is allowed temporarily while building a residence. Mr. Johnson asked if he must remove the people from his property and if so, how does he go about doing that if he does not have the legal authority to do so.

Mr. Plett recommended that he hire an attorney.

Chair Miranda stated to the owner the only way to come into compliance is to remove the people living on his property in Travel Trailers/RVs.

Chair Miranda closed the public hearing.

- A) HEARING - Planning Commission shall hold an administrative hearing to determine whether the conditions existing on the property constitute a public nuisance under Chapter 10.16(Code) of the Tehama County Code

Owner: Frank Johnson  
Site Address:5639 Hwy 99W, Corning  
APN: 069-040-019 (District 4)  
Case No: CE-26-6, Abatement Notice

- B) RESOLUTION - Request adoption of a Resolution declaring the existence of a public nuisance on the property is a use or condition of the property in violation of Tehama County Code10.16; and ordering abatement thereof, and directing an itemized accounting of the costs incurred in abating the nuisance.

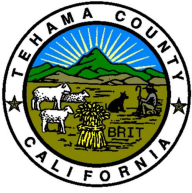
**RESULT:** Item B: APPROVED  
**MOVER:** Commissioner Potanovic  
**SECONDER:** Commissioner Jones  
**AYES:** Harris, Miranda, Jones, Patrick, Potanovic  
**NAYS:** None

**VI. DIRECTOR COMMENTS**

Jessica Martinez, Director of Planning, stated the next Planning Commission meeting will be April 16, 2026.

**VII. ADJOURN**

Meeting concluded at 10:23 AM.



# Tehama County

## Agenda Request Form

**File #:** 26-0556

**Agenda Date:** 4/16/2026

**Agenda #:** 2.

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### PLANNING DEPARTMENT - USE PERMIT #25-04; HARMONI TOWERS

#### Requested Action(s)

Staff recommend that the Planning Commission do the following:

- A. Conduct a public hearing to consider Use Permit #25-04 (Harmoni Towers) and the proposed categorical exemption;
- B. Move that the Planning Commission find that Use Permit #25-04 (Harmoni Towers) 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 #25-04 (Harmoni Towers) subject to the findings and conditions contained in Attachments H and I of the staff report dated April 16, 2026.

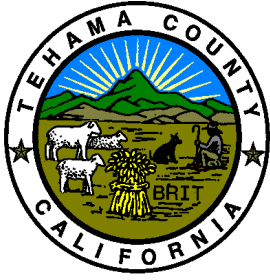
#### Financial Impact:

None at this time.

#### Background Information:

This application is to authorize construction and operation of a commercial communication facility, consisting of a 129' monopine telecommunications tower (aka a "stealth" cell tower) supporting several antenna arrays, with associated ground-mounted equipment, including a backup generator. Improvements will be located within a 25' x 85' leased area, surrounded by 8' tall fire-rated composite fencing, located on a portion of the property used as a livestock corral and miscellaneous storage area. The project site is designated Rural Residential - Large Lot on the General Plan Land Use Diagram and is located in an R1-A-B:435 One-Family Residence zoning district with Animal Raising and Special Building Site combining districts.

This project is located at 17740 Bowman Road, Cottonwood, CA 96022, on the North side of Bowman Road, approximately .25 miles east of Benson Road. T29N, R05W, Sec. 25 M.D.B.&M. APN: 006-380-089 (See Attachment A, Vicinity Map, and Attachment B, Site Plan and Elevations).



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** April 16, 2026

**TO:** Tehama County Planning Commission

**FROM:** Greg Redeker, AICP, Planner IV  
gredeker@tehama.gov (530) 527-2200

**SUBJECT:** **USE PERMIT #25-04 (HARMONI TOWERS) 17740 BOWMAN ROAD, COTTONWOOD – TO ALLOW A NEW 129’ MONOPINE COMMUNICATIONS TOWER ON A 15.62 ACRE PARCEL IN AN R1-A-B:435 (ONE FAMILY RESIDENCE – ANIMAL RAISING AND SPECIAL BUILDING SITE COMBINING DISTRICTS) RL / RURAL RESIDENTIAL LARGE LOT GENERAL PLAN DESIGNATION – APN 006-380-089**

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### PROJECT DESCRIPTION

This application is to authorize construction and operation of a commercial communication facility, consisting of a 129’ monopine telecommunications tower (aka a “stealth” cell tower) supporting several antenna arrays, with associated ground-mounted equipment, including a backup generator. Improvements will be located within a 25’ x 85’ leased area, surrounded by 8’ tall fire-rated composite fencing, located on a portion of the property used as a livestock corral and miscellaneous storage area. The project site is designated Rural Residential – Large Lot on the General Plan Land Use Diagram, and is located in an R1-A-B:435 One-Family Residence zoning district with Animal Raising and Special Building Site combining districts.

### LOCATION

This project is located at 17740 Bowman Road, Cottonwood, CA 96022, on the North side of Bowman Road, approximately .25 miles east of Benson Road. T29N, R05W, Sec. 25 M.D.B.&M. APN: 006-380-089 (See **Attachment A, Vicinity Map**, and **Attachment B, Site Plan and Elevations**).

### GENERAL PLAN

RL Rural Residential – Large Lot (see **Attachment C, General Plan Land Use Map**)

### PROJECT SIZE

15.62 acre parcel size, ground enclosure area is 25’ x 85’ (2,125 sf or 0.049 acres)

### APPLICANT

Precision Site Development on behalf of Harmoni Towers Asset Co.  
5098 Foothills Blvd. 3-119  
Roseville, CA 95747

## SURROUNDING LAND USES AND SETTING

*Zoning, General Plan, and Land Use Table 1.0*

| <b>Direction</b> | <b>Zoning</b> | <b>General Plan</b> | <b>Current Land Use</b>              |
|------------------|---------------|---------------------|--------------------------------------|
| <b>North</b>     | AG-2          | VFA                 | <i>Agricultural (Williamson Act)</i> |
| <b>South</b>     | R1-A-MH-B:435 | RL                  | <i>Undeveloped</i>                   |
| <b>East</b>      | AG-2          | VFA                 | <i>Residential</i>                   |
| <b>West</b>      | R1-A-MH-B:435 | RL                  | <i>Residential</i>                   |

### DISCUSSION

The proposed commercial communication facility is similar in design to other structures approved in more rural parts of Tehama County. As required by the County's regulations, the applicant submitted visual simulations depicting the appearance of the proposed monopine. Staff believe that the proposed 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 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 11.8% of the applicable standard at any publicly accessible location.

The proposed facility is just shy of meeting the County's five-mile separation requirement for new communication facilities (found in TCC 17.71.070.A.13.), being approximately 4.7 miles from the recently approved Beegum project (see **Attachment G, Separation Map**). However, due to the need for service as demonstrated by the coverage maps, and the intervening trees and topography between the two sites, staff have determined that findings supporting the reduced separation distance can be made, as allowed by the County's regulations. These findings, as well as all other required findings, are contained in **Attachment H, 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 I, Conditions of Approval**.

### GENERAL PLAN AND ZONING CONSISTENCY FINDINGS

The General Plan designation for the project site is Rural Residential – Large Lot on the Land Use Diagram. This designation includes provisions for limited commercial uses, subject to approval of a use permit by the Planning Commission.

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. The tower is also located on the northern end of the project parcel, over 400 feet from Bowman Road.

The zoning for the project site is R1-A-B:435, which allows commercial communication facilities with issuance of a use permit, as established in Tehama County Code (TCC) Section 17.71.050.A. The facility must also meet the standards enumerated in TCC 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, and has been used as an animal corral and an area for miscellaneous outdoor storage. There are no known archaeological or special status biological resources on the project site.

Staff recognize that the 15303 categorical exemption has rarely been used for cell towers previously in Tehama County. However, use of this exemption for a cell tower was explicitly upheld in a published 2018 legal decision – see *Don’t Cell Our Parks v. City of San Diego (2018) 21 Cal.App.5th 338*. Staff will be using this exemption more for future similar projects, where appropriate and supported by the facts, to reduce the need to prepare repetitive environmental studies when not required by CEQA.

### **EXISTING STRUCTURES**

The project parcel contains an existing residence, a stable, several agricultural / storage buildings, fenced corrals, and a vacant assembly building (“Bowman Hall”). No existing structures will be affected by the project.

### **PUBLIC NOTICE**

A public hearing notice was published in the local newspaper on **March 21, 2026**, and mailed to property owners within a 2,500 ft. radius of the project on **March 17, 2026**. Staff subsequently discovered a single-character typographical error in the original notice. Out of an abundance of caution, a corrected notice was re-published in the newspaper on **April 4, 2026**, and mailed again to nearby property owners on **April 3, 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 25-04 (Harmoni Towers) and the proposed categorical exemption;**
- B. Move that the Planning Commission find that Use Permit 25-04 (Harmoni Towers) 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 25-04 (Harmoni Towers) subject to the findings and conditions contained in Attachments H and I of the staff report dated April 16, 2026.**

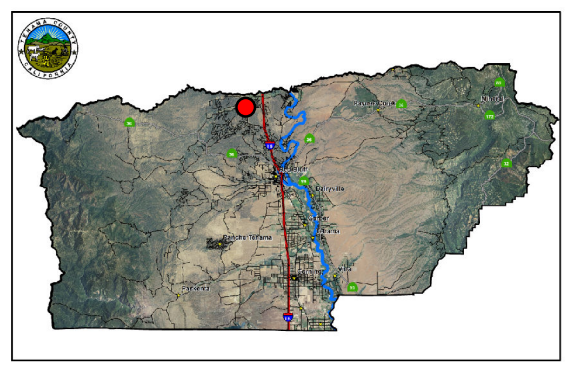
## **ATTACHMENTS**

- A. Vicinity Map**
- B. Site Plan and Elevations**
- C. General Plan Land Use Map**
- D. Visual Simulations**
- E. Coverage Maps**
- F. RF Analysis**
- G. Separation Map**
- H. Use Permit 25-04 Findings**
- I. Use Permit 25-04 Conditions of Approval**



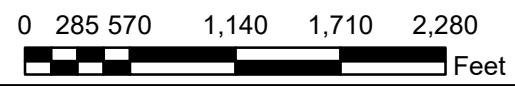
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community; Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

## ATTACHMENT A- VICINITY MAP



### PROJECT SITE DESCRIPTION

● Use Permit No. 25-04;  
 Harmoni Towers  
 APN:006-380-089



# HARMONI TOWERS

ATTACHMENT B

SITE TYPE: **MONOPINE** PROJECT: **NEW SITE BUILD**  
 SITE ID: **CA0007894** SITE NAME: **COTTONWOOD WEST**

SITE LOCATION:  
**17740 BOWMAN ROAD**  
**COTTONWOOD, CA 96022**

**LEGAL DESCRIPTION:**

N/A

**UTILITY COMPANIES:**

POWER:  
PG&E

BACKHAUL / AAV:  
AT&T

**PROJECT CONTACT LIST:**

APPLICANT/TOWER OWNER:  
HARMONI TOWERS  
6210 ARDREY KELL ROAD, STE 450  
CHARLOTTE, NORTH CAROLINA 28277

PROPERTY OWNER:  
LEE LOVERIN  
17740 BOWMAN RD  
COTTONWOOD, CA 96022

PROJECT CONSULTANT:  
PRECISION SITE DEVELOPMENT  
5098 FOOTHILLS BLVD, STE 3-119  
ROSEVILLE, CA 95747  
contact: JEREMY JORDAN  
email: jeremy@precisionsd.com  
cell: 916-918-9322

PROJECT ARCHITECT:  
BORGES ARCHITECTURAL GROUP, INC.  
1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE, CA 95661  
contact: JOHN MCDONNELL  
email: telecomgroup@borgesarch.com  
ph: (916) 782-7200

VICINITY MAP



LOCATION MAP



**DRIVING DIRECTIONS:**

FROM T-MOBILE OFFICE AT 1755 CREEKSIDE OAKS, SACRAMENTO CA 95833

1755 CREEKSIDE OAKS DR  
 HEAD WEST TOWARD CREEKSIDE OAKS DR  
 TURN LEFT TOWARD CREEKSIDE OAKS DR  
 TURN RIGHT ONTO CREEKSIDE OAKS DR  
 TURN LEFT ONTO CAPITAL PARK DR  
 TURN LEFT ONTO NATOMAS PARK DR  
 TURN RIGHT AT THE 1ST CROSS STREET ONTO GARDEN HWY  
 SLIGHT RIGHT TO MERGE ONTO I-5 S TOWARDS LOS ANGELES  
 USE THE RIGHT 2 LANES TO TAKE EXIT 518 FOR US-50 E/CA-99 S

KEEP LEFT, FOLLOW SIGNS FOR INTERSTATE 305 AND MERGE ONTO CA-99 S/I-80BL E /US-50E  
 USE THE RIGHT 3 LANES TO MERGE ONTO CA-99 S TOWARDS FRESNO  
 TAKE EXIT 109 TOWARD AVENUE 384  
 TURN LEFT ONTO AVENUE 384 DR  
 TURN RIGHT ONTO DIAGONAL 27  
 CONTINUE ONTO CO RTE J38  
 TURN LEFT ONTO RD 104  
 DESTINATION WILL BE ON RIGHT

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED:

| APPROVED BY:          | DATE: | SIGNATURE: | APPROVED BY:         | DATE: | SIGNATURE: |
|-----------------------|-------|------------|----------------------|-------|------------|
| PROJECT MANAGER:      |       |            | RF ENGINEER:         |       |            |
| SITE ACQUISITION:     |       |            | OPERATIONS MANAGER:  |       |            |
| ZONING:               |       |            | DEVELOPMENT MANAGER: |       |            |
| CONSTRUCTION MANAGER: |       |            | REGULATORY:          |       |            |
| CONSTRUCTION MANAGER: |       |            |                      |       |            |



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| SH #  | SHEET DESCRIPTION                        | REV |
|-------|--|-----|
| T-1   | TITLE SHEET                              | 2   |
| GN-1  | GENERAL NOTES, ABBREVIATIONS             | 2   |
| C-1   | PLOT PLAN AND SITE TOPOGRAPHY            | 2   |
| A-1.1 | SITE PLAN                                | 2   |
|       |  | 2   |
| A-2   | LEASE AREA PLAN                          | 2   |
| A-3.1 | EXTERIOR ELEVATIONS                      | 2   |
| A-3.2 | EXTERIOR ELEVATIONS                      | 2   |
| A-4   | SITE DETAILS                             | 2   |
| A-4.1 | SITE DETAILS                             | 2   |
| A-5   | SITE DETAILS                             | 2   |
| A-6   | SITE DETAILS                             | 2   |
| E-1   | ELEC. SINGLE LINE, PANEL SCHEDULE, SPECS | 2   |
| E-2   | PG&E SITE DESIGN                         | 2   |
| G-1   | GROUNDING PLAN & DETAILS                 | 2   |

**PROJECT DESCRIPTION:**

INSTALLATION OF PROPOSED (P) SITE EQUIPMENT:

- PROPOSED SCOPE OF WORK IS (1) 25'X85' LEASE AREA:
- INSTALL (1) 129' MONOPINE
  - INSTALL (1) UNDERGROUND POWER CONDUIT FROM PROPOSED UTILITY INTERSET POLE TO TRANSFORMER
  - INSTALL (1) 4" FIBER CONDUIT FROM (E) UTILITY POLE TO (P) FIBER VAULT FOR FUTURE FIBER CONNECTION
  - INSTALL (4) IN-GROUND FIBER VAULT
  - INSTALL (1) PG&E PAD MOUNT TRANSFORMER
  - INSTALL (1) 600A PAD MOUNT SWITCHGEAR
  - INSTALL (1) 200A T-MOBILE ELECTRICAL SERVICE
  - INSTALL (1) UTILITY EQUIPMENT MOUNTING FRAME
  - INSTALL 8' PERIMETER FIRE RATED ANTI-CLIMB COMPOSITE FENCING

**PROJECT INFORMATION:**

CODE INFORMATION:  
 ZONING CLASSIFICATION: R-1  
 OCCUPANCY: UNOCCUPIED  
 JURISDICTION: COUNTY OF TEHAMA  
 PROPOSED BUILDING USE: TELECOMMUNICATIONS

SITE LOCATION (NAD83):  
 LATITUDE: 40.337430  
 LONGITUDE: -122.379077

PROJECT LEASE AREA: 25'x85' (2125 SQ. FEET) PARCEL NUMBER: 006-380-089

NEW IMPERVIOUS AREA: 0 SF AREA OF PARCEL: 15.62 ACRES

GENERAL INFORMATION:  
 PARKING REQUIREMENTS ARE UNCHANGED  
 TRAFFIC IS UNAFFECTED  
 SIGNAGE IS PROPOSED

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

PLANS PREPARED FOR:



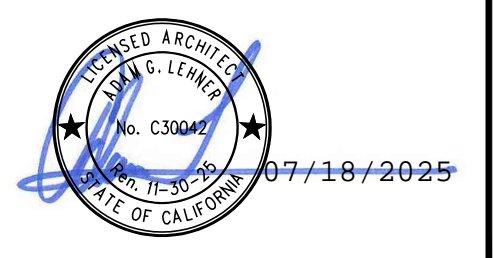
PLANS PREPARED BY:



MLA PARTNER:



ENGINEERING SEAL:



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REVISIONS:

| DESCRIPTION       | DATE     | BY  | REV |
|-------------------|----------|-----|-----|
| 90% CD SUBMITTAL  | 02/06/25 | JVM | 0   |
| 100% CD SUBMITTAL | 03/04/25 | JVM | 1   |
| 100% CD SUBMITTAL | 07/03/25 | JVM | 2   |

SITE NAME:

COTTONWOOD WEST

SITE IDENTIFICATION:

CA0007894

SITE ADDRESS:

17740 BOWMAN ROAD  
COTTONWOOD, CA 96022

SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER:

T-1

**NOTES:**

APN: 006-380-089-000  
OWNER: LOVERIN LEE

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: OLD REPUBLIC NATIONAL TITLE REPORT NO. XXXXXXXX, WITHIN SAID TITLE REPORT THERE ARE EXCEPTIONS XX (X) EXCEPTIONS LISTED, XX (X) OF WHICH ARE EASEMENTS AND XX (X) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065064, PANEL NO. 0400H, DATED SEPTEMBER 29, 2011, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE "X", WHICH ARE AREAS WITH A 0.2% ANNUAL FLOOD HAZARD.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 40° 20' 14.75" N. NAD 83 (40.337430°)  
LONG. 122° 22' 44.68" W. NAD 83 (-122.379077°)  
ELEV. 486.5' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimalA thereof and are determined to the nearest 0.1 foot.

**TOWER LEASE AREA LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 14-01, RECORDED IN BOOK 14 OF MAPS AT PAGE 139, DATED AUGUST 12, 2016, IN TEHAMA COUNTY OFFICAL RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE TAGGED L.S. 2322 ON THE EAST LINE OF SAID PARCEL D, 277.5 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL D, THENCE LONG SAID EAST LINE, S00°19'04"E (SHOWN ON SAID PARCEL MAP AS S00°36'16"E), A DISTANCE OF 105.41 FEET; THENCE LEAVING SAID EAST LINE, S89°40'56"W, A DISTANCE OF 186.96 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE, S72°21'20"W, A DISTANCE OF 85.00 FEET;
- COURSE 2) THENCE, N17°38'40"W, A DISTANCE OF 25.00 FEET;
- COURSE 3) THENCE, N72°21'20"E, A DISTANCE OF 85.00 FEET;
- COURSE 4) THENCE, S17°38'40"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

**ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION**

A 20 FOOT WIDE STRIP OF LAND, OVER AND ACROSS, A PORTION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 14-01, RECORDED IN BOOK 14 OF MAPS AT PAGE 139, DATED AUGUST 12, 2016, IN TEHAMA COUNTY OFFICAL RECORDS, STATE OF CALIFORNIA, FALLING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 3/4" IRON PIPE TAGGED L.S. 2322 ON THE EAST LINE OF SAID PARCEL D, 277.5 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL D, THENCE LONG SAID EAST LINE, S00°19'04"E (SHOWN ON SAID PARCEL MAP AS S00°36'16"E), A DISTANCE OF 122.38 FEET; THENCE LEAVING SAID EAST LINE, S89°40'56"W, A DISTANCE OF 241.37 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE, S15°53'23"E, A DISTANCE OF 182.99 FEET;
- COURSE 2) THENCE, S10°19'15"E, A DISTANCE OF 204.01 FEET TO POINT "A" AND TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60 FEET;
- COURSE 3) THENCE ALONG SAID CURVE A DISTANCE OF 61.98 FEET, HAVING A DELTA OF 59°11'12";
- COURSE 4) THENCE, S48°51'57"W 54.19, A DISTANCE OF 54.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 260 FEET;
- COURSE 5) THENCE ALONG SAID CURVE A DISTANCE OF 257.17 FEET, HAVING A DELTA OF 56°40'22";
- COURSE 6) THENCE, S07°48'24"E, A DISTANCE OF 68.59 FEET;
- COURSE 7) THENCE, S08°23'11"W, A DISTANCE OF 73.63 FEET TO THE TERMINUES OF THIS DESCRIPTION:

A 20 FOOT WIDE STRIP OF LAND, OVER AND ACROSS, A PORTION OF PARCEL D AS SHOWN ON PARCEL MAP NO. 14-01, RECORDED IN BOOK 14 OF MAPS AT PAGE 139, DATED AUGUST 12, 2016, IN TEHAMA COUNTY OFFICAL RECORDS, STATE OF CALIFORNIA, FALLING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING A THE HEREIN DESCRIBED POINT "A":

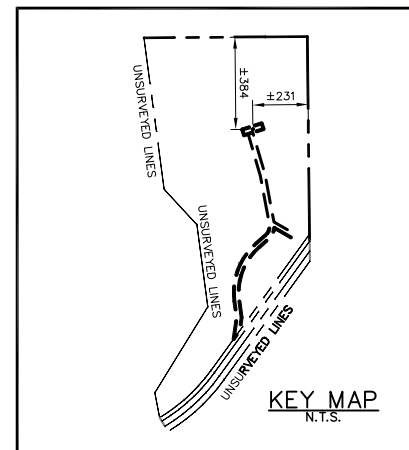
- COURSE 1) THENCE, S59°50'35"E, A DISTANCE OF 98.09 FEET TO THE TERMINUES OF THIS DESCRIPTION.

**LEGEND**

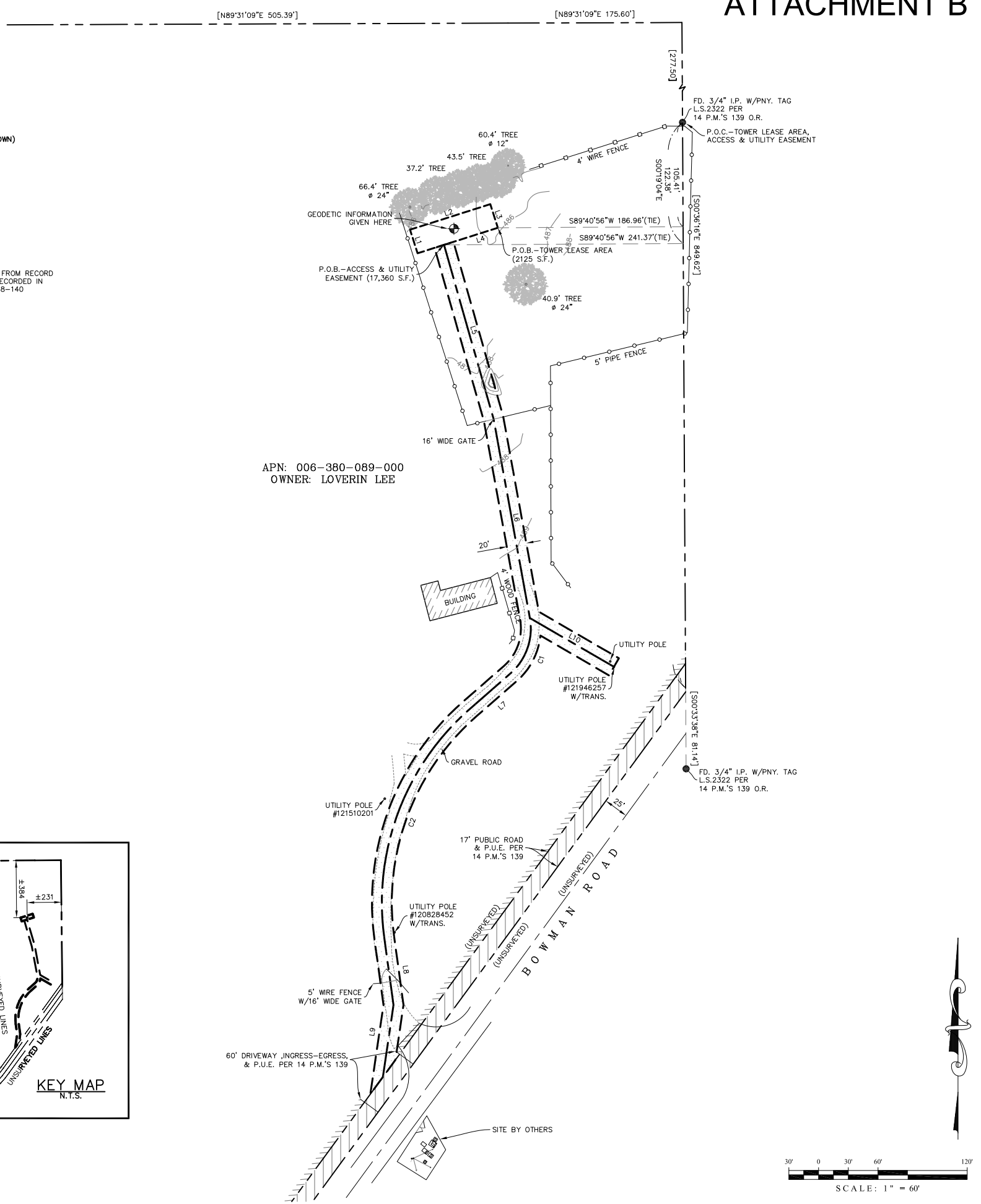
- OVERHEAD POWER LINE
- POWER POLE
- FOUND MONUMENT
- GUY WIRE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- UNDERGROUND SEWER
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC
- UNDERGROUND UTILITY (UNKNOWN)
- UNDERGROUND TELCO
- UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD
- [ ] RECORD DATA OR CALCULATED FROM RECORD PER PARCEL MAP NO. 14-01 RECORDED IN BOOK 14 OF MAPS AT PAGE 138-140

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 25.00  | N17°38'40"W |
| L2   | 85.00  | N72°21'20"E |
| L3   | 25.00  | S17°38'40"E |
| L4   | 85.00  | S72°21'20"W |
| L5   | 182.99 | S15°53'23"E |
| L6   | 204.01 | S10°19'15"E |
| L7   | 54.19  | S48°51'57"W |
| L8   | 68.59  | S07°48'24"E |
| L9   | 73.63  | S08°23'11"W |
| L10  | 98.09  | S59°50'35"E |

| CURVE | LENGTH | RADIUS | DELTA     |
|-------|--------|--------|-----------|
| C1    | 61.98  | 60.00  | 59°11'12" |
| C2    | 257.17 | 260.00 | 56°40'22" |



**ATTACHMENT B**



APN: 006-380-089-000  
OWNER: LOVERIN LEE

18

P.O. BOX 81626 BAKERSFIELD, CA 93380  
PHONE: (661) 393-1217 FAX: (661) 393-1218

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SPACE RESERVED FOR PROFESSIONAL SEAL

**PRELIMINARY**

| REVISION |                |    |          |
|----------|----------------|----|----------|
| NO.      | DESCRIPTION    | BY | DATE     |
| 0        | PRELIM. ISSUE  | LA | 11/04/24 |
| 1        | ADD LEASE/ESMT | LA | 11/13/24 |
| 2        | ADD KEY MAP    | EJ | 11/20/24 |
|          |                |    |          |
|          |                |    |          |
|          |                |    |          |
|          |                |    |          |

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DRAWN BY: LA  
CHECKED BY: DA  
DATE DRAWN: 11/04/24  
SMITHCO JOB #: 56-1630

SITE NAME

CA0007894  
COTTONWOOD WEST

SITE ADDRESS

17740 BOWMAN ROAD  
COTTONWOOD, CA 96022  
TEHAMA COUNTY

SHEET TITLE

**SITE SURVEY**

FOR EXAMINATION ONLY

SHEET

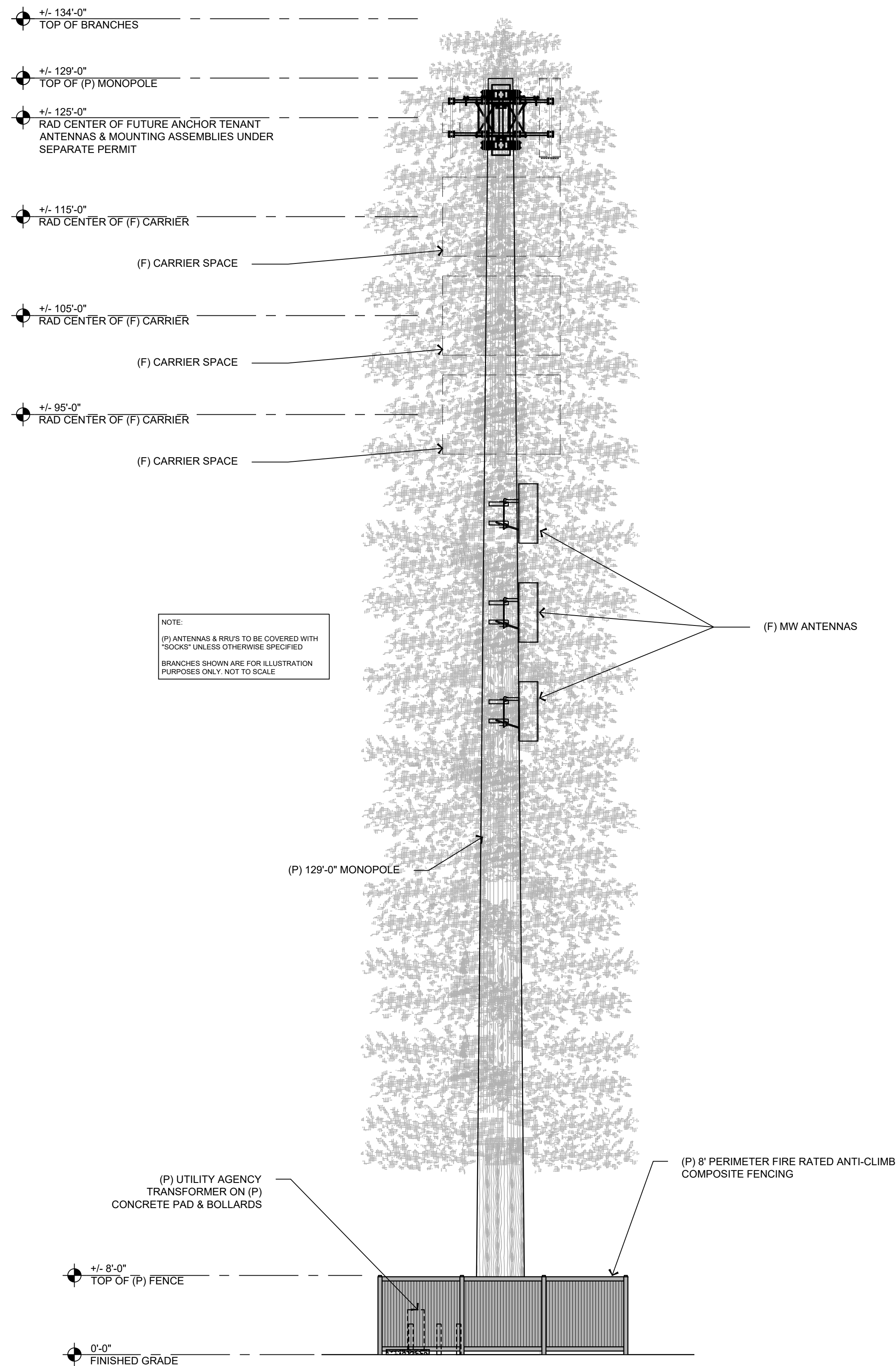
**C-1**







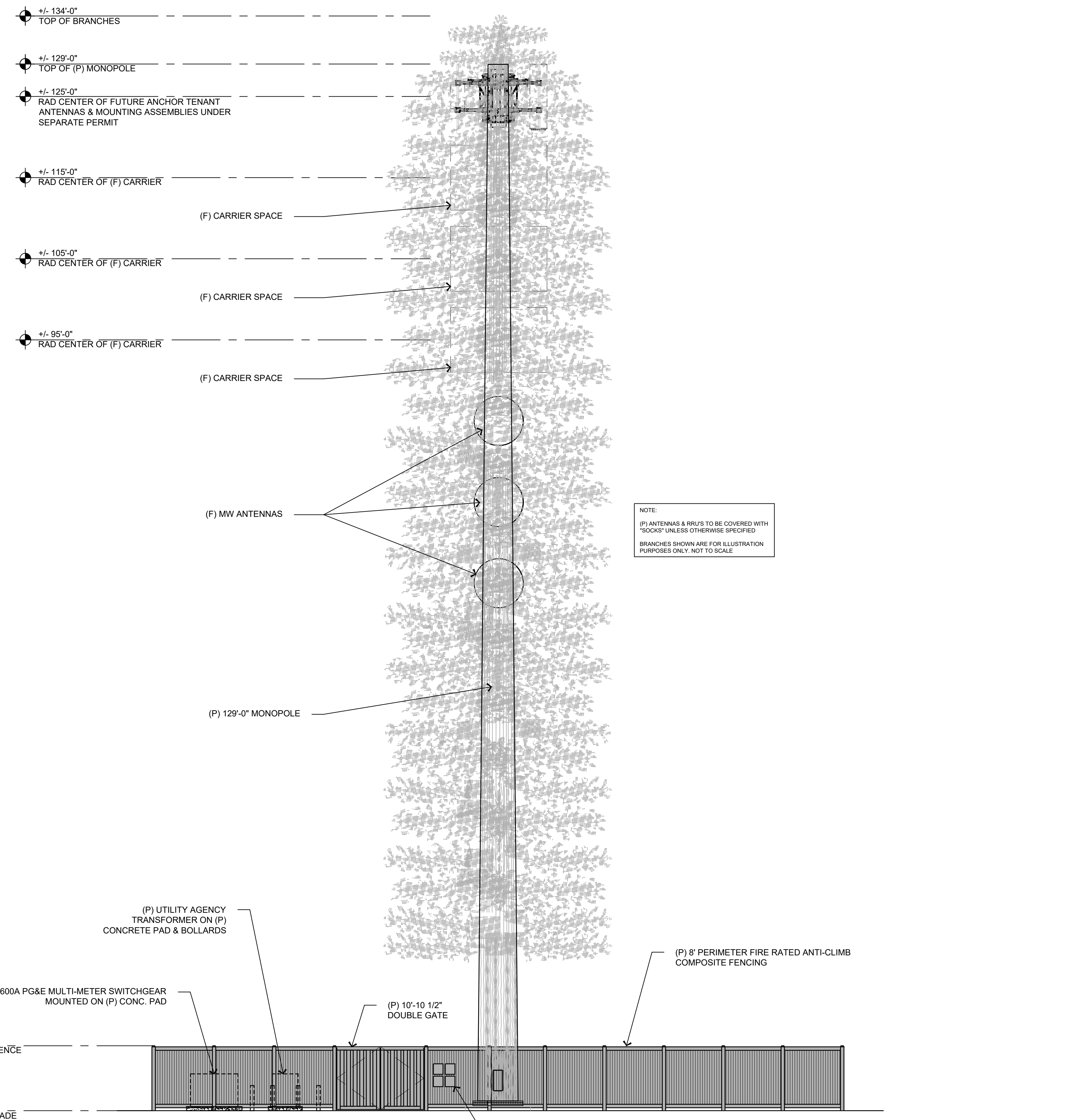
# ATTACHMENT B



NOTE:  
 (P) ANTENNAS & RRUS TO BE COVERED WITH "SOCKS" UNLESS OTHERWISE SPECIFIED  
 BRANCHES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE

8' 4' 0' 8' 16'  
 1/8" = 1'-0"

17 PROPOSED EAST ELEVATION  
 1/8" = 1'-0"



NOTE:  
 (P) ANTENNAS & RRUS TO BE COVERED WITH "SOCKS" UNLESS OTHERWISE SPECIFIED  
 BRANCHES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE

8' 4' 0' 8' 16'  
 1/8" = 1'-0"

9 PROPOSED SOUTH ELEVATION  
 1/8" = 1'-0"

PLANS PREPARED FOR:

6210 ARDREY KELL ROAD  
 SUITE 450  
 CHARLOTTE, NC 28277

PLANS PREPARED BY:

1415 Stone Road, Suite 300  
 Roseville, CA 95747  
 www.borgesarch.com

MLA PARTNER:

5098 FOOTHILLS BLVD, STE 3-119  
 ROSEVILLE, CA 95747

ENGINEERING SEAL:

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REVISIONS:

| DESCRIPTION       | DATE     | BY  | REV |
|-------------------|----------|-----|-----|
| 90% CD SUBMITTAL  | 02/06/25 | JVM | 0   |
| 100% CD SUBMITTAL | 03/04/25 | JVM | 1   |
| 100% CD SUBMITTAL | 07/03/25 | JVM | 2   |

SITE NAME:  
**COTTONWOOD WEST**

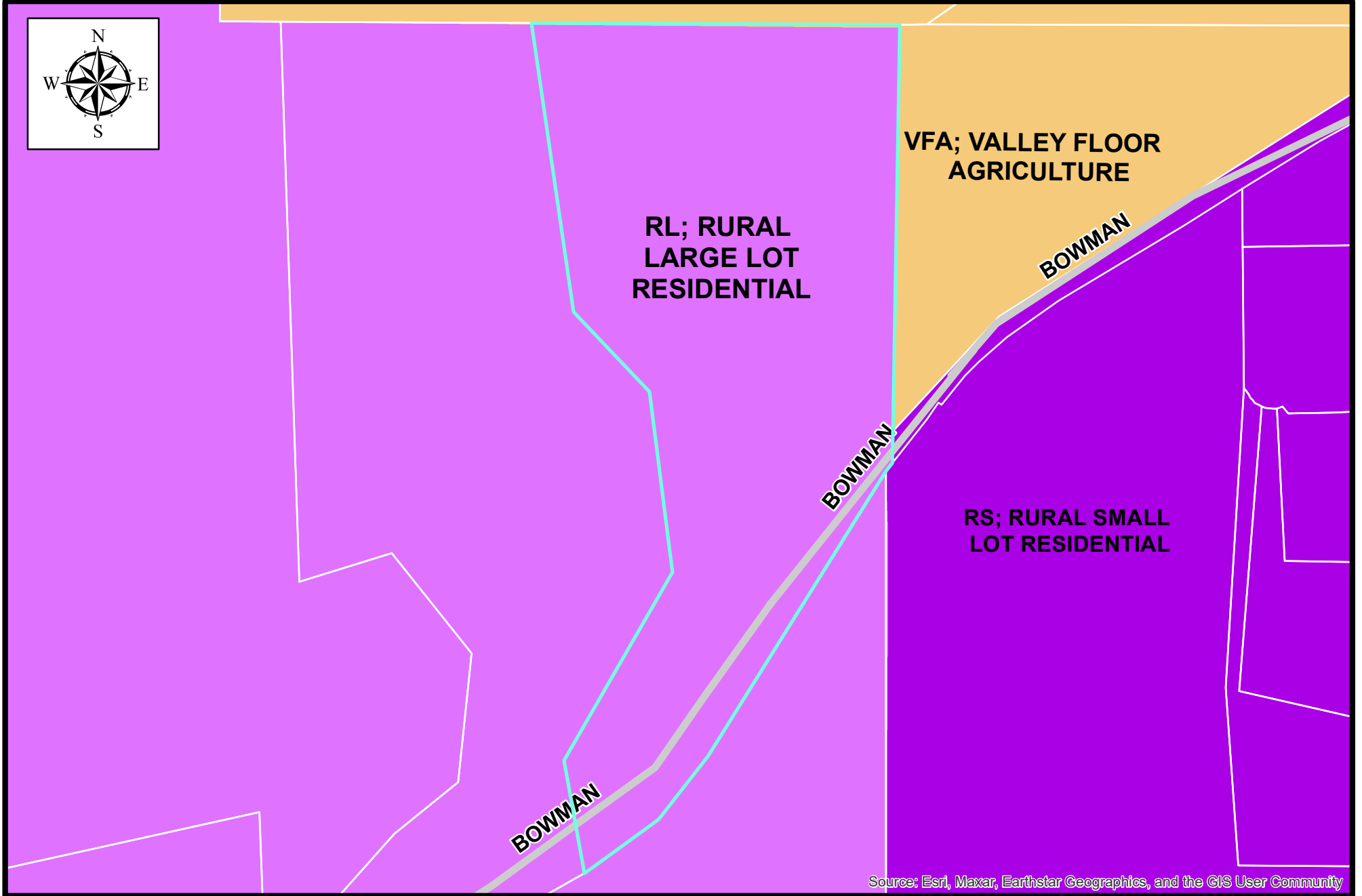
SITE IDENTIFICATION:  
**CA0007894**

SITE ADDRESS:  
 17740 BOWMAN ROAD  
 COTTONWOOD, CA 96022

SHEET DESCRIPTION:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A-3.2**

P:\Data\7212025\110825\AM - File Name: 20250711\_0605 - Position: Harmoni\_Sheet\_240504A\_CA0007894\_Cottonwood West\SheetA-3.2 Exterior Elevations.dwg Plotted By: Luke Eise



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Legend

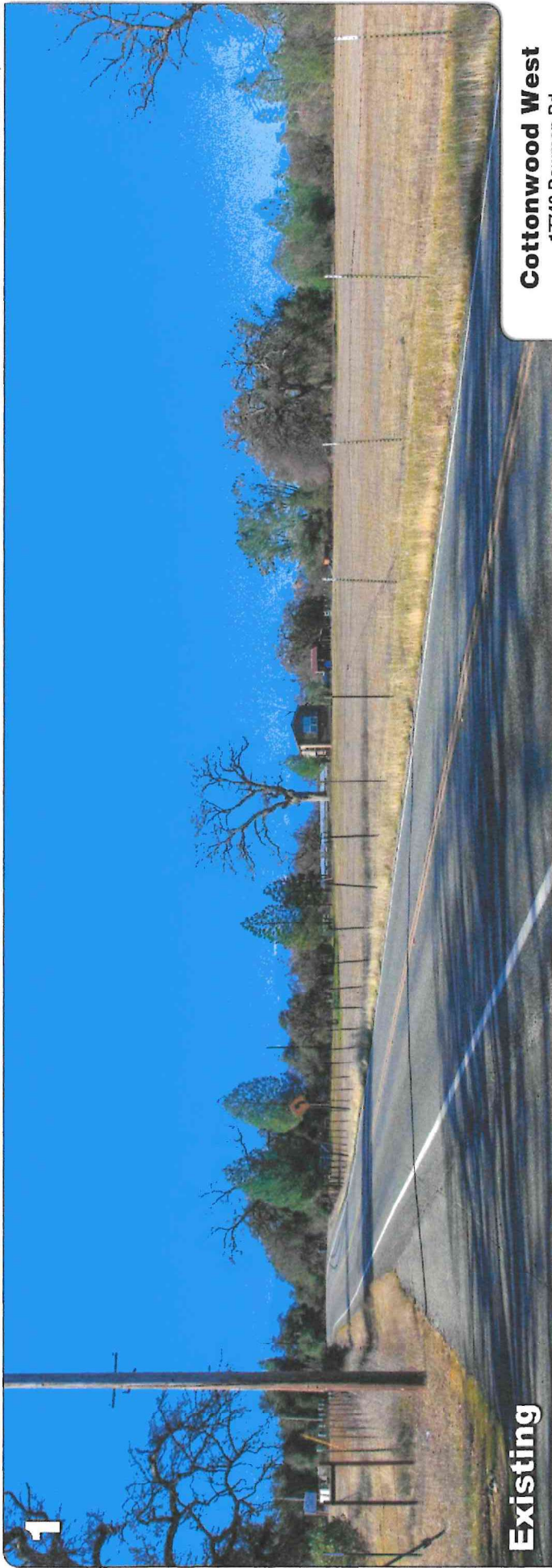
Project Site

**Cottonwood West**  
17740 Bowman Rd  
Cottonwood, CA 96022

**HARMONITOWERS** CA0007894

Aerial photograph showing the viewpoints for the photosimulations.





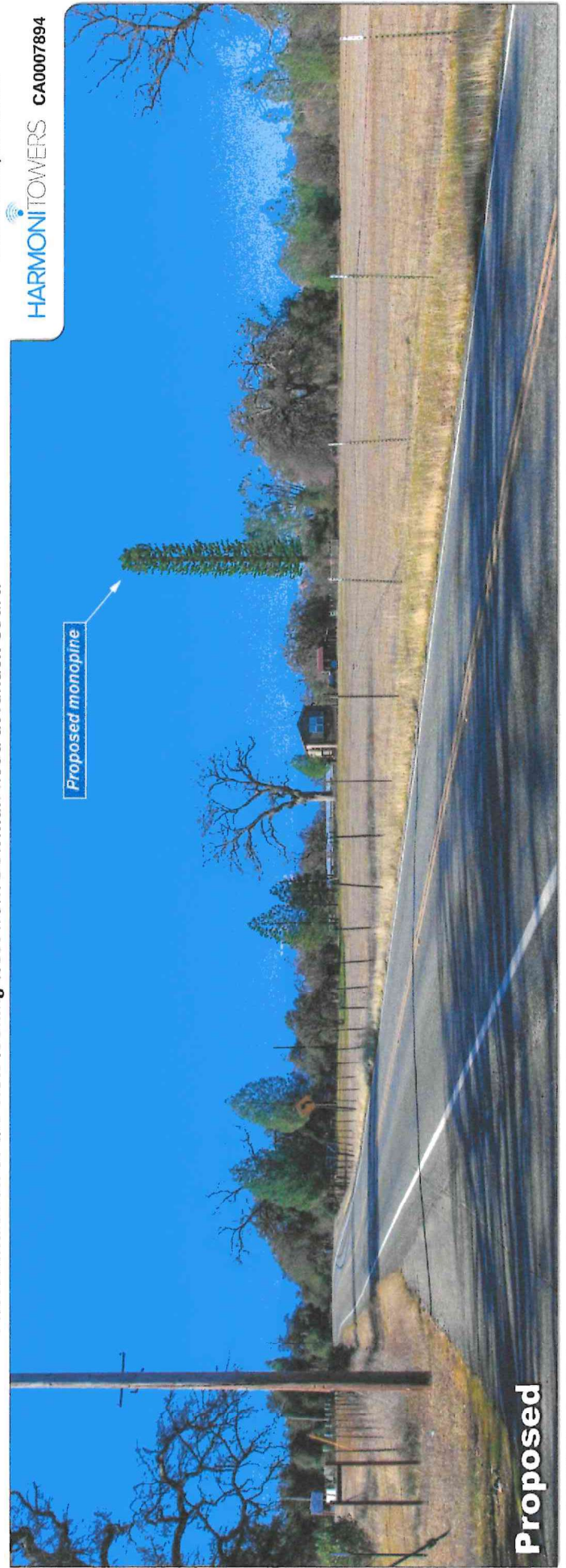
1

**Existing**

**Cottonwood West**  
 17740 Bowman Rd  
 Cottonwood, CA 96022

**HARMONITOWERS** CA0007894

Photosimulation of the view looking west from Bowman Road at Janach Court.



Proposed monopine

**Proposed**

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2

Existing

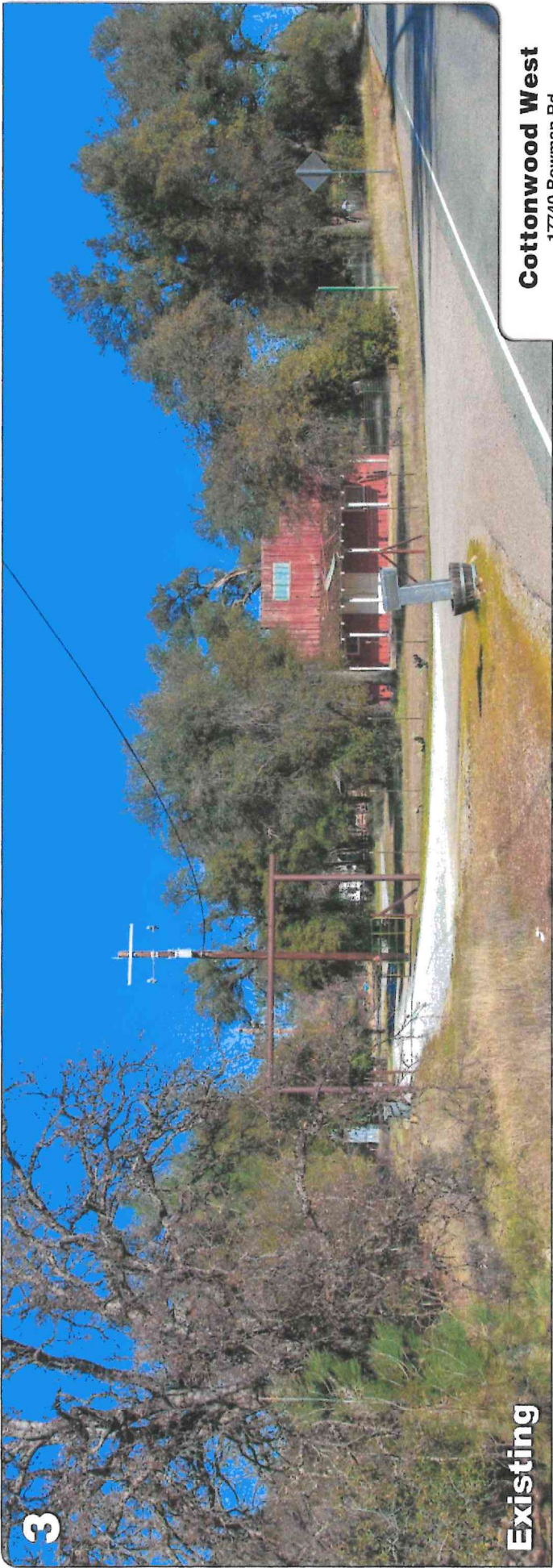
Photosimulation of the view looking northwest from Bowman Road at the Bar W Bar driveway, the nearest public viewpoint.

**Cottonwood West**  
17740 Bowman Rd  
Cottonwood, CA 96022

**HARMONITOWERS** CA0007894

Proposed monopine

Proposed



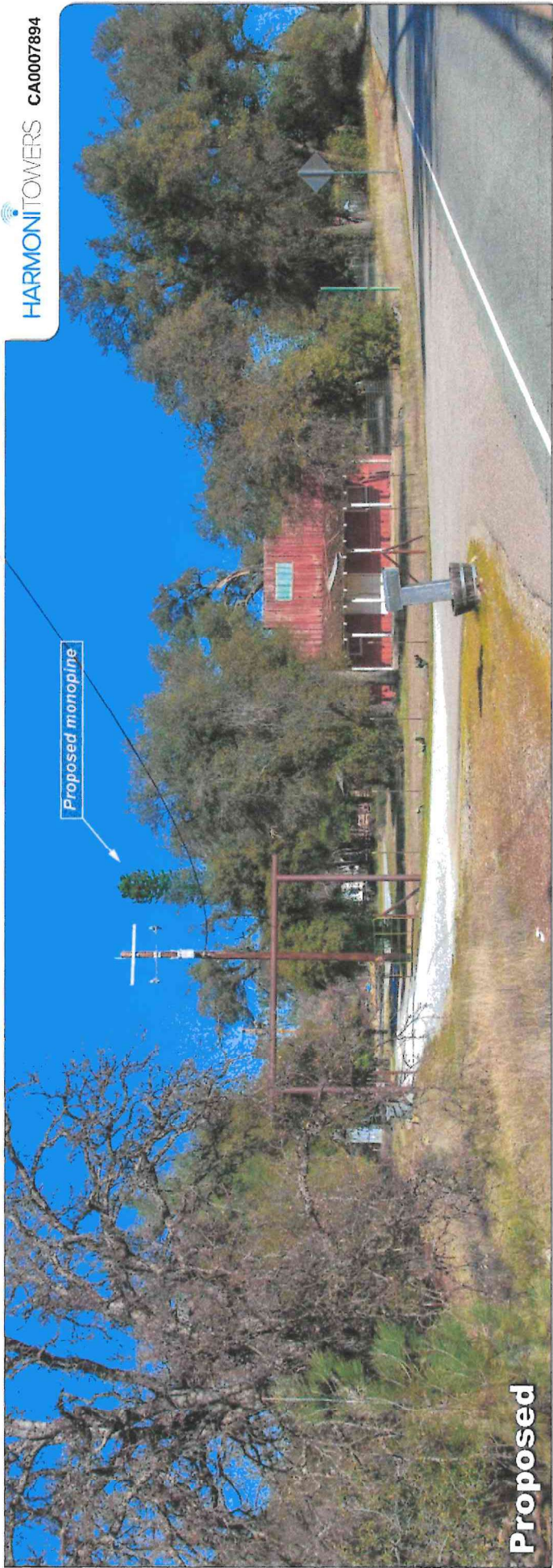
3

Existing

**Cottonwood West**  
 17740 Bowman Rd  
 Cottonwood, CA 96022

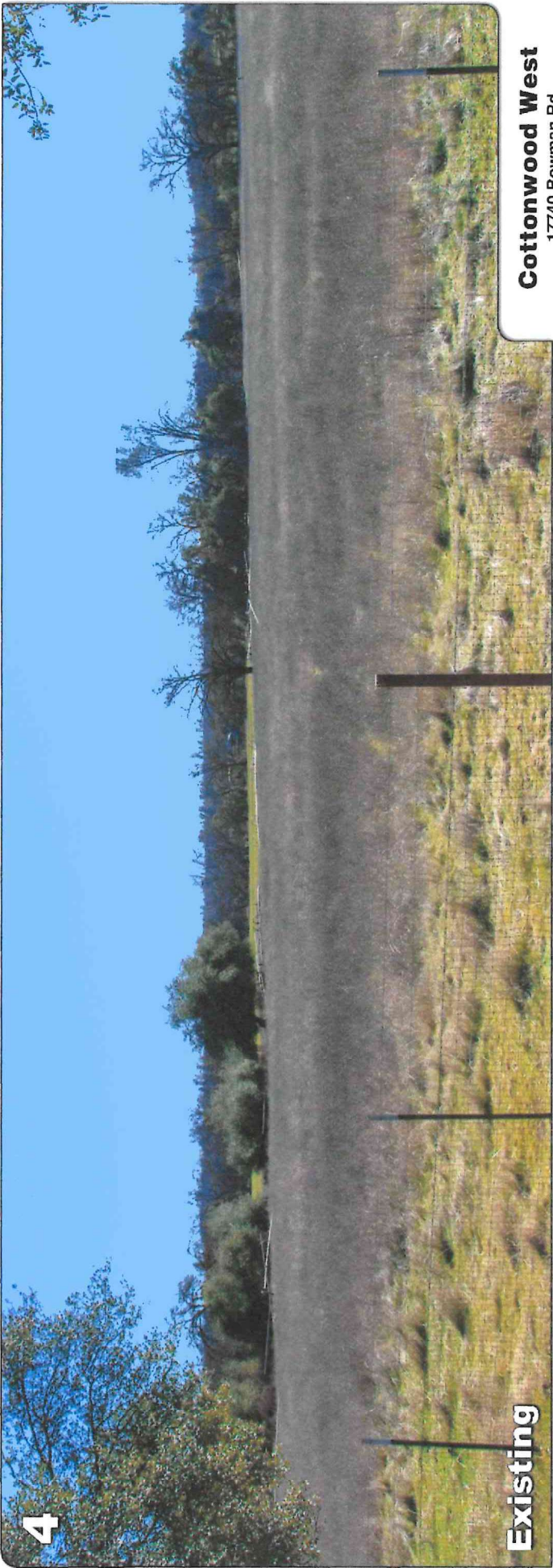
**HARMONITOWERS** CA0007894

Photosimulation of the view looking north from Bowman Road at the access driveway.



Proposed monopine

Proposed

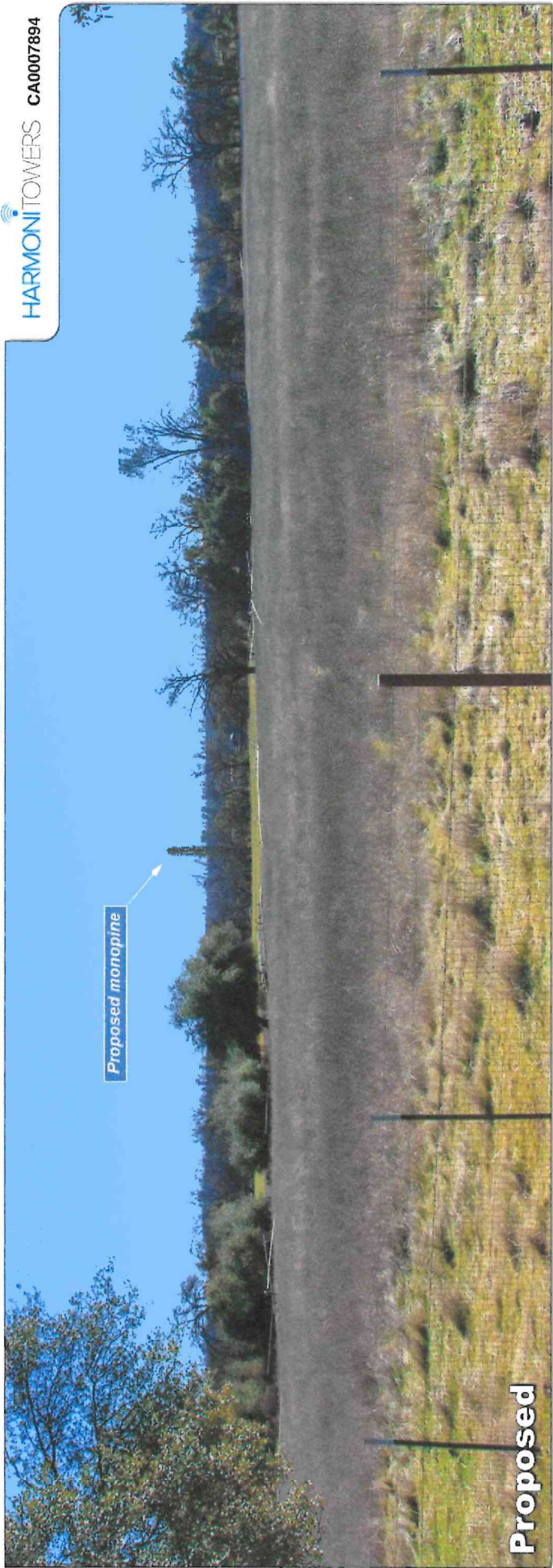


**Existing**

**Cottonwood West**  
 17740 Bowman Rd  
 Cottonwood, CA 96022

**HARMONITOWERS** CA0007894

Photosimulation of the view looking southeast from the nearest and clearest view from Eighth Road, the road north of the site.



**Proposed monopine**

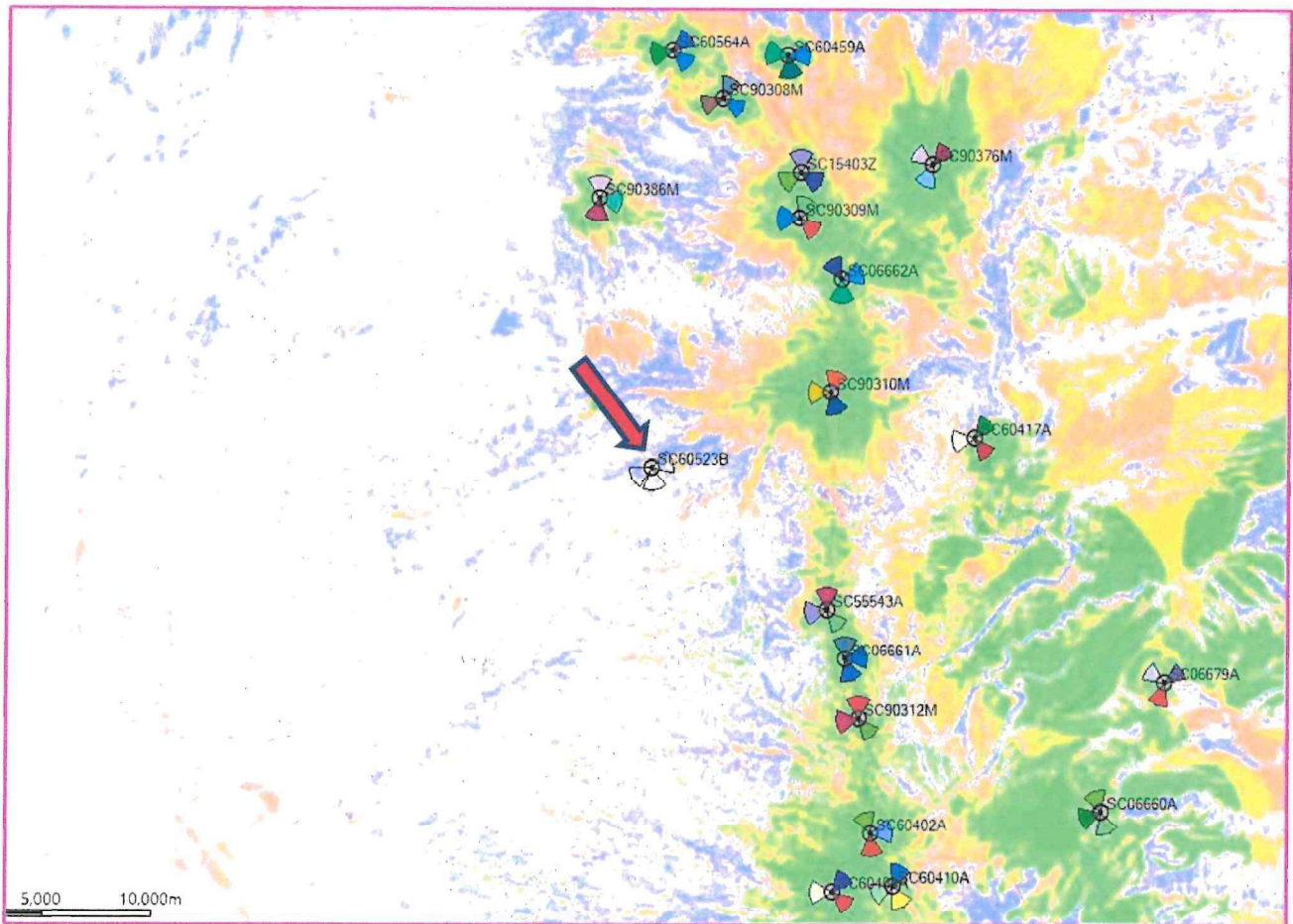
**Proposed**

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6210 Ardrey Kell Road, Suite 450  
Charlotte, NC 28277

### T-Mobile Coverage – 20 Mile Radius *without Proposed Site*

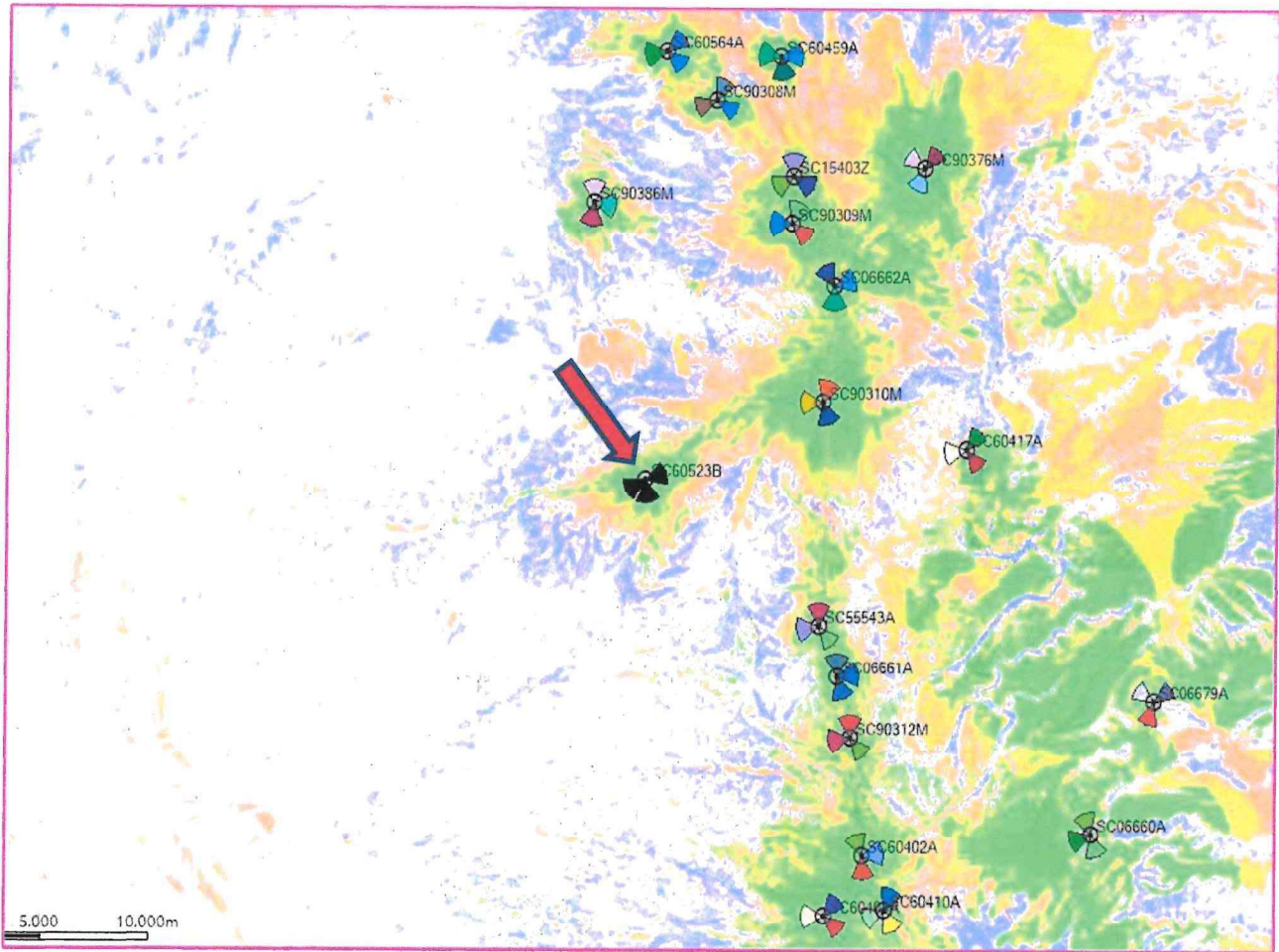


-  In Building Coverage – Commercial
-  In Building Coverage – Residential
-  In Car Coverage
-  Outdoor Coverage



6210 Ardrey Kell Road, Suite 450  
Charlotte, NC 28277

### T-Mobile Coverage – 20 Mile Radius with Proposed Site



-  In Building Coverage – Commercial
-  In Building Coverage – Residential
-  In Car Coverage
-  Outdoor Coverage

# RADIO FREQUENCY - ELECTROMAGNETIC ENERGY (RF-EME) COMPLIANCE REPORT

Report Type: Antenna Modification/Theoretical



**Site ID: SC60523B**

*Site Name: Cottonwood West*

*Address: 17740 Bowman Rd. Cottonwood, CA 96022*

**Date of Calculation: March 20, 2025**

**Date of Report: March 20, 2025**

Latitude: 40.337414 N  
Longitude: -122.379054 W



Prepared By:



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## 1.0 Executive Summary / Report Summary

### Purpose of Report

Global Technology Associates (GTA) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile site SC60523B located at 17740 Bowman Rd. Cottonwood, CA 96022 to determine RF-EME exposure levels from existing and proposed T-Mobile wireless communications equipment at this site.

This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF-EME analysis for the site.

As described in greater detail in the Section titled “Federal Communications Commission (FCC) Requirements” of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general population exposures and occupational exposures. This report summarizes the results of RF-EME modeling to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

| T-Mobile Site Summary   |  |                  |                       |
|---|--|------------------|-----------------------|
| Site ID   | SC60523B   | Street Address   | 17740 Bowman Rd.      |
| Site Name   | Cottonwood West  | City, State, Zip | Cottonwood, CA 96022  |
| Site Type   | monopine   | Latitude         | 40.337414 N           |
| Classification  | general population   | Longitude        | -122.379054 W         |
| Access Restrictions   | uncontrolled   | Access Type      | chain link fence gate |
| Site Description  | all the antennas are mounted on the monopine   |                  |                       |
| Max Predictive RF-EME at T-Mobile Facility (General Population) | 11.8% of FCC’s general population limit at ground level  |                  |                       |
| Max Predictive RF-EME at Ground Level (General Population)      | 11.8% of FCC’s general population limit  |                  |                       |
| Predictive RF-EME Analysis at T-Mobile Facility                 | The Proposed Antenna Configuration is In Compliance With FCC Rules & Regulations Upon Completion of the GTA Recommendations. |                  |                       |

Table 1

A result of over 100% does not make a site out of compliance with FCC guidelines. For predicted EME over 100% of the applicable FCC limit, further remediation (e.g. signage and/or barriers preventing access) is required to consider the site compliant. Areas exceeding the FCC limit are presented with the barriers and appropriate signages. Accessible areas outside the demarcated are the safety zones that have predicted EME values below the FCC’s limits. Installation of the recommended mitigation or remediation measures brings the site into compliance. The predictions model antennas as if they are operating at full power, and this assumption yields a worst-case scenario with more conservative results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Site ID: SC60523B

### Methodology

The site to be determined as the compliance is based on theoretical modeling using the RoofView® modeling tool, appropriate RF signage placement recommendations, proposed antenna inventory as provided by T-Mobile in the construction drawings and the type & level of restricted access to the antennas at the site.

### Compliance Statement

T-Mobile's operation at 17740 Bowman Rd. Cottonwood, CA 96022 will comply with FCC rules and regulations upon completion of recommendations that include the installation of appropriate RF Safety Signages and/or Barriers as described in Section 8.

### Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. If required, RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Where applicable, barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

T-Mobile will be compliant when the following changes are implemented:

#### T-Mobile proposed Access Point Location

Ensure that a 1 Guideline, 1 Information & 1 Notice signs are installed at the Access Point location, as depicted in the site map in the later sections of the report.

#### T-Mobile proposed Alpha Sector Location

1 Caution sign on the antenna as depicted in the site map in the later sections of the report. There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

#### T-Mobile proposed Beta Sector Location

1 Caution sign on the antenna as depicted in the site map in the later sections of the report. There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

#### T-Mobile proposed Gamma Sector Location

1 Caution sign on the antenna as depicted in the site map in the later sections of the report. There is no need to install Barrier & Chain/Striping/Tapes enclosing this sector.

#### T-Mobile proposed Equipment/BTS Location

Site ID: SC60523B

Ensure that a 1 Guideline, 1 Information & 1 Notice signs are installed at the Equipment/BTS location, as depicted in the site map in the later sections of the report.

## 2.0 MPE Calculations

For this MPE predictive analysis, GTA considered the area around the accessible areas of the T-Mobile antennas on the site to determine EME field strength levels for the FCC's human exposure limits. Further GTA has identified any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with highest fields.

GTA has utilized computer-generated modeling software RoofView® 4.15 to generate the compliance report.

### Modeling & Input Assumptions

In this Site Compliance Report, it is assumed that

- All antennas are operating at full power at all times.
- The Antenna Inventory Table (Section 3) shows all transmitting antennas at the site.
- A 75% duty cycle and maximum radiated power for each antenna is assumed unless T-Mobile has specified otherwise.
- Obstructions like (screens, trees, buildings, etc.) that would normally attenuate the signal are not taken into account.
- GTA obtained information used in this Compliance Report from T-Mobile which is considered reliable and believes it to be true and correct.
- Due to the complexity of some wireless sites, GTA performed this analysis and created this report utilizing best industry practices and due diligence. The scales and the determinations are based on the A&E drawings provided by T-Mobile.
- On a case-by-case basis, appropriate static gains and losses are considered while doing the simulations to simulate the closest field radiations of the antennas.

### 3.0 Antenna Inventory

| ID       | Technology | Antenna Make | Antenna Model     | Azimuth (°) | Bottom of ANT from Ground (ft) |
|----------|------------|--------------|-------------------|-------------|--------------------------------|
| TMO S1A1 | L600       | Amphenol     | APXVAALL24M-U-J20 | 70          | 121.16                         |
| TMO S1A1 | N600       | Amphenol     | APXVAALL24M-U-J20 | 70          | 121.16                         |
| TMO S1A1 | L1900      | Amphenol     | APXVAALL24M-U-J20 | 70          | 121.16                         |
| TMO S1A1 | N1900      | Amphenol     | APXVAALL24M-U-J20 | 70          | 121.16                         |
| TMO S1A1 | L2100      | Amphenol     | APXVAALL24M-U-J20 | 70          | 121.16                         |
| TMO S1A4 | N2500      | ERICSSON     | AIR6419 B41       | 70          | 123.49                         |
| TMO S2A2 | L600       | Amphenol     | APXVAALL24M-U-J20 | 170         | 121.16                         |
| TMO S2A2 | N600       | Amphenol     | APXVAALL24M-U-J20 | 170         | 121.16                         |
| TMO S2A2 | L1900      | Amphenol     | APXVAALL24M-U-J20 | 170         | 121.16                         |
| TMO S2A2 | N1900      | Amphenol     | APXVAALL24M-U-J20 | 170         | 121.16                         |
| TMO S2A2 | L2100      | Amphenol     | APXVAALL24M-U-J20 | 170         | 121.16                         |
| TMO S2A5 | N2500      | ERICSSON     | AIR6419 B41       | 170         | 123.49                         |
| TMO S3A3 | L600       | Amphenol     | APXVAALL24M-U-J20 | 240         | 121.16                         |
| TMO S3A3 | N600       | Amphenol     | APXVAALL24M-U-J20 | 240         | 121.16                         |
| TMO S3A3 | L1900      | Amphenol     | APXVAALL24M-U-J20 | 240         | 121.16                         |
| TMO S3A3 | N1900      | Amphenol     | APXVAALL24M-U-J20 | 240         | 121.16                         |
| TMO S3A3 | L2100      | Amphenol     | APXVAALL24M-U-J20 | 240         | 121.16                         |
| TMO S3A6 | N2500      | ERICSSON     | AIR6419 B41       | 240         | 123.49                         |

Table 2

#### 4.0 Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radio frequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general population.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is transient as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

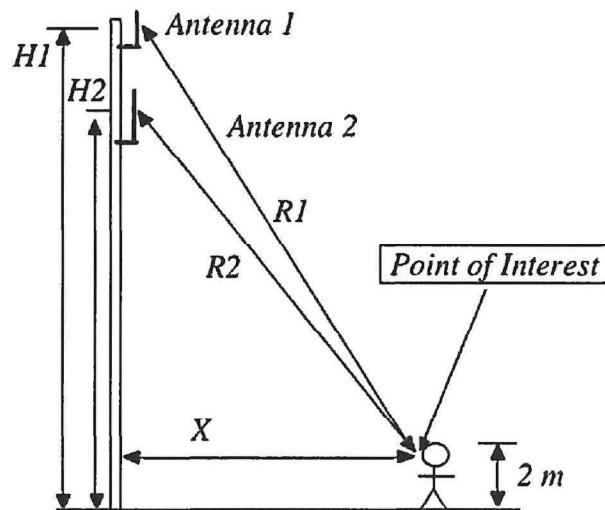


Figure 1

Table 3 and Figure 2 (below), which are included in the FCC’s OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are “time-averaged” limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC’s MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 1 mW/cm<sup>2</sup> for equipment operating in the 1900 MHz frequency range. For the T-Mobile equipment operating at 800 MHz, the FCC’s occupational MPE is 2.66 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.53 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

| <b>(A) Limits for Occupational/Controlled Exposure</b>         |                                   |                                   |   |   |
|--|-----------------------------------|-----------------------------------|---|---|
| Frequency Range (MHz)  | Electric Field Strength (E) (V/m) | Magnetic Field Strength (H) (A/m) | Power Density (S) (mW/cm <sup>2</sup> ) | Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes) |
| 0.3-3.0  | 6 4                               | 1.63                              | (100)*                                  | 6   |
| 3.0-30   | 1842/f                            | 4.89/f                            | (900/f <sup>2</sup> )*                  | 6   |
| 30-300   | 61.4                              | 0.163                             | 1                                       | 6   |
| 300-1,500  | --                                | --                                | f/300                                   | 6   |
| 1,500-100,000  | --                                | --                                | 5                                       | 6   |
| <b>(B) Limits for General Population/Uncontrolled Exposure</b> |                                   |                                   |   |   |
| Frequency Range (MHz)  | Electric Field Strength (E) (V/m) | Magnetic Field Strength (H) (A/m) | Power Density (S) (mW/cm <sup>2</sup> ) | Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes) |
| 0.3-1.34   | 6 4                               | 1.63                              | (100)*                                  | 30  |
| 1.34-30  | 1842/f                            | 2.19/f                            | (180/f <sup>2</sup> )*                  | 30  |
| 30-300   | 27.5                              | 0.073                             | 0.2                                     | 30  |
| 300-1,500  | --                                | --                                | f/1,500                                 | 30  |
| 1,500-100,000  | --                                | --                                | 1.0                                     | 30  |

Table 3

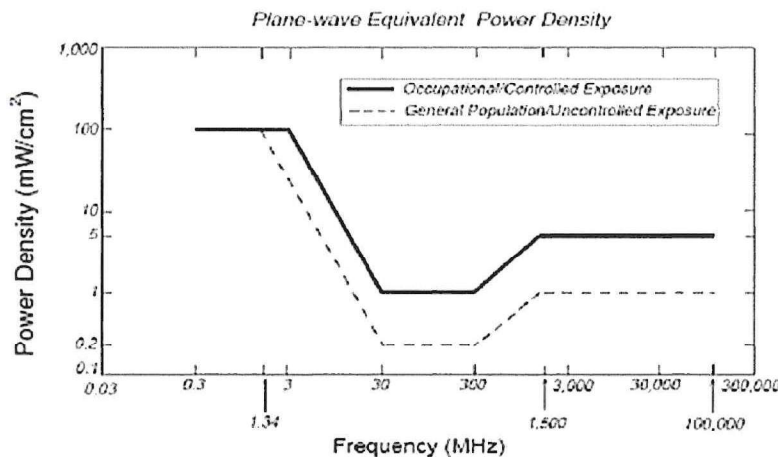


Figure 2

Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

| Personal Wireless Service    | Approximate Frequency | Occupational MPE        | Public MPE              |
|------------------------------|-----------------------|-------------------------|-------------------------|
| Personal Communication (PCS) | 1,950 MHz             | 5.00 mW/cm <sup>2</sup> | 1.00 mW/cm <sup>2</sup> |
| Cellular Telephone           | 870 MHz               | 2.90 mW/cm <sup>2</sup> | 0.58 mW/cm <sup>2</sup> |
| Specialized Mobile Radio     | 855 MHz               | 2.85 mW/cm <sup>2</sup> | 0.57 mW/cm <sup>2</sup> |
| Most Restrictive Freq. Range | 30-300 MHz            | 1.00 mW/cm <sup>2</sup> | 0.20 mW/cm <sup>2</sup> |

Table 4

Personal Communication (PCS) facilities used by T-Mobile in this area operate within a frequency range of 600-2500 MHz. Facilities typically consist of:

- 1) Electronic transceivers (the radios or cabinets) connected to wired telephone lines; and
- 2) Antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, except in areas directly in front of the antennas.

**Statement of Compliance**

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 100% of the applicable MPE must participate in mitigating these RF hazards.

**5.0 Limitations**

This report was prepared for the use of T-Mobile. It was performed following generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under similar circumstances. The conclusions provided by GTA are based solely on the information provided by T-Mobile. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to GTA so that our conclusions may be revised and modified, if necessary. This report has been prepared by Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

## 6.0 Safety Recommendations

### Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

| Hazard Prevention  | Control  |
|--|--|
| <ul style="list-style-type: none"> <li>Utilization of good equipment</li> <li>Enact control of hazard areas</li> <li>Limit exposures</li> <li>Employ medical surveillance and accident response</li> </ul> | <ul style="list-style-type: none"> <li>Employ Lockout/Tag out</li> <li>Utilize personal alarms &amp; protective clothing</li> <li>Prevent access to hazardous locations</li> <li>Develop or operate an administrative control program</li> </ul> |

Table 5

### RF Signage and Barriers

All RF signs should be obeyed by at all times.

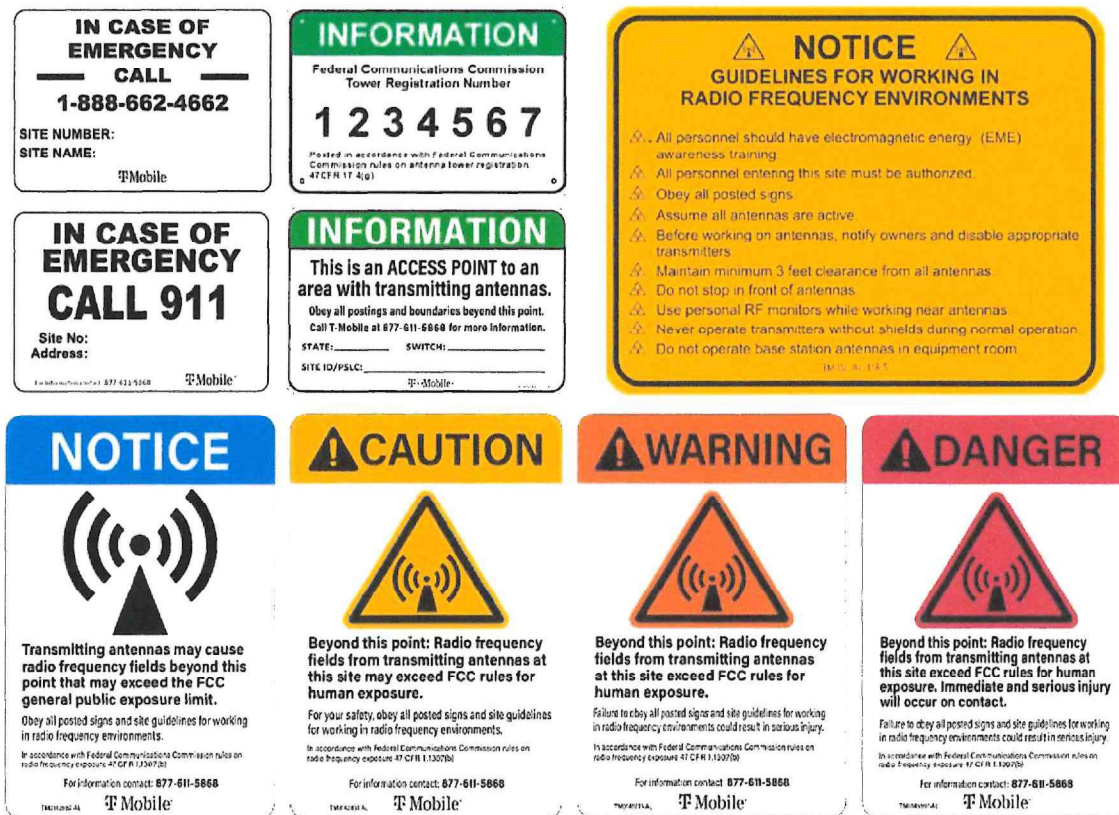


Figure 3

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

## 7.0 Federal Communications Commission (FCC) Limits

### Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater than 100% MPE limits.

### Occupational Limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

### General Population limits

Apply in situations in which the general population may be exposed, or in which persons who are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (Those without significant and documented RF Safety & Awareness training)

### Controlled Environment

This applies to environments that are restricted or "controlled" to prevent access from members of the General Population classification.

### Uncontrolled Environment

This applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

### Generic Values

The use of "Unknown" for an operator means the information about the carrier, their FCC license, and/or antenna information was not available. Generic values are used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

## 8.0 Compliance Measures

The site needs the following mitigation and/or compliance plan.

The compliance determination is based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. At the time of our analysis, T-Mobile will be complaint with the FCC rules and regulations, as described in OET Bulletin 65 upon implementation of below remediation and/or compliance recommendations.

On monopine :










| Recommendations for Site Compliance | Signages on Access Points, Sectors & Equipment                                    |   |   |   |   | Enclosing Sectors   |   |  |   |                  |                         |  |
|-------------------------------------|---|---|---|---|---|---|---|--|---|------------------|-------------------------|--|
|                                     |  |  |  |  |  |  |  |  |  |                  |                         |  |
|                                     | Guidelines  | NOC INFO  | NOTICE  | CAUTION   | WARNING   | NOTICE  | CAUTION   | WARNING  | OC Length   | GP Length        | Striping                |  |
| Access Point(s)                     | ✓ 1   | ✓ 1   | ✓ 1   |   |   |   |   |  |   |                  | Striping                |  |
| Sector Alpha                        |   |   |   | ✓ 1   |   |   |   |  |   |                  | Striping                |  |
| Sector Beta                         |   |   |   | ✓ 1   |   |   |   |  |   |                  | Striping                |  |
| Sector Gamma                        |   |   |   | ✓ 1   |   |   |   |  |   |                  | Striping                |  |
| Equipment/BTS                       | ✓ 1   | ✓ 1   | ✓ 1   |   |   |   |   |  |   |                  | Striping                |  |
| <b>Total Signage</b>                | <b>2</b>  | <b>2</b>  | <b>2</b>  | <b>3</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>   | <b>0 sq. ft.</b>  | <b>0 sq. ft.</b> | <b>Total = 0 sq.ft.</b> |  |

Table 6

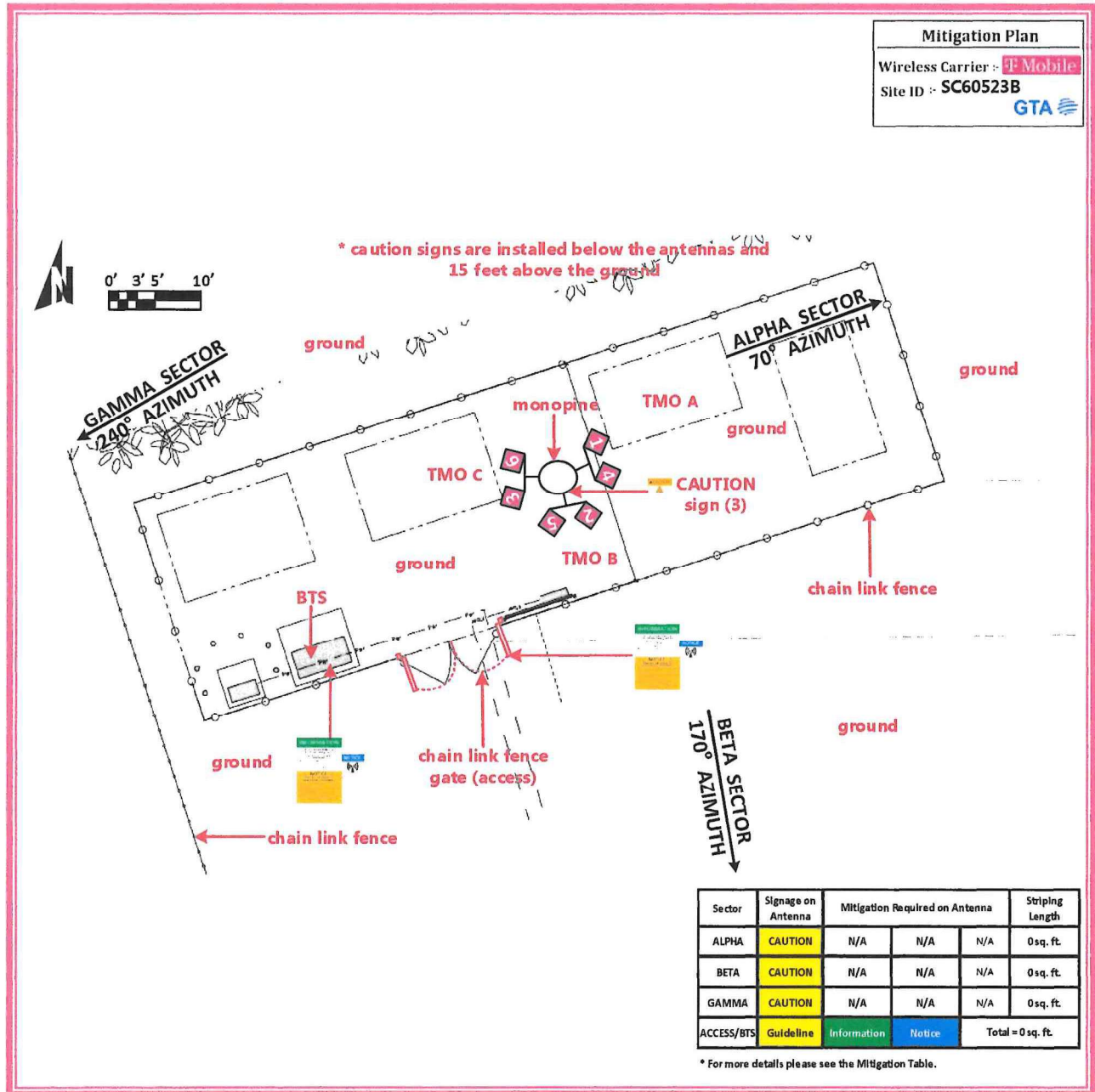
**CAUTION:** - The table above represents EVERY compliance item that MUST be implemented by the carrier at the site location; please see the Site Plan shown in diagram 1.

It is recommended to have periodic inspections of the components that are involved in the radiation of RF energy. Periodic Electromagnetic Emission (EME) measurement should be conducted to reevaluate the RF radiation level at this site.

GTA recommends that T-Mobile and the authorized personal at the site take additional measures to ensure that persons accessing the roof/structure (for example, roofers or other maintenance workers) are informed of areas where RF levels exceed the FCC general population limit and made aware that these areas must be avoided to maintain compliance with FCC requirements. This is important especially when the placement of barriers, striping, taping, or any other positive access control (areas of the roof that exceed the RF levels of the general population limit) is not possible due to the physical construction or constraints or safety measures surrounding the antennas or on the roof/structure like the sloped roof, tiled roof, chimney, steeples, cupolas, hilly terrain, etc.

It is further recommended to distribute this report to anyone accessing the roof/structure and ensure the confirmation that it has been read and understood.

Diagram 1: Site Scale Plan



◆ T-Mobile Antennas

Striping

Physical Measurement

▶ ENTRY ▶ Important Notes

Standard uses 'FCC exposure limits of 5.0 mW/cm2 for occupational and 1.0 mW/cm2 for general population'

|            |        |         |         |          |
|------------|--------|---------|---------|----------|
|            |        |         |         |          |
| GUIDELINES | NOTICE | CAUTION | WARNING | NOC INFO |

## 9.0 Summary And Conclusions

GTA has prepared this Radiofrequency Emissions Compliance Report for the proposed T-Mobile telecommunications equipment at the site located at **17740 Bowman Rd. Cottonwood, CA 96022.**

GTA has conducted theoretical modeling to estimate the worst-case power density from T-Mobile antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements.

As presented in the preceding sections, based on worst-case predictive modeling, **there are no modeled exposures on any accessible ground-level walking/working surface** related to proposed equipment in the area that exceed the FCC's **general population** exposure limits at this site. Any of the modeled exposure areas exceeding the **general population** limits need to follow the mitigation/compliance plan proposed in the report to bring the T-Mobile antennas to compliance. As such, the proposed T-Mobile project complies with FCC rules and regulations. **Posting of the signages and the recommendations presented in Section 8 brings the site into compliance with FCC rules and regulations.**

**At ground-level the anticipated maximum predictive RF-EME at T-Mobile facility will be 11.8% of FCC's general population limit.** This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general population exposure limits at this site. **At ground level, the maximum power density generated by the antennas is approximately 11.8% of FCC's general population limit (2.36% of the FCC's occupational limit).**

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier that has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that there will be no accessible areas on the walking/working surfaces at the ground-level in front of the T-Mobile antennas that may exceed the FCC standards for the general population and/or occupational exposure after the implementation of mitigation measures. To reduce the risk of exposure and/or injury, GTA recommends that access to the **monopine** or areas associated with the active antenna installation or mitigation measures are restricted and secured where possible.

To alert any workers or general population potentially accessing the site, a blue Notice sign and/or yellow Caution sign, and/or orange Warning sign based on the simulated exposure limits along with a yellow Guidelines sign are recommended for installation at the access to the rooftop/structure along with the barriers/stripping to exclude the RF radiations exceeding areas per the applicable limits.

Site ID: SC60523B

## 10.0 Certification

This report has been prepared under the direction of the following Registered Professional Engineer:

I Michael A. McGuire PE, on the date indicated near my seal below hereby certify that:

I am registered as a Professional Engineer with the License number listed below and I am thoroughly familiar with the Regulations of the Federal Communication Commission (FCC), both in general and specifically, as they apply to FCC guidelines for human exposure to Radiofrequency electromagnetic radiation and the EME predictive analysis for the site identified as SC60523B located at 17740 Bowman Rd. Cottonwood, CA 96022, has performed on March 20, 2025 to determine where there might be electromagnetic energy that is more than both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge.



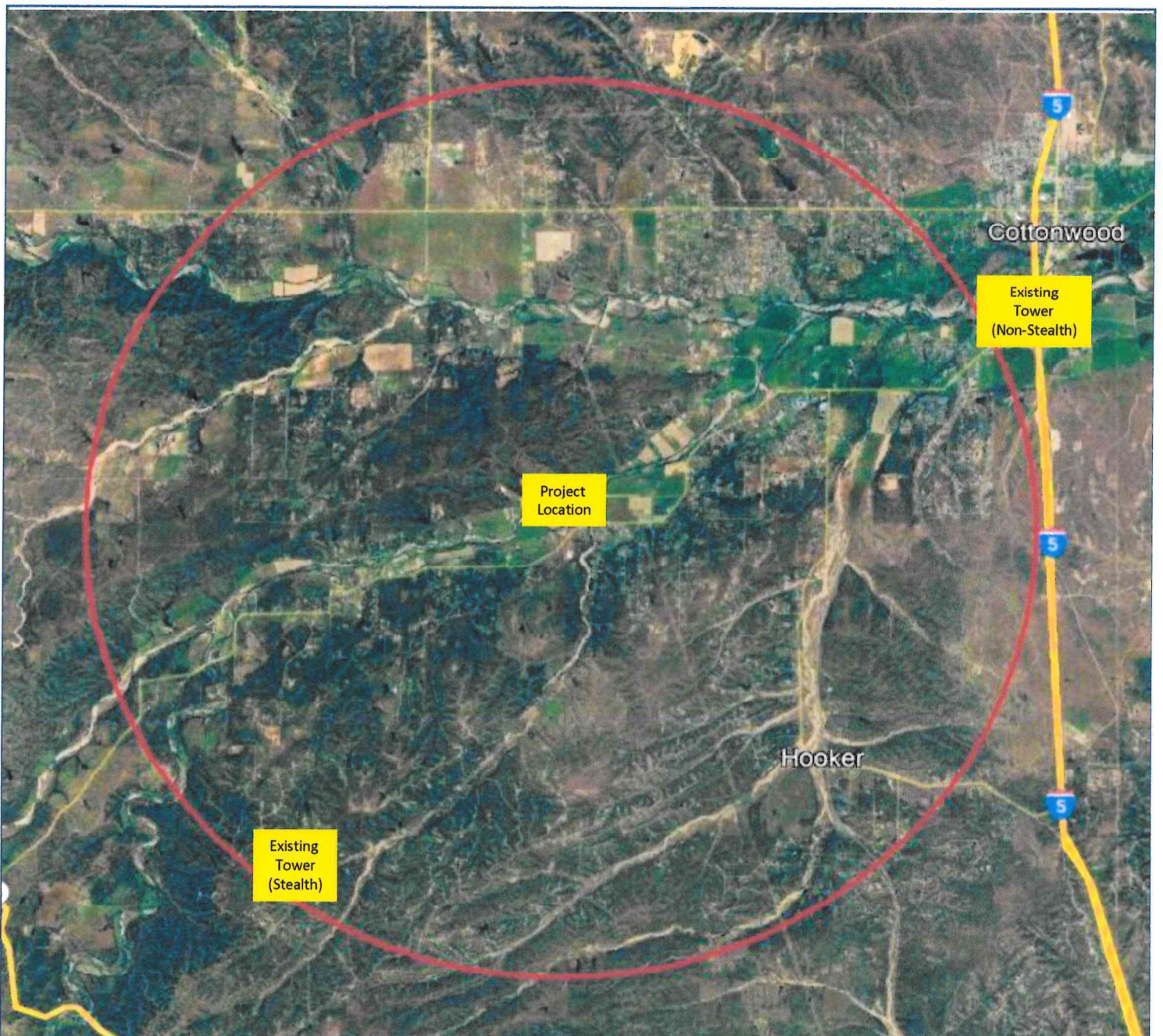
sealed 21mar2025



6210 Ardrey Kell Road, Suite 450  
Charlotte, NC 28277

### 5 Mile Radius Map

17740 Bowman Rd., Cottonwood



## ATTACHMENT H

### Use Permit 25-04 (Harmoni Towers)

#### 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, and has been used as an animal corral and an area for miscellaneous outdoor storage. 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 TCC 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 commercial use, being authorized via approval of a use permit by the Planning Commission, consistent with the description for the

site's "Rural Residential – Large Lot" designation found in the General Plan. The project's design includes a "stealth" monopine design and a location more than 400 feet from Bowman Road, 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 little to no service. The proposed facility will result in a maximum exposure of 11.8% 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 meets both of these criteria. The closest existing facility is 4.7 miles away, with many intervening trees and terrain ridges, so the two sites are not readily visible at the same time. The provided coverage maps for the project demonstrate that the proposed facility will be bringing wireless services to an area of the County that currently has little to no wireless service on the applicant's network.

# ATTACHMENT I

## CONDITIONS OF APPROVAL

### Use Permit 25-04 (Harmoni Towers)

Use Permit 25-04 (Harmoni Towers) 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 17740 Bowman Road in Cottonwood, California, also identified as APN 006-380-089, in substantial conformance with the Site Plan and Elevations for UP 25-04 attached to the April 16, 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 of 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 Bowman Road (Co. Rd. #153) 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 Bowman Road (Co. Rd. #153), 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 Bowman Road (Co. Rd. #153) can be achieved without adversely affecting the normal flow of traffic. Adequate stopping sight distance shall be provided in both directions along Bowman Road (Co. Rd. #153) 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 Bowman Road (Co. Rd. #153) 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**

**STREAMBANK AVOIDANCE:** All construction equipment, materials, and activities shall remain a minimum of 50 feet from the top of the nearby stream bank at all times. ***Tehama County Planning Department***

#### **Condition #31**

**NOISE CONTROL:** All noise-generating activities during construction and operation of the project shall comply with the standards in TCC Chapter 17.77, "Noise Control". This shall include conducting all scheduled maintenance and generator testing during the hours specified in TCC 17.77.030.A., and all construction activities during the hours specified in TCC 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 #32**

**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 Indemnites") from and against any claim, action, or judicial or administrative proceeding brought against the County Indemnites, 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 Indemnites 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**

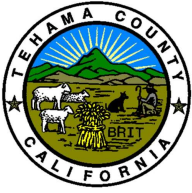
*Applicant Acknowledgement*

*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 permit pursuant to the provisions of the Tehama County Municipal Code.*

\_\_\_\_\_  
*Name of Project Applicant*

\_\_\_\_\_  
*Signature of Project Applicant*

\_\_\_\_\_  
*Date*



# Tehama County

## Agenda Request Form

**File #:** 26-0584

**Agenda Date:** 4/16/2026

**Agenda #:** 3.

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### PLANNING DEPARTMENT - USE PERMIT #25-01; VERIZON WIRELESS - GYLE RD

#### **Requested Action(s)**

Staff recommend that the Planning Commission:

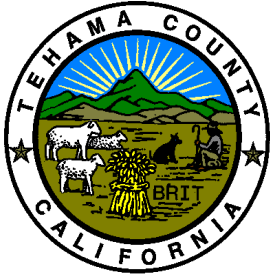
- A. Conduct a public hearing to consider Use Permit #25-01 (Verizon Wireless-Gyle Road) and the proposed Initial Study and Mitigated Negative Declaration;
- B. Move that the Planning Commission adopt the Mitigated Negative Declaration (SCH #2026010534) for Use Permit #25-01 (Verizon Wireless-Gyle Road); and
- C. Move that the Planning Commission approve Use Permit #25-01 (Verizon Wireless-Gyle Road) subject to the findings and conditions contained in Attachments G and H of the staff report dated April 16, 2026.

#### **Financial Impact:**

None at this time

#### **Background Information:**

This application is to authorize construction and operation of a commercial communications facility, consisting of a 120' monopole telecommunications tower supporting a four-sector antenna array with associated ground-mounted equipment, including a backup diesel generator. Improvements will be located within a 50' x 50' leased area, surrounded by a 6' chain link fence with privacy slats topped with barbed wire, located on the southeast portion of a 6.52-acre parcel. The project site is designated Valley Floor Agriculture - El Camino on the General Plan Land Use Map and located in an AG-3 Agricultural / El Camino zoning district.



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** April 16, 2026

**TO:** Tehama County Planning Commission

**FROM:** Greg Redeker, AICP, Planner IV  
gredeker@tehama.gov (530) 527-2200

**SUBJECT:** **USE PERMIT #25-01 (VERIZON WIRELESS – GYLE ROAD) 22560 GYLE ROAD, GERBER – TO ALLOW A NEW 120’ MONOPOLE COMMUNICATIONS TOWER ON A 6.52 ACRE PARCEL IN AN AG-3 (AGRICULTURAL / EL CAMINO ZONING DISTRICT) VFA-EC / VALLEY FLOOR AGRICULTURE – EL CAMINO GENERAL PLAN DESIGNATION – APN 063-230-024**

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### PROJECT DESCRIPTION

This application is to authorize construction and operation of a commercial communications facility, consisting of a 120’ monopole telecommunications tower supporting a four-sector antenna array with associated ground-mounted equipment, including a backup diesel generator. Improvements will be located within a 50’ x 50’ leased area, surrounded by a 6’ chain link fence with privacy slats topped with barbed wire, located on the southeast portion of a 6.52 acre parcel. The project site is designated Valley Floor Agriculture – El Camino on the General Plan Land Use Map, and located in an AG-3 Agricultural / El Camino zoning district.

### LOCATION

The project is located at 22560 Gyle Road, Gerber, CA 96035, on the north side of Gyle Road between Fairfield Avenue and Truckee Avenue, approximately .5 miles east of Interstate 5. T25N, R03W, Sec. 22 M.D.B.& M. APN: 063-230-024. (See **Attachment A, Vicinity Map**, and **Attachment B, Site Plan and Elevations**).

### GENERAL PLAN

VFA/EC Valley Floor Agriculture – El Camino (see **Attachment C, General Plan Land Use Map**)

### PROJECT SIZE

6.52 acre parcel size, ground enclosure area is 50’ x 50’ (2,500 sf or 0.057 acres)

### APPLICANT

Assurance Development on behalf of The Towers of California, LLC  
Attn: Samantha Hermann  
1499 Huntington Drive, Suite 305  
South Pasadena, CA 91030

## SURROUNDING LAND USES AND SETTING

*Zoning, General Plan, and Land Use Table 1.0*

| <b>Direction</b> | <b>Zoning</b> | <b>General Plan</b> | <b>Current Land Use</b>           |
|------------------|---------------|---------------------|-----------------------------------|
| <b>North</b>     | AG-3          | VFA – EC            | <i>Agricultural</i>               |
| <b>South</b>     | AG-2          | VFA                 | <i>Agricultural (Orchard)</i>     |
| <b>East</b>      | AG-3          | VFA – EC            | <i>Agricultural / Residential</i> |
| <b>West</b>      | AG-3          | VFA – EC            | <i>Agricultural (Orchard)</i>     |

### DISCUSSION

The proposed commercial communication facility is similar in design to other structures approved in agricultural / orchard portions of Tehama County. As required by the County’s regulations, the applicant submitted visual simulations depicting the appearance of the proposed monopole, including a “stealth” monopine option (see **Attachment D, Visual Simulations**). Staff recommend that a standard monopole design be utilized. There are no scenic views which would be affected by the project; there are no pine trees in the vicinity of the project; and a monopole would be consistent with the design of other towers located in agricultural / orchard areas. Nevertheless, if the Commission determines that a monopine design is warranted and appropriate, that requirement could be added as an additional condition of approval as part of the Commission’s motion to approve the project.

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 two nearest towers to this location. This project will provide needed additional network capacity (particularly along major transportation corridors, such as I-5), 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 0.38% of the applicable standard at any publicly accessible location.

As shown on **Attachment E, Coverage Maps**, the proposed facility is within five miles of two existing towers. The first is 4.3 miles to the northwest (labeled “Los Molinos” on the coverage maps), and the second is 2.8 miles to the south (labeled “North Corning” on the coverage maps). The site therefore does not meet the five-mile separation requirement for new communication facilities found in TCC 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. This finding, as well as all other required findings, is contained in **Attachment G, Findings**.

In addition to the recommended conditions provided by other County departments, and the mitigation measures established in the IS/MND, 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. 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 – El Camino on the Land Use Diagram. This designation includes provisions for non-agricultural land uses that will not impact agricultural and rural living uses.

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.”*

In this location, there are no views which are considered scenic in the General Plan; therefore, consistent with past approvals in agricultural and orchard areas, staff recommend approval of a standard monopole design. The recommended color is flat gray to blend in with the various sky conditions which will serve as the backdrop for views of the tower.

The zoning for the project site is AG-3, which allows commercial communication facilities with issuance of a use permit, as established in Tehama County Code (TCC) Section 17.71.050.A. The facility must also meet the standards enumerated in TCC Section 17.71.090; the project complies with those standards, with one allowable exception (separation distance) discussed above.

## **ENVIRONMENTAL ASSESSMENT**

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project, pursuant to the California Environmental Quality Act (CEQA) and utilizing the Tehama County Environmental Impact Checklist. The IS/MND (provided as **Attachment I, IS/MND**) was circulated for public review and comments from **January 16, 2026 to February 17, 2026**, and was assigned State Clearinghouse Number 2026010534. Thirteen mitigation measures are contained in the IS/MND, which taken together will reduce the environmental impact of the project to a level that is less than significant, and will not substantially increase the demand for County services. All mitigation measures are incorporated into **Attachment H, Conditions of Approval**.

## **EXISTING STRUCTURES**

The project parcel contains two existing residences, two trailers, an accessory storage building, and other miscellaneous minor structures, including a well and septic system. No existing structures will be affected by the project.

## **PUBLIC NOTICE**

A public hearing notice was published in the local newspaper on **March 21, 2026**, and mailed to property owners within a 2,500 ft. radius of the project on **March 17, 2026**. To date, the Department has received one email in response to the notice (see **Attachment J, Public Comments**).

## **RECOMMENDATION**

Staff recommend that the Planning Commission:

- A. Conduct a public hearing to consider Use Permit 25-01 (Verizon Wireless – Gyle Road) and the proposed Initial Study and Mitigated Negative Declaration;**

- B. Move that the Planning Commission adopt the Mitigated Negative Declaration (SCH# 2026010534) for Use Permit 25-01 (Verizon Wireless – Gyle Road); and**
- C. Move that the Planning Commission approve Use Permit 25-01 (Verizon Wireless – Gyle Road) subject to the findings and conditions contained in Attachments G and H of the staff report dated April 16, 2026.**

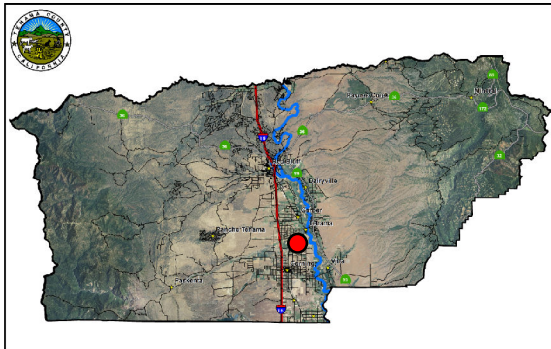
## **ATTACHMENTS**

- 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 25-04 Findings**
- H. Use Permit 25-04 Conditions of Approval**
- I. Initial Study / Mitigated Negative Declaration (SCH# 2026010534)**
- J. Public Comments**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community


## ATTACHMENT A- VICINITY MAP and 1,000 sf Mailing List



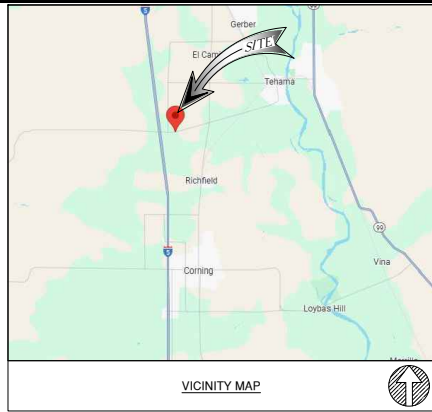
### PROJECT SITE DESCRIPTION

- Use Permit No. 25-01;  
Verizon Wireless Gyle Road  
APN:063-230-024



0 180 360 720 1,080 1,440  
 Feet





**APN**  
063-230-024-000, TEHAMA COUNTY, CALIFORNIA  
**RECORD OWNER**  
WAYNE EARL HAMBRIGHT AND TAMI HAMBRIGHT, HUSBAND AND WIFE AS JOINT TENANTS

**TITLE REPORT**  
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-201379-C DATED FEBRUARY 28, 2025.

**BASIS OF ELEVATIONS: (NAVD 1988)**  
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "G2000 1M" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 1.

**FLOOD ZONE**  
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.L.R.M. MAP NO. 06103C11401 EFFECTIVE DATE 9/21/2011

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF TEHAMA, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

LOT 227C OF SUBDIVISION NO. 3 OF EL CAMINO RANCHO, AS THE SAME ARE SHOWN ON THE MAP FILED IN THE TEHAMA COUNTY RECORDER'S OFFICE, IN BOOK OF MAPS, AT PAGES 59 AND 60.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

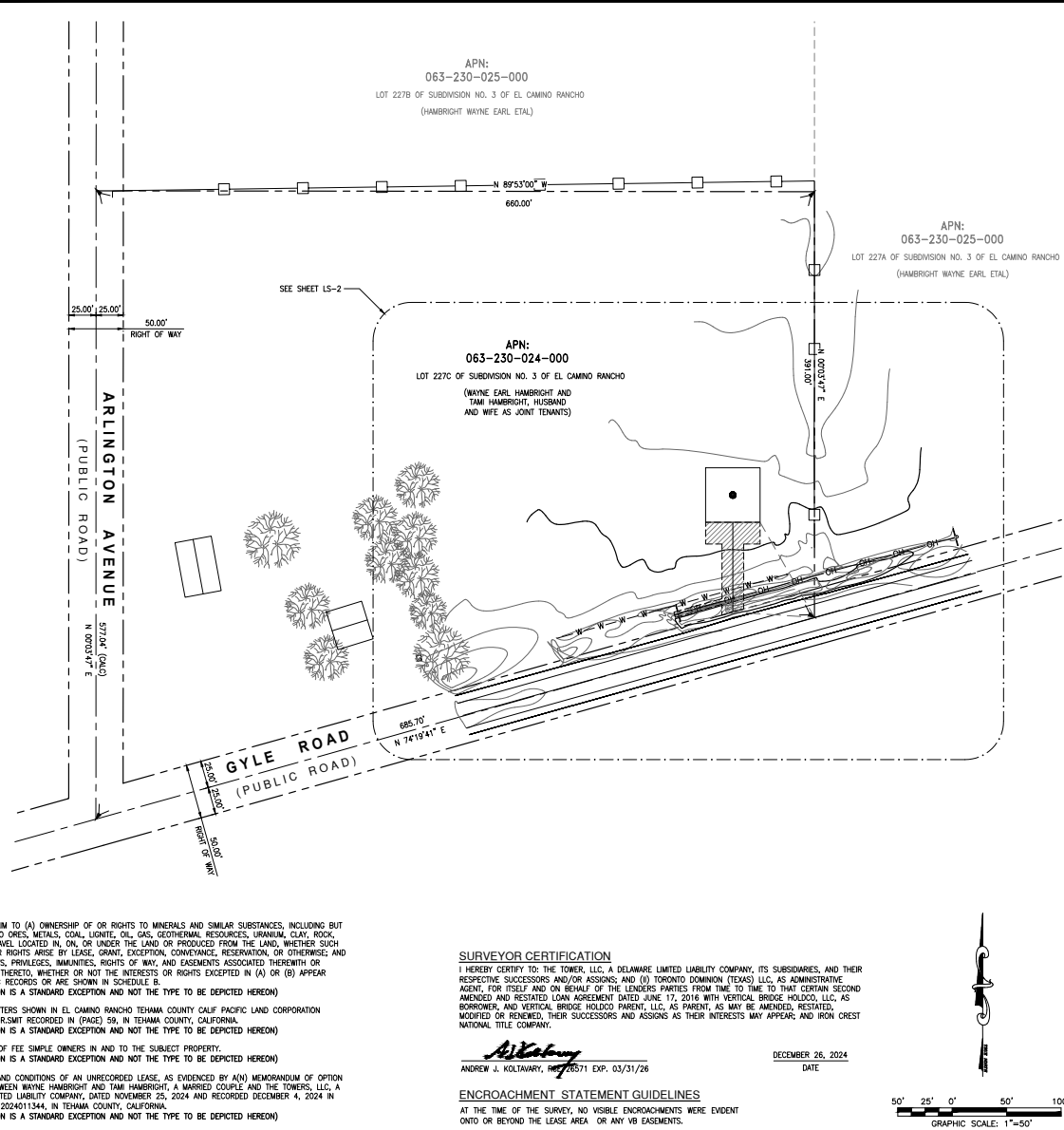
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 227A THENCE FROM SAID CORNER NORTH 31.20 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF GYLE ROAD; THENCE, WESTERLY ON AND ALONG THE NORTH RIGHT OF WAY LINE 28.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, AND RUNNING THENCE FROM THE TRUE POINT OF BEGINNING, NORTH ON AND ALONG THE WEST RIGHT OF WAY LINE OF CENTRAL AVENUE, A DISTANCE OF 60.93 FEET; THENCE, SOUTHWESTERLY, A DISTANCE OF 158.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GYLE ROAD, SAID POINT BEING 132.56 FEET WEST ALONG THE NORTH RIGHT OF WAY LINE OF GYLE ROAD FROM THE POINT OF BEGINNING; THENCE, FROM LAST MENTIONED POINT, EASTERLY 132.56 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 063-230-024-000  
THIS BEING A PORTION OF THE PROPERTY CONVEYED TO WAYNE EARL HAMBRIGHT AND TAMI HAMBRIGHT, HUSBAND AND WIFE AS JOINT TENANTS FROM WAYNE EARL HAMBRIGHT ALSO KNOWN AS WAYNE HAMBRIGHT AND TAMI HAMBRIGHT IN DEED DATED APRIL 25, 1995 AND RECORDED APRIL 28, 1995 IN BOOK 1578 PAGE 499 AS INSTRUMENT NO. 5163, AFFETED BY A CORRECTIVE DEED DATED APRIL 25, 1995 AND RECORDED DECEMBER 20, 1995 IN BOOK 1626 PAGE 62 AS INSTRUMENT NO. 16447.

**SCHEDULE B, PART II**

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- DISCREPANCIES IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS OR CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

- ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- ANY MATTERS SHOWN IN EL CAMINO RANCHO TEHAMA COUNTY CALIF PACIFIC LAND CORPORATION PURCHASER Q.R.S.M.T RECORDED IN (PAGE) 59, IN TEHAMA COUNTY, CALIFORNIA.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
- TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY AN) MEMORANDUM OF OPTION TO LEASE BETWEEN WAYNE HAMBRIGHT AND TAMI HAMBRIGHT, A MARRIED COUPLE AND THE TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 25, 2024 AND RECORDED DECEMBER 4, 2024 IN (INSTRUMENT) 2024011544, IN TEHAMA COUNTY, CALIFORNIA.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)



| ISSUE STATUS |          |   |    |
|--------------|----------|---|----|
| REV.         | DATE     | DESCRIPTION                               | BY |
| 1            | 12/05/25 | PRELIMINARY SURVEY                        | LJ |
| 1            | 03/13/25 | REARINGS/PROPERTY LINES UPDATED           | LJ |
| 2            | 03/19/25 | FINAL SURVEY                              | LJ |
| 3            | 03/20/25 | NEW TITLE REPRESENTATIVE CHECKER COMMENTS | LJ |

**AD ASSURANCE DEVELOPMENT**  
1499 HUNTINGTON DR. | SUITE 305  
SOUTH PASADENA, CA | 91030  
626.765.5079

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.  
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**verticalbridge**  
750 PARK OF COMMERCE DR.  
SUITE 200 | BOCA RATON, FL | 33487  
561.948.6367

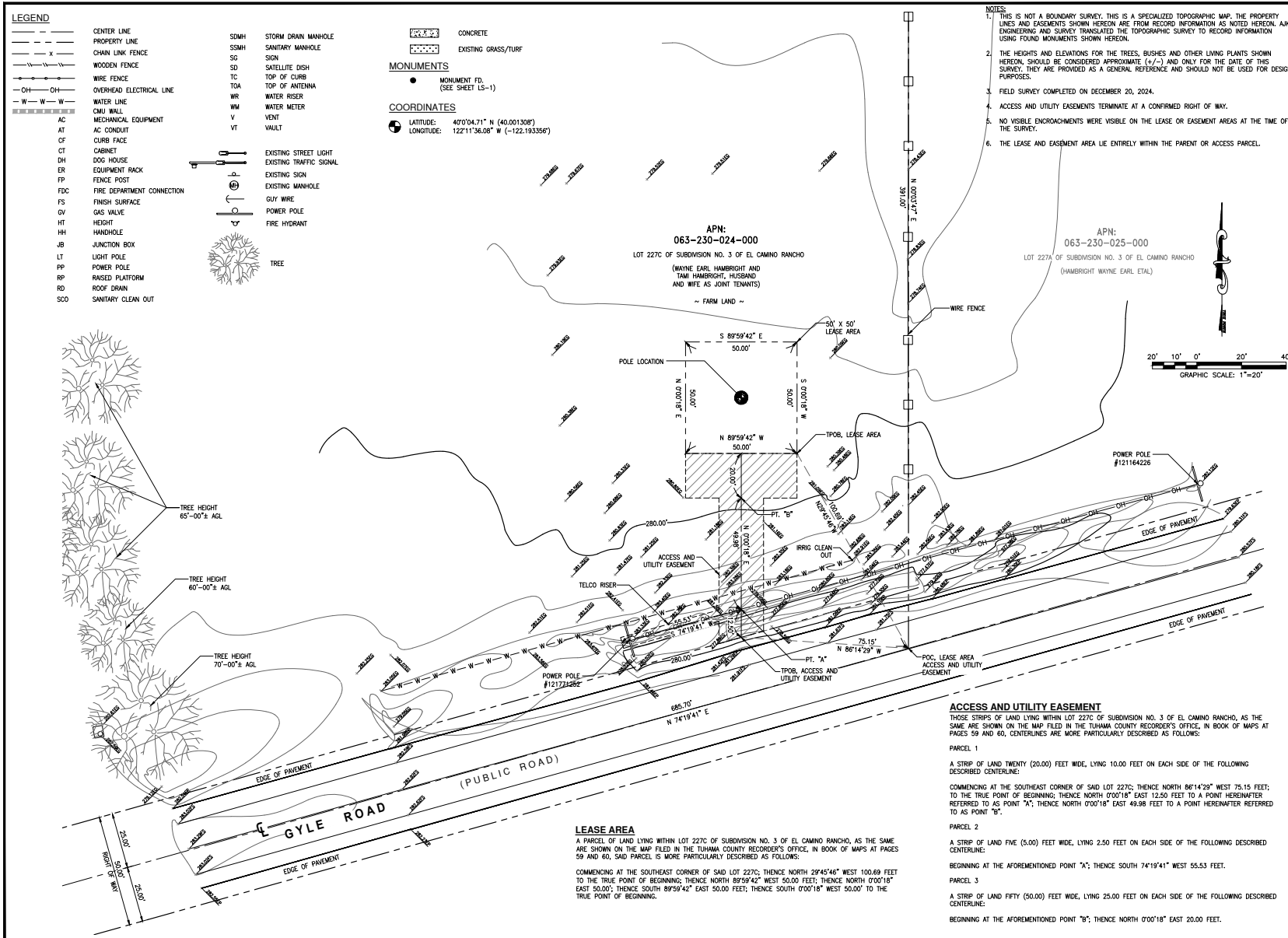
**verizon**  
2770 SHADELANDS DRIVE,  
BUILDING 11,  
WALNUT CREEK, CA 94598

**PROFESSIONAL ENGINEER**  
ANDREW J. KOLTAWARY  
EXPIRES 03/31/26  
CIVIL  
STATE OF CALIFORNIA

**RICHFIELD NE**  
US-CA-5899  
FUZE PROJECT ID: 16994854  
MDG LOCATION ID: 5000918249  
22560 GYLE RD.,  
GERBER, CA 96035-9603

SHEET TITLE:  
**TITLE SHEET**

**LS1**



**ISSUE STATUS**

| REV | DATE     | DESCRIPTION                               | BY |
|-----|----------|---|----|
| 1   | 12/20/24 | PRELIMINARY SURVEY                        | LJ |
| 2   | 03/19/25 | REARBOUNDARY PROPERTY LINES UPDATED       | LJ |
| 3   | 03/19/25 | FINAL SURVEY                              | LJ |
| 4   | 03/20/25 | NEW TITLE REPRESENTATIVE CHECKER COMMENTS | LJ |

**AD ASSURANCE DEVELOPMENT**  
 1499 HUNTINGTON DR. | SUITE 305  
 SOUTH PASADENA, CA | 91030  
 626.765.5079

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**verticalbridge**  
 750 PARK OF COMMERCE DR.  
 SUITE 200 | BOCA RATON, FL | 33487  
 561.948.6367

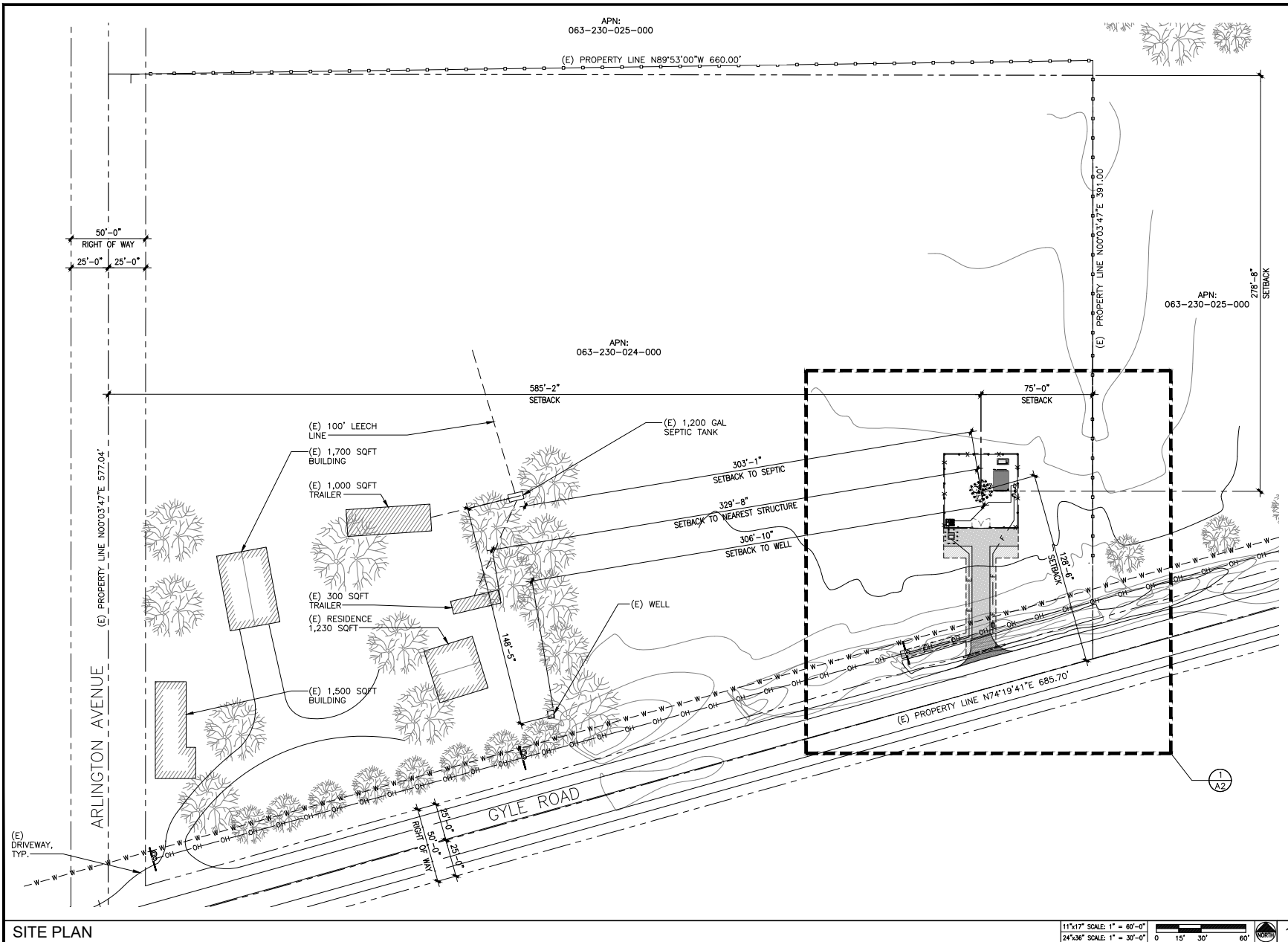
**verizon**  
 2770 SHADELANDS DRIVE,  
 BUILDING 11,  
 WALNUT CREEK, CA 94598



**RICHFIELD NE**  
 US-CA-5899  
 FUZE PROJECT ID: 16994854  
 MDG LOCATION ID: 5000918249  
 22560 GYLE RD.,  
 GERBER, CA 96035-9603

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

**LS2**



| ISSUE STATUS |          |                      |     |
|--------------|----------|----------------------|-----|
| REV          | DATE     | DESCRIPTION          | BY  |
| A            | 12/1/24  | ISSUED FOR REVIEW    | JR  |
| 0            | 01/09/25 | ISSUED FOR ZONING    | JR  |
| 1            | 05/19/25 | UPDATED ANTENNA ROAD | APP |
| 2            | 08/06/25 | PLANNING COMMENTS    | APP |

**AD**  
**ASSURANCE DEVELOPMENT**  
 1499 HUNTINGTON DR. | SUITE 305  
 SOUTH PASADENA, CA | 91030  
 626.765.5079

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 SUITE 200 | BOCA RATON, FL | 33487  
 561.948.6367

**verizon**  
 2770 SHADELANDS DRIVE,  
 BUILDING 11,  
 WALNUT CREEK, CA 94598

**RICHFIELD NE**  
 US-CA-5889  
 FUZE PROJECT ID: 16994854  
 MDG LOCATION ID: 5000918249  
 22560 GYLE RD.,  
 GERBER, CA 96035

SHEET TITLE:  
**SITE PLAN**

**A1**

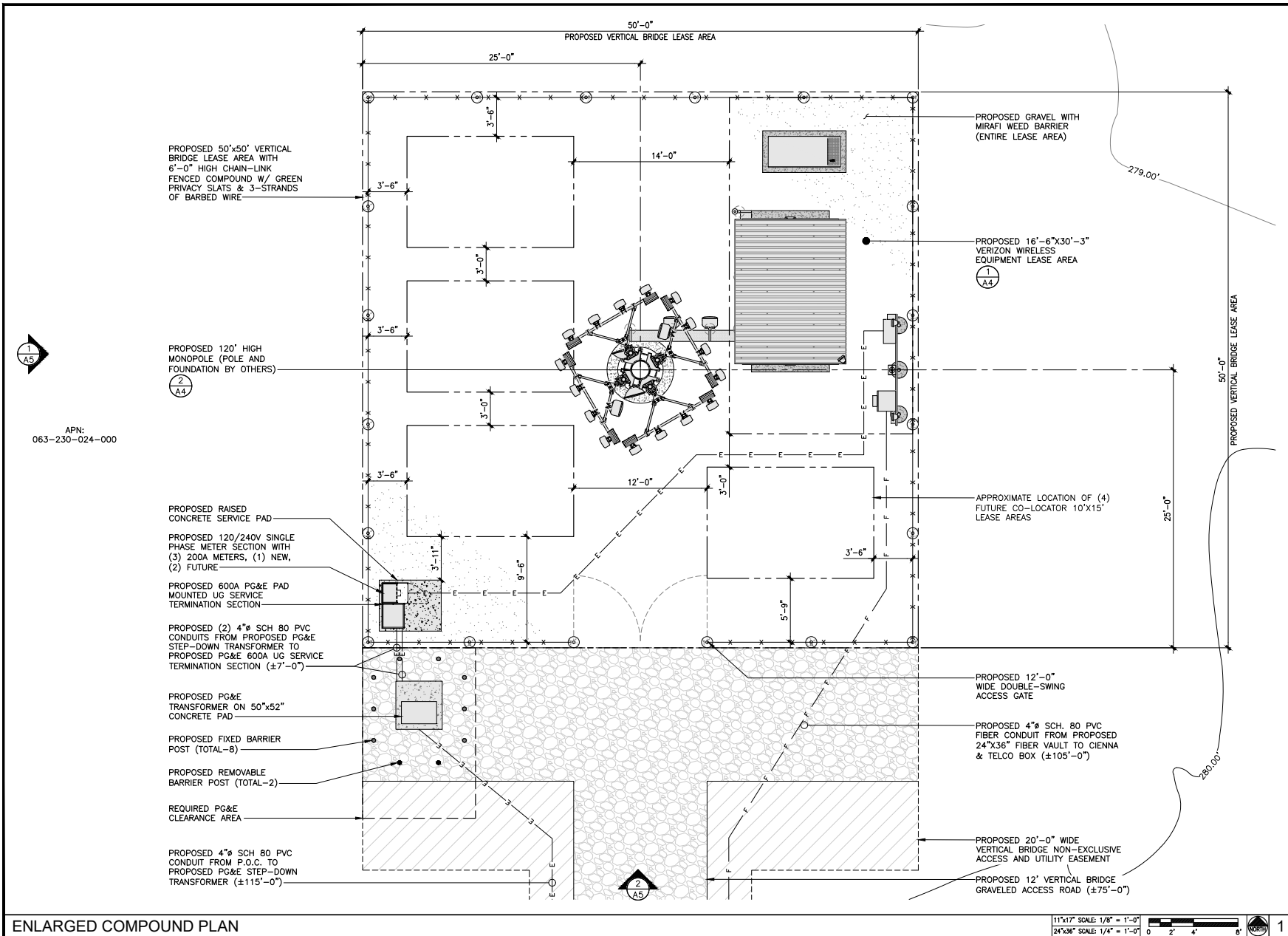
SITE PLAN

11"=17' SCALE: 1" = 60'-0"  
 24"=36" SCALE: 1" = 30'-0"

0 15' 30' 60'

1





| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| A   | 12/1/24  | ISSUED FOR REVIEW    | JR  |
| B   | 01/29/25 | ISSUED FOR ZONING    | JR  |
| T   | 05/19/25 | UPDATED ANTENNA ROAD | APP |
| Z   | 08/05/25 | PLANNING COMMENTS    | APP |

**AD ASSURANCE DEVELOPMENT**  
 1499 HUNTINGTON DR. | SUITE 305  
 SOUTH PASADENA, CA | 91030  
 626.765.5079

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**verticalbridge**  
 750 PARK OF COMMERCE DR.  
 SUITE 200 | BOCA RATON, FL | 33487  
 561.948.6367

**verizon**  
 2770 SHADELANDS DRIVE,  
 BUILDING 11,  
 WALNUT CREEK, CA 94598

**RICHFIELD NE**  
 US-CA-5889  
 FUZE PROJECT ID: 16994854  
 MDG LOCATION ID: 5000918249  
 22560 GYLE RD.,  
 GERBER, CA 96035

SHEET TITLE:  
**ENLARGED COMPOUND PLAN**

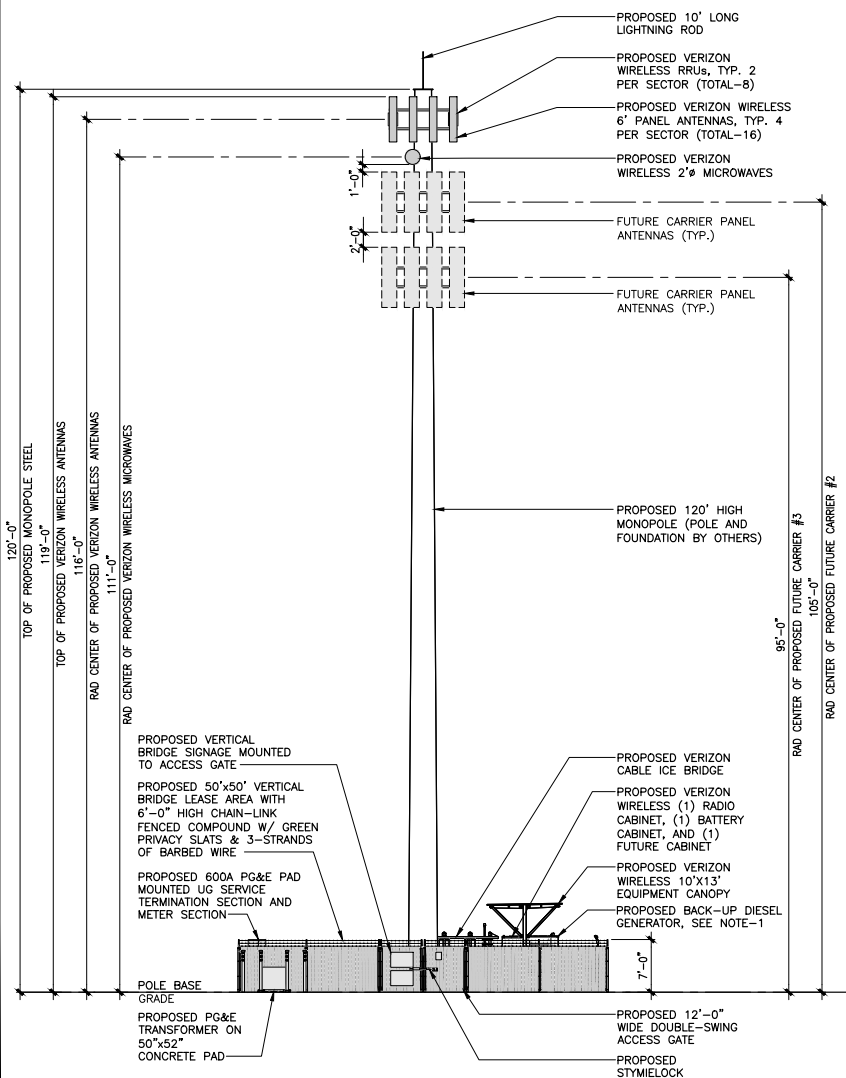
**A3**

ENLARGED COMPOUND PLAN





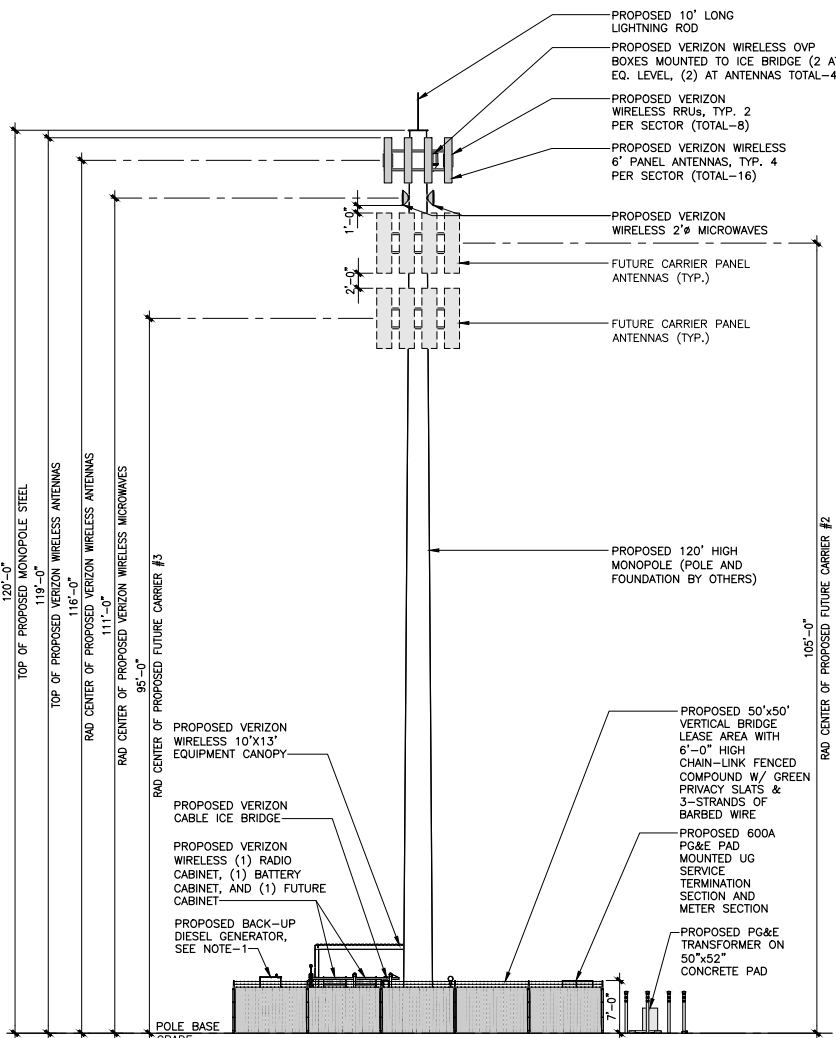
NOTE:  
1. THE PROPOSED GENERATOR SHALL BE SUPPLIED WITH A DIESEL ENHANCED ENCLOSURE.



SOUTH ELEVATION

11'x17' SCALE: 1/16" = 1'-0"  
24'x36" SCALE: 1/8" = 1'-0"  
0 2' 4' 6' 16'

NOTE:  
1. THE PROPOSED GENERATOR SHALL BE SUPPLIED WITH A DIESEL ENHANCED ENCLOSURE.



WEST ELEVATION

11'x17' SCALE: 1/16" = 1'-0"  
24'x36" SCALE: 1/8" = 1'-0"  
0 2' 4' 6' 16'

| ISSUE STATUS |          |                     |     |
|--------------|----------|---------------------|-----|
| REV          | DATE     | DESCRIPTION         | BY  |
| A            | 12/1/24  | ISSUED FOR REVIEW   | JR  |
| 0            | 01/29/25 | ISSUED FOR ZONING   | JR  |
| 1            | 05/19/25 | UPDATED ANTENNA RAD | JPP |
| 2            | 08/05/25 | PLANNING COMMENTS   | APP |

**AD ASSURANCE DEVELOPMENT**  
1499 HUNTINGTON DR. | SUITE 305  
SOUTH PASADENA, CA | 91030  
626.765.5079

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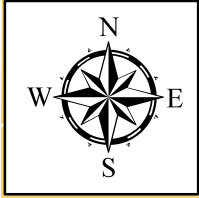
**verticalbridge**  
750 PARK OF COMMERCE DR.  
SUITE 200 | BOCA RATON, FL | 33487  
561.948.6367

**verizon**  
2770 SHADELANDS DRIVE,  
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WALNUT CREEK, CA 94598

**RICHFIELD NE**  
US-CA-5889  
FUZE PROJECT ID: 16994854  
MDG LOCATION ID: 5000918249  
22560 GYLE RD.,  
GERBER, CA 96035

SHEET TITLE:  
**ELEVATIONS**

A5



**VFA/EC; Valley Floor Agriculture –  
El Camino District**

ARLINGTON

FAIRFIELD


GYLE



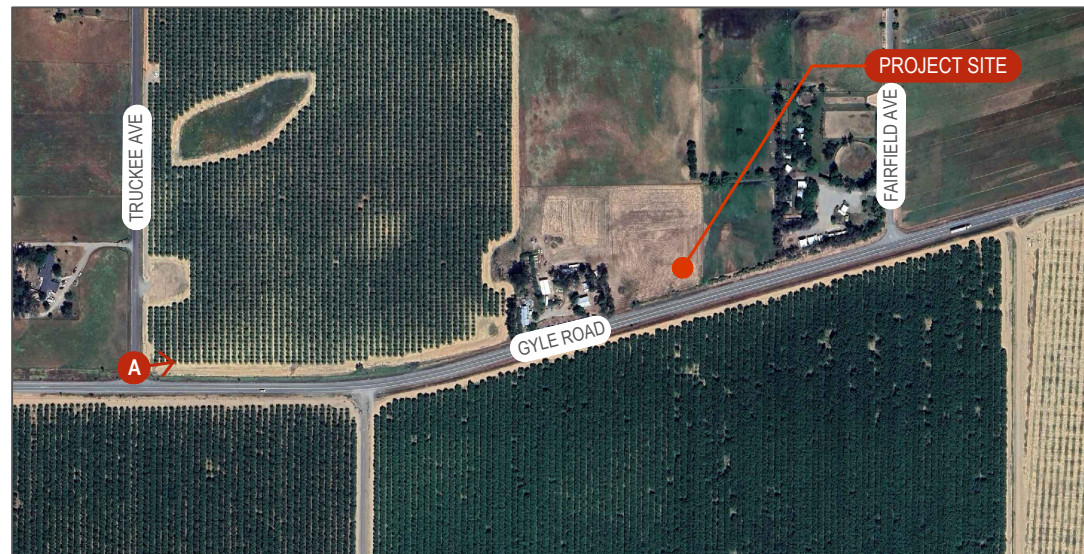
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Legend

 Project Site

# AERIAL MAP



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# EXISTING



# PROPOSED



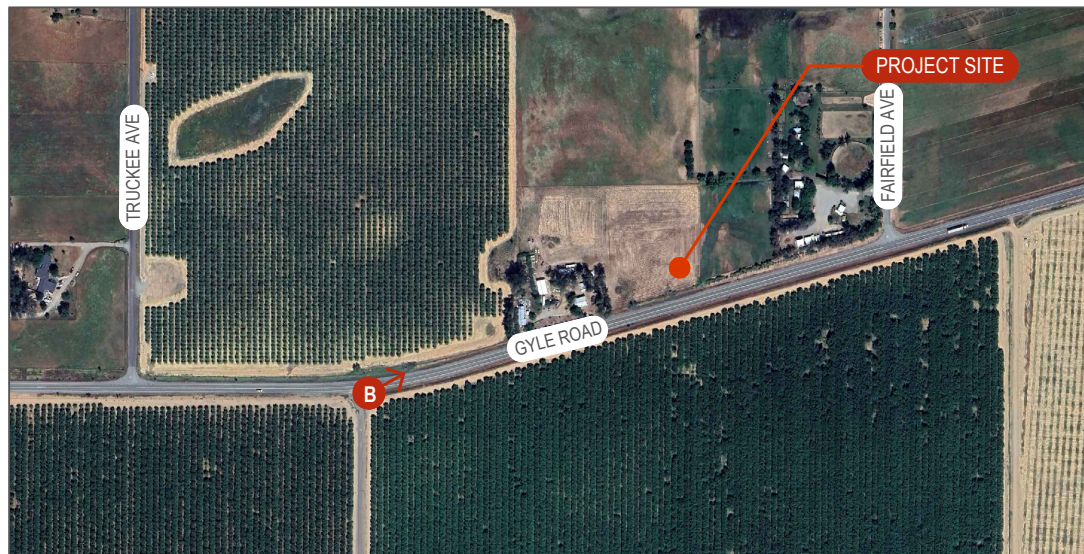
# ATTACHMENT D

DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

|  |   |     |           |                           |     |   |   |      |       |
|--|---|-----|-----------|---------------------------|-----|---|---|------|-------|
| <br><b>DRAFTLINK</b><br>CONTACT : JOYCE YU<br>EMAIL : SIMS@DRAFTLINK.COM<br>PHONE : 949-232-5045<br>WWW.DRAFTLINK.COM | <br><b>AD</b><br>ASSURANCE DEVELOPMENT | NO. | DATE      | REVISIONS                 | BY  |  | <b>US-CA-5899</b><br><b>RICHFIELD NE</b><br>22560 GYLE ROAD<br>GERBER, CA 96035 | VIEW | SHEET |
|  |   | 0   | 2/05/2025 | ISSUED FOR SUBMITTAL      | JFY |   |   | A    | 1 / 3 |
|  |   | 1   | 5/20/2025 | LEASE AREA UPDATE / SLATS | JFY |   |   |      |       |

# AERIAL MAP



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# ATTACHMENT D

## PROPOSED



## EXISTING

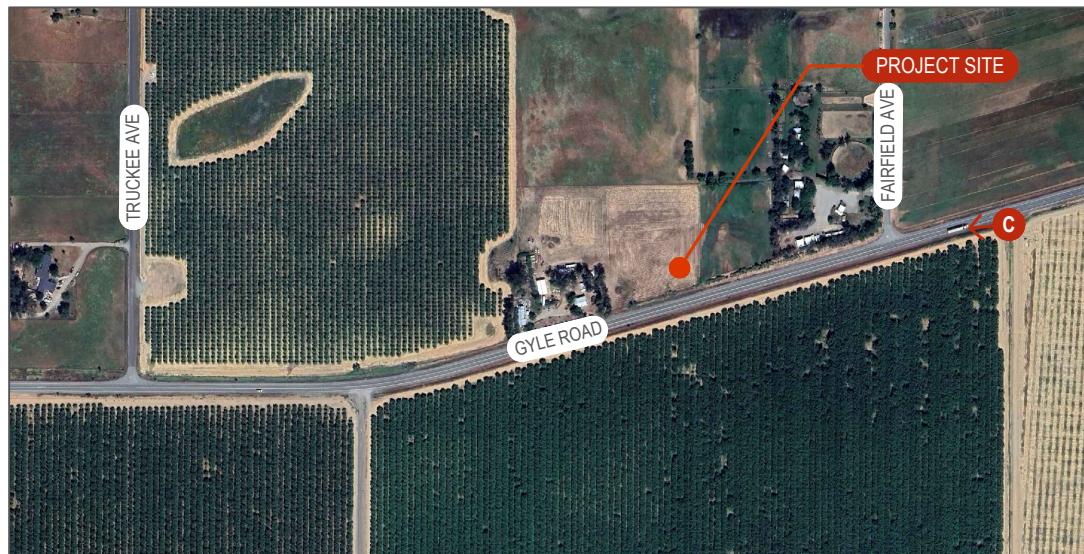


DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

|  |   |     |           |                           |     |   |   |      |       |
|--|---|-----|-----------|---------------------------|-----|---|---|------|-------|
| <br><b>DRAFTLINK</b><br>CONTACT : JOYCE YU<br>EMAIL : SIMS@DRAFTLINK.COM<br>PHONE : 949-232-5045<br>WWW.DRAFTLINK.COM | <br><b>AD</b><br>ASSURANCE DEVELOPMENT | NO. | DATE      | REVISIONS                 | BY  |  | <b>US-CA-5899</b><br><b>RICHFIELD NE</b><br>22560 GYLE ROAD<br>GERBER, CA 96035 | VIEW | SHEET |
|  |   | 0   | 2/05/2025 | ISSUED FOR SUBMITTAL      | JFY |   |   | B    | 2 / 3 |
|  |   | 1   | 5/20/2025 | LEASE AREA UPDATE / SLATS | JFY |   |   |      |       |

# AERIAL MAP



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# ATTACHMENT D

## PROPOSED



- PROPOSED VERIZON PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED ON NEW MONOPOLE
- VERTICAL BRIDGE' 120'H CO-LOCATABLE MONOPOLE
- PROPOSED VERIZON EQUIPMENT CABINET WITHIN A CHAIN LINK FENCED (WITH VINYL SLATS & BARBED WIRE) COMPOUND

## EXISTING

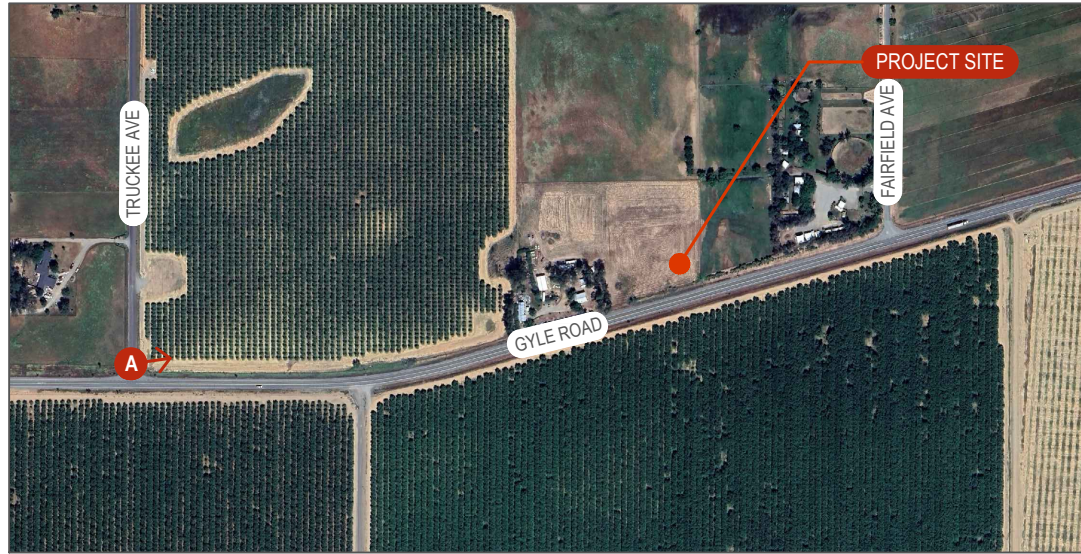


DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

|  |  |     |           |                           |     |  |   |      |       |
|--|--|-----|-----------|---------------------------|-----|--|---|------|-------|
| <p><b>DRAFTLINK</b><br/>CONTACT : JOYCE YU<br/>EMAIL : SIMS@DRAFTLINK.COM<br/>PHONE : 949-232-5045<br/>WWW.DRAFTLINK.COM</p> | <p><b>AD</b><br/>ASSURANCE DEVELOPMENT</p> | NO. | DATE      | REVISIONS                 | BY  |  | <p><b>US-CA-5899</b><br/><b>RICHFIELD NE</b><br/>22560 GYLE ROAD<br/>GERBER, CA 96035</p> | VIEW | SHEET |
|  |  | 0   | 2/05/2025 | ISSUED FOR SUBMITTAL      | JFY |  |   | C    | 3 / 3 |
|  |  | 1   | 5/20/2025 | LEASE AREA UPDATE / SLATS | JFY |  |   |      |       |

# AERIAL MAP



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# ATTACHMENT D

## PROPOSED



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

## EXISTING



**DRAFTLINK**  
 CONTACT : JOYCE YU  
 EMAIL : SIMS@DRAFTLINK.COM  
 PHONE : 949-232-5045  
 WWW.DRAFTLINK.COM

**AD**  
 ASSURANCE  
 DEVELOPMENT

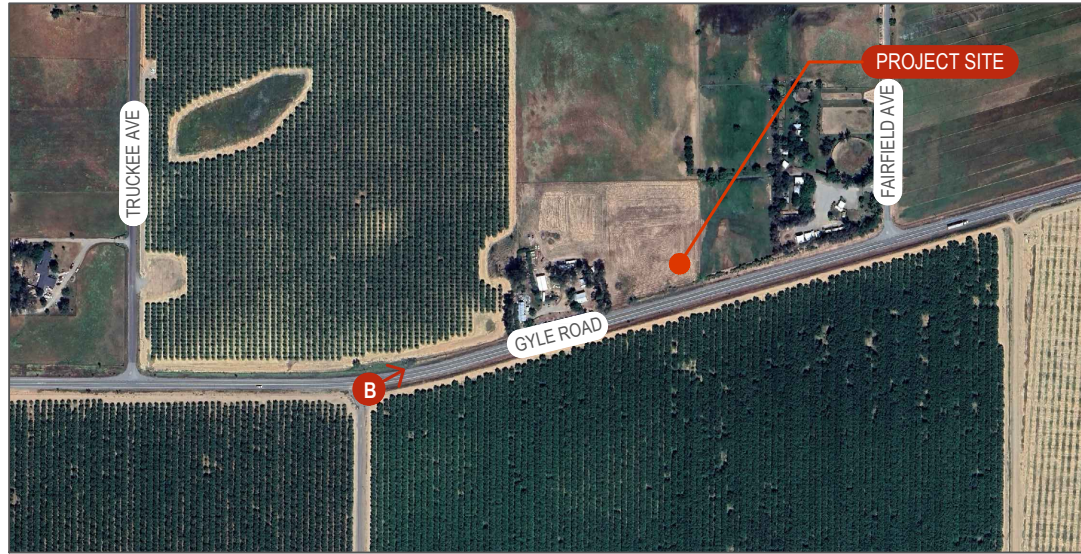
| NO. | DATE      | REVISIONS            | BY  |
|-----|-----------|----------------------|-----|
| 0   | 2/05/2025 | ISSUED FOR SUBMITTAL | JFY |
| 1   | 5/20/2025 | LEASE AREA UPDATE    | JFY |
| 2   | 5/20/2025 | MONOPINE OPTION      | JFY |



**US-CA-5899**  
**RICHFIELD NE**  
 22560 GYLE ROAD  
 GERBER, CA 96035

| VIEW     | SHEET        |
|----------|--------------|
| <b>A</b> | <b>1 / 3</b> |

# AERIAL MAP



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# ATTACHMENT D

## PROPOSED



PROPOSED VERIZON PANEL ANTENNAS, RRU'S AND MICROWAVE DISH MOUNTED ON NEW MONOPINE

## EXISTING



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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

**DRAFTLINK**  
CONTACT : JOYCE YU  
EMAIL : SIMS@DRAFTLINK.COM  
PHONE : 949-232-5045  
WWW.DRAFTLINK.COM

**AD**  
ASSURANCE  
DEVELOPMENT

| NO. | DATE      | REVISIONS            | BY  |
|-----|-----------|----------------------|-----|
| 0   | 2/05/2025 | ISSUED FOR SUBMITTAL | JFY |
| 1   | 5/20/2025 | LEASE AREA UPDATE    | JFY |
| 2   | 5/20/2025 | MONOPINE OPTION      | JFY |



**US-CA-5899**  
**RICHFIELD NE**  
22560 GYLE ROAD  
GERBER, CA 96035

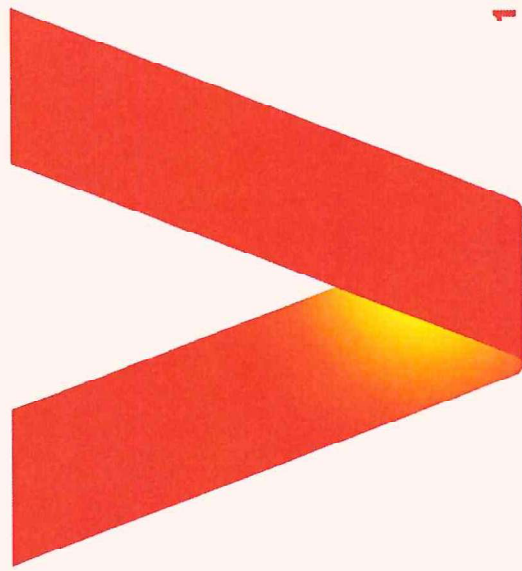
| VIEW     | SHEET        |
|----------|--------------|
| <b>B</b> | <b>2 / 3</b> |



verizon

February 14, 2025

# **RICHFIELD NE COVERAGE MAP**



## Coverage Objective: Proposed RICHFIELD NE in Tehama CA

**IMPROVED QUALITY OF SERVICE:** Verizon Wireless network has identified a coverage gap in its Long Term Evolution (LTE) both 4G and 5G services bounded by I-5, Tehama Ave, and State HWY 99 in Richfield. Wireless services in this area experience network issues due to high data traffic during peak hours and lack of best serving RF signal. Said area is currently served by **LOS MOLINOS** and **NORTH CORNING** sites. **LOS MOLINOS** is currently taking an average busy hour traffic of 169% more than the normal operating threshold of a site. Capacity trend on this existing site will remain congested until 2028. **RICHFIELD NE** proposed wireless facility is designed to offload traffic congestion and provide seamless coverage. This facility is located at 22560 Gyle Rd, Gerber, CA 96035. It will also improve in-vehicle coverage along I-5, Gyle Road, and State HWY 99. Expanded service with strong signal will enhance user's experience that they can rely on to connect to people that matters most to them.

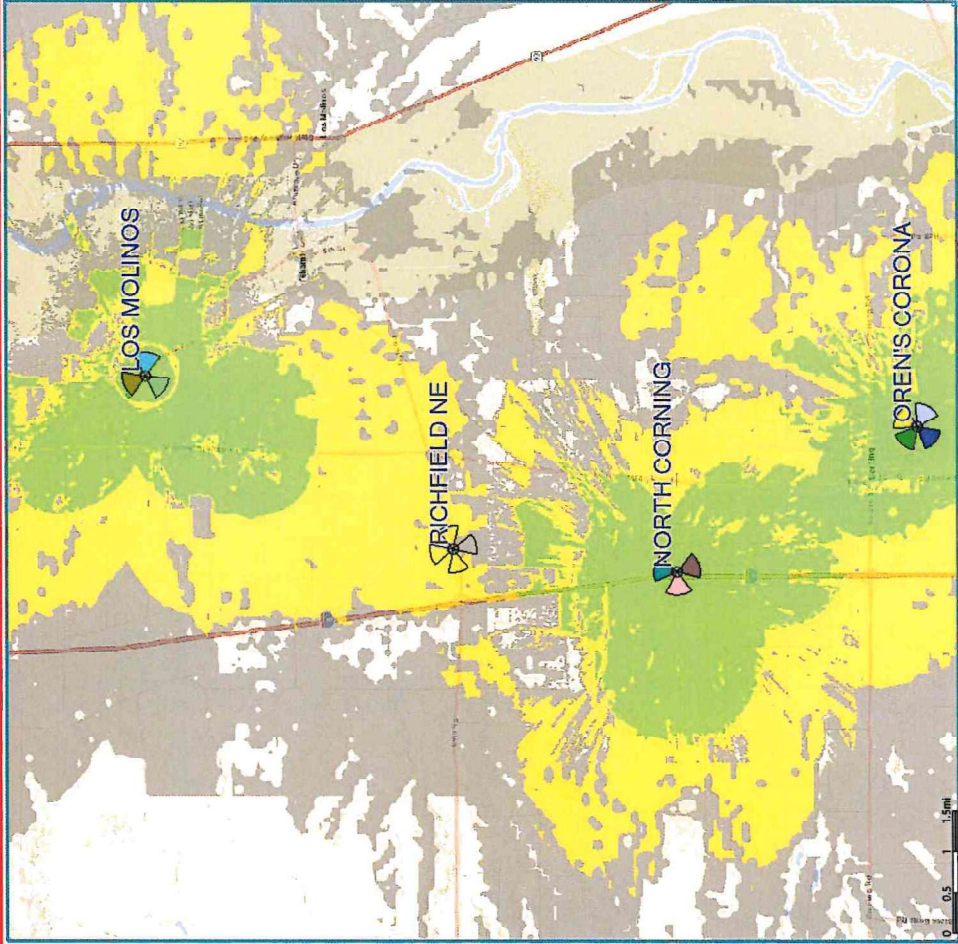
Verizon network is key to providing wireless service to its customers in the County of Tehama as well as supporting emergency services such as 911 calls. Proposed site will augment Verizon network in said areas especially during peak hours of data usage.



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2

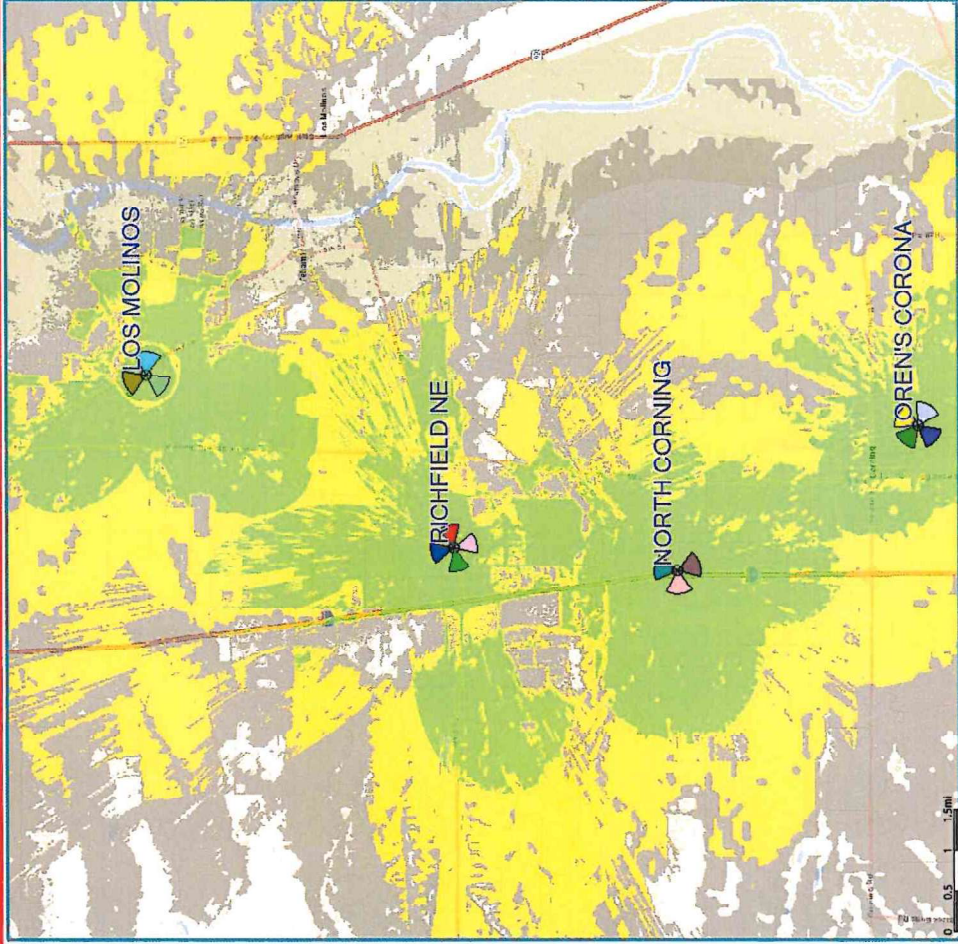
# EXISTING 4G LTE AWS COVERAGE MAP: RICHFIELD NE CLUSTER



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# PROPOSED 4G LTE AWS COVERAGE MAP: RICHFIELD NE CLUSTER

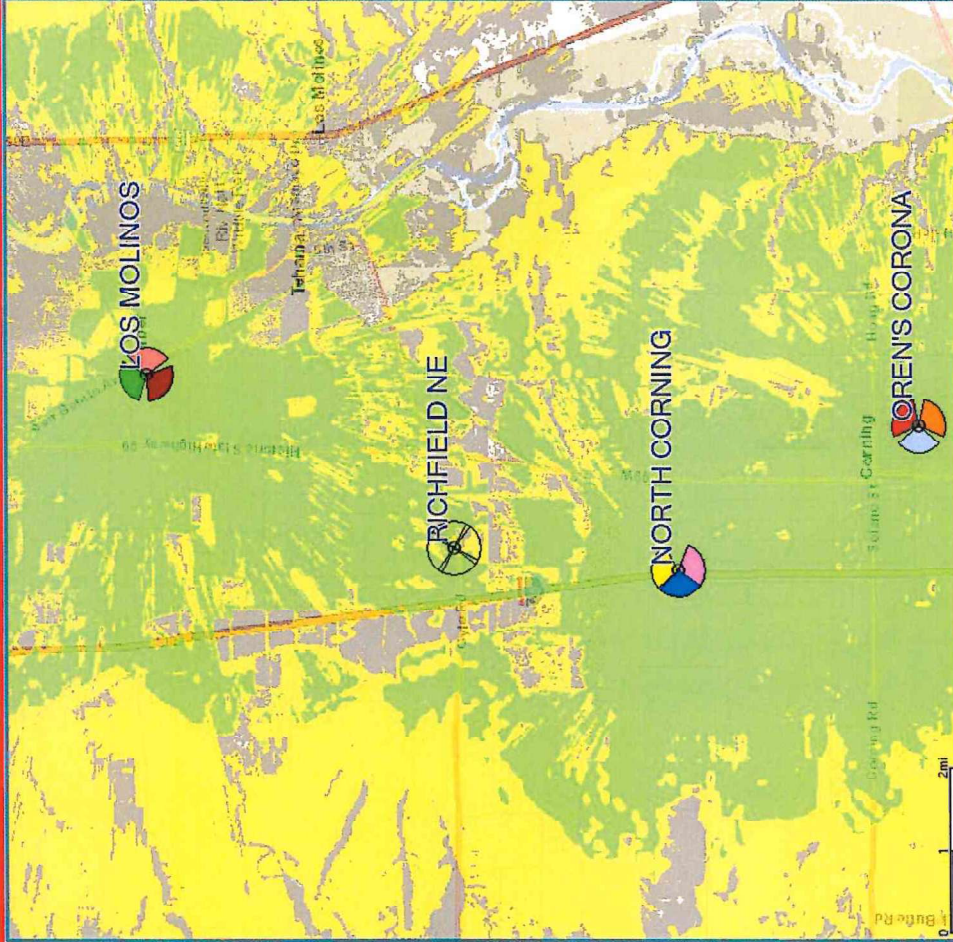


- Proposed Site (Inactive)
- Existing On-Air
- INDOOR
- IN-VEHICLE
- OUTDOOR



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# EXISTING 5G LTE C-BAND COVERAGE MAP: RICHFIELD NE CLUSTER

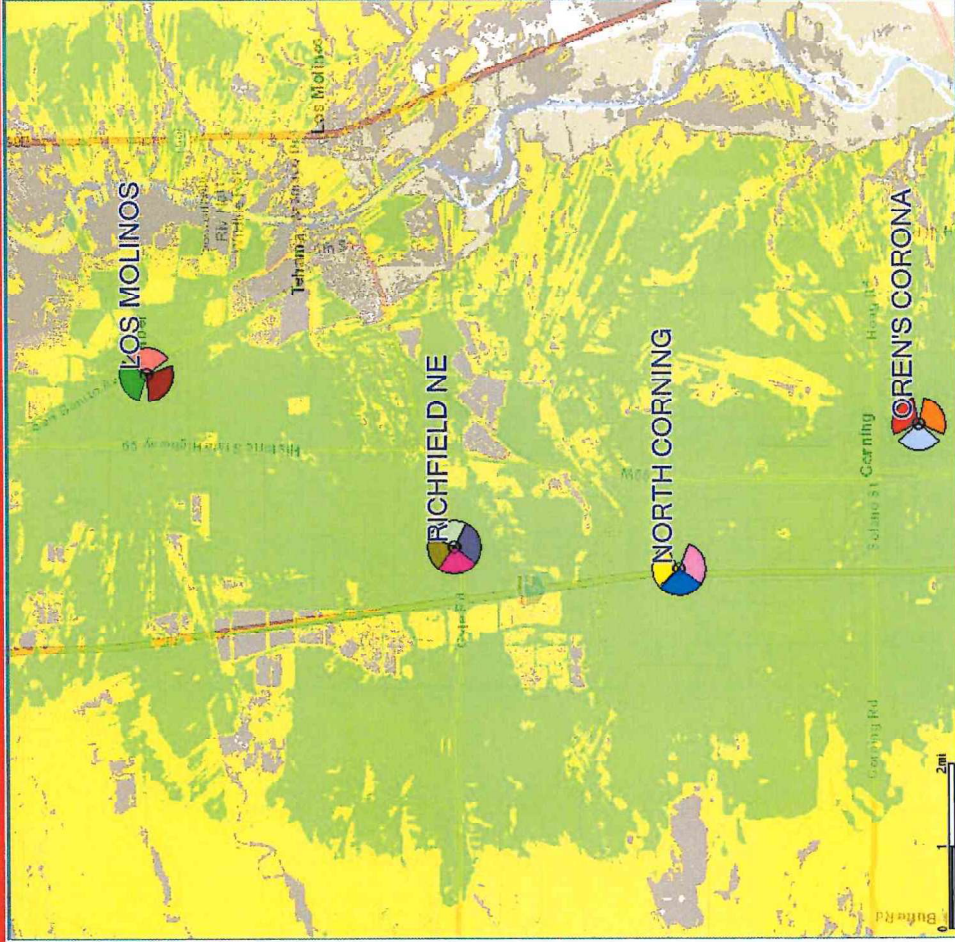


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- Proposed Site (Inactive)
- Existing On-Air
- INDOOR
- IN-VEHICLE
- OUTDOOR

# PROPOSED 5G LTE C-BAND COVERAGE MAP: RICHFIELD NE CLUSTER



- Proposed Site (Active)
- Existing On-Air
- INDOOR
- IN-VEHICLE
- OUTDOOR



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# WATERFORD

## Radio Frequency Emissions Compliance Report for Verizon Wireless

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>Site Name:</b> RICHFIELD NE        | <b>Site Structure Type:</b> Monopole |
| <b>Address:</b> 22560 Gyle Rd         | <b>Latitude:</b> 40.001308           |
| Gerber, CA 956035                     | <b>Longitude:</b> -122.19339         |
| <b>Report Date:</b> February 27, 2025 | <b>Project:</b> NSB                  |

### Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the **RICHFIELD NE** installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

### Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 27 FEB 2025

### General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

| Frequency (MHz) | Limits for General Population/ Uncontrolled Exposure |                          | Limits for Occupational/ Controlled Exposure |                          |
|-----------------|--|--------------------------|--|--------------------------|
|                 | Power Density (mW/cm <sup>2</sup> )                  | Averaging Time (minutes) | Power Density (mW/cm <sup>2</sup> )          | Averaging Time (minutes) |
| 30-300          | 0.2  | 30                       | 1  | 6                        |
| 300-1500        | f/1500   | 30                       | f/300  | 6                        |
| 1500-100,000    | 1.0  | 30                       | 5.0  | 6                        |

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4\pi R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where  $P_{in}$  is the power input to the antenna,  $\theta_{BW}$  is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

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## Analysis

Verizon Wireless proposes the following installation at this location:

- INSTALL (8) (N) 8-PORT PANEL ANTENNAS; (2) PER SECTOR x 4 SECTORS
- INSTALL (4) (N) AIR6419 RADIO ANTENNAS; (1) PER SECTOR x 4 SECTORS

The antennas will be mounted on the Monopole with centerlines 116' for All Antennas above ground level for all sectors. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions.

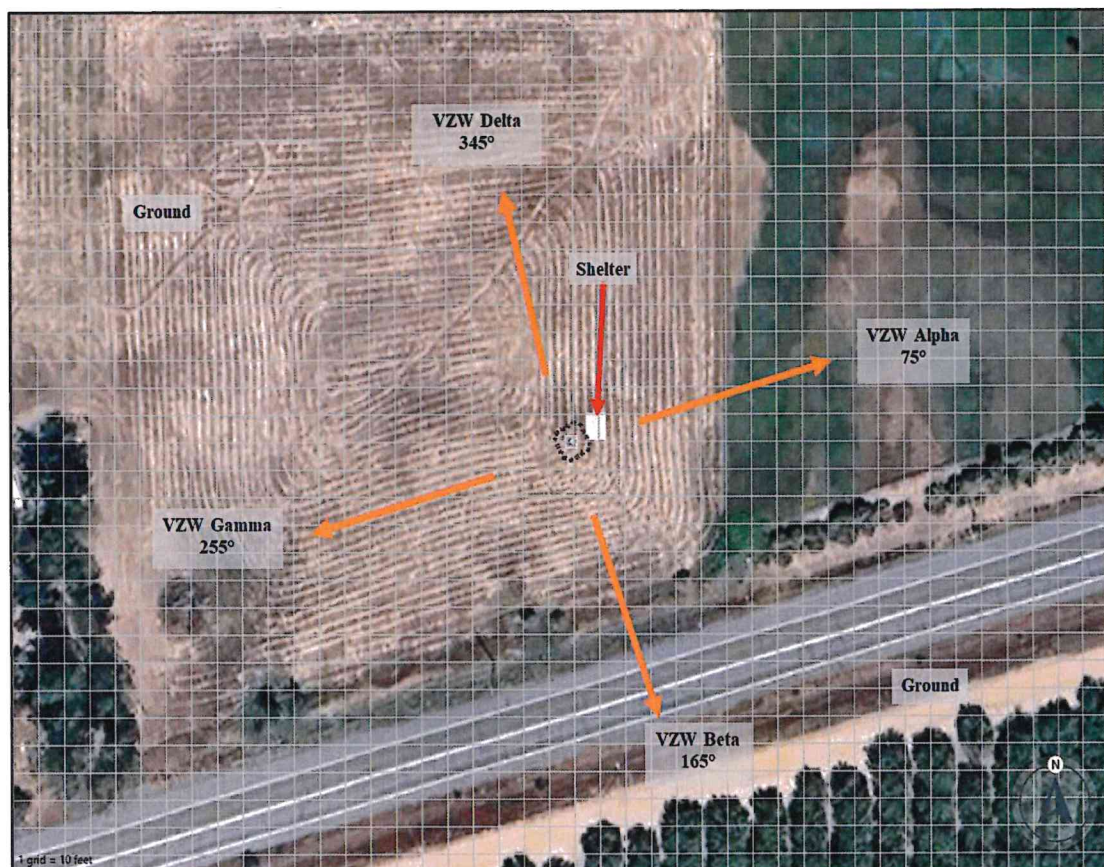


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The Panel-type antenna to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 0.38% of the FCC General Population limits. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which it is not generally accessible areas. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent Structures.

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On the Main Roof in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 98 feet in front of the antennas and within 20 feet below antennas Centerline .The maximum predicted power density level resulting from all Verizon operations directly in front of the antennas is 18879.64% of the FCC General Population limits (3775.93% of the FCC Occupational limits). Waterford Consultants, LLC recommends no RF alerting signage is necessary due to the emissions on the Ground Level not exceeding General Population limits. This recommendation is depicted in Figure 3. Any work activity in front of transmitting antennas should be coordinated with Verizon Wireless.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.

### All Transmitters

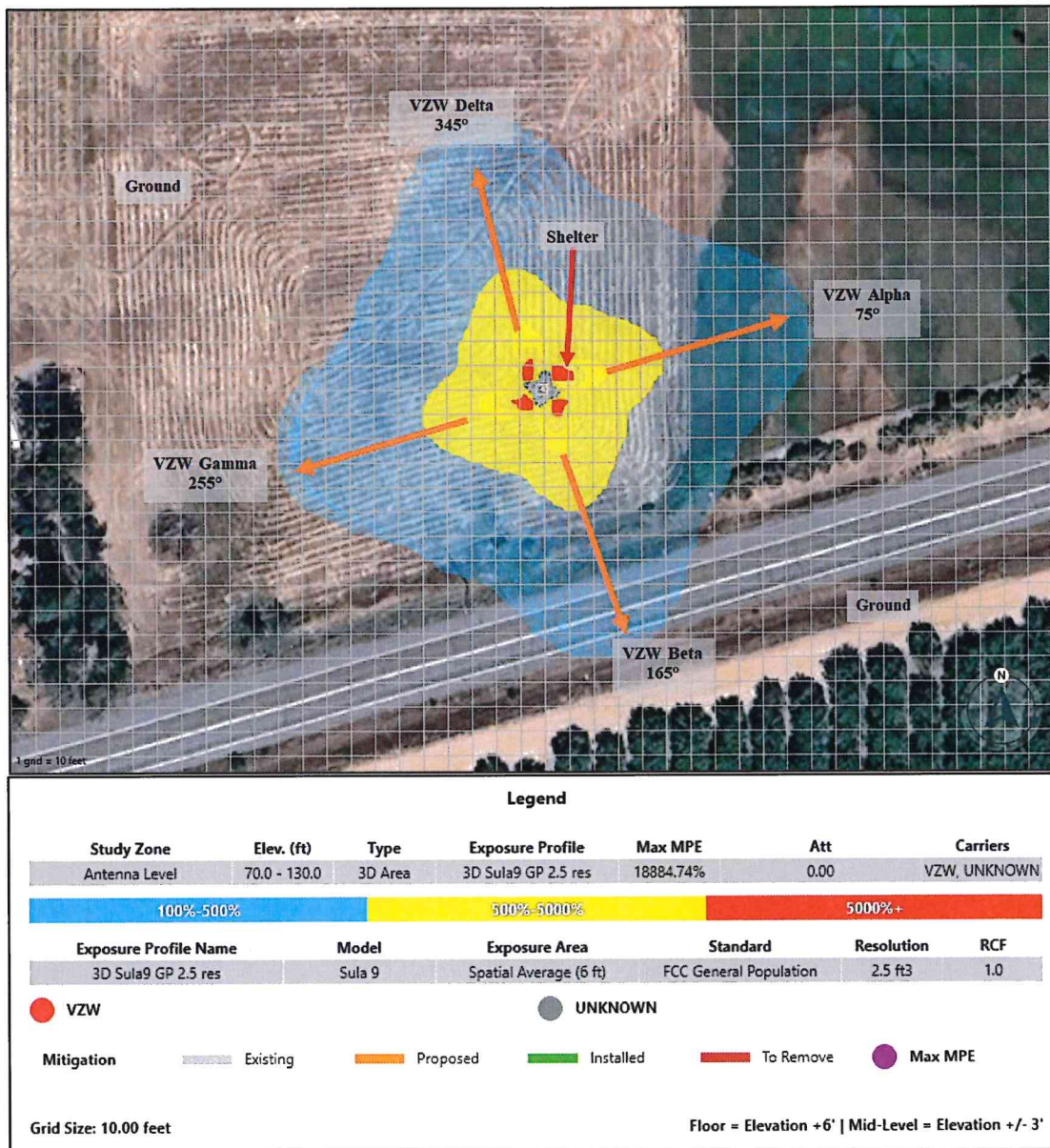


Figure 1.1: Antenna Level

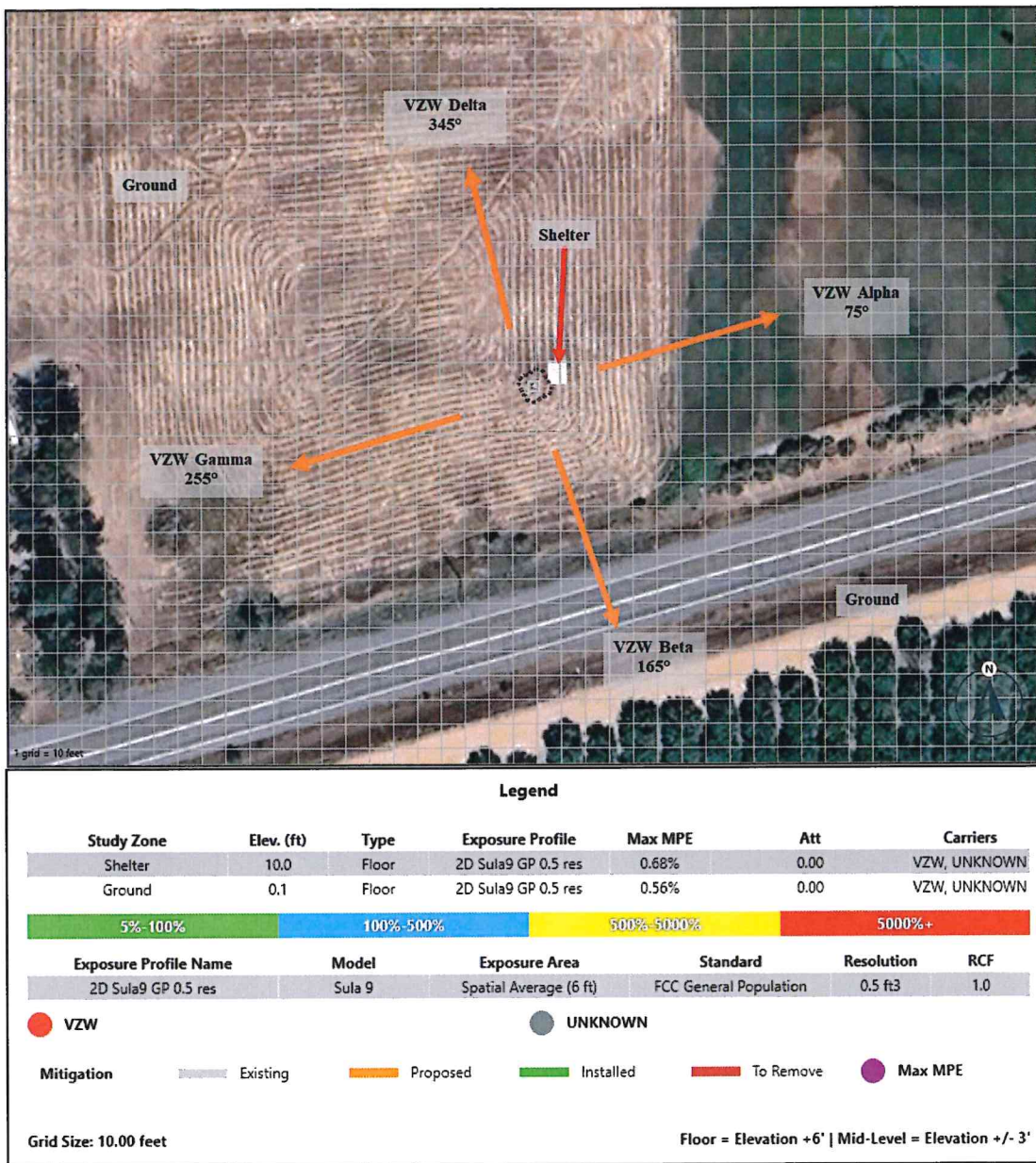


Figure 1.2: All Levels

Verizon Wireless Transmitters Only

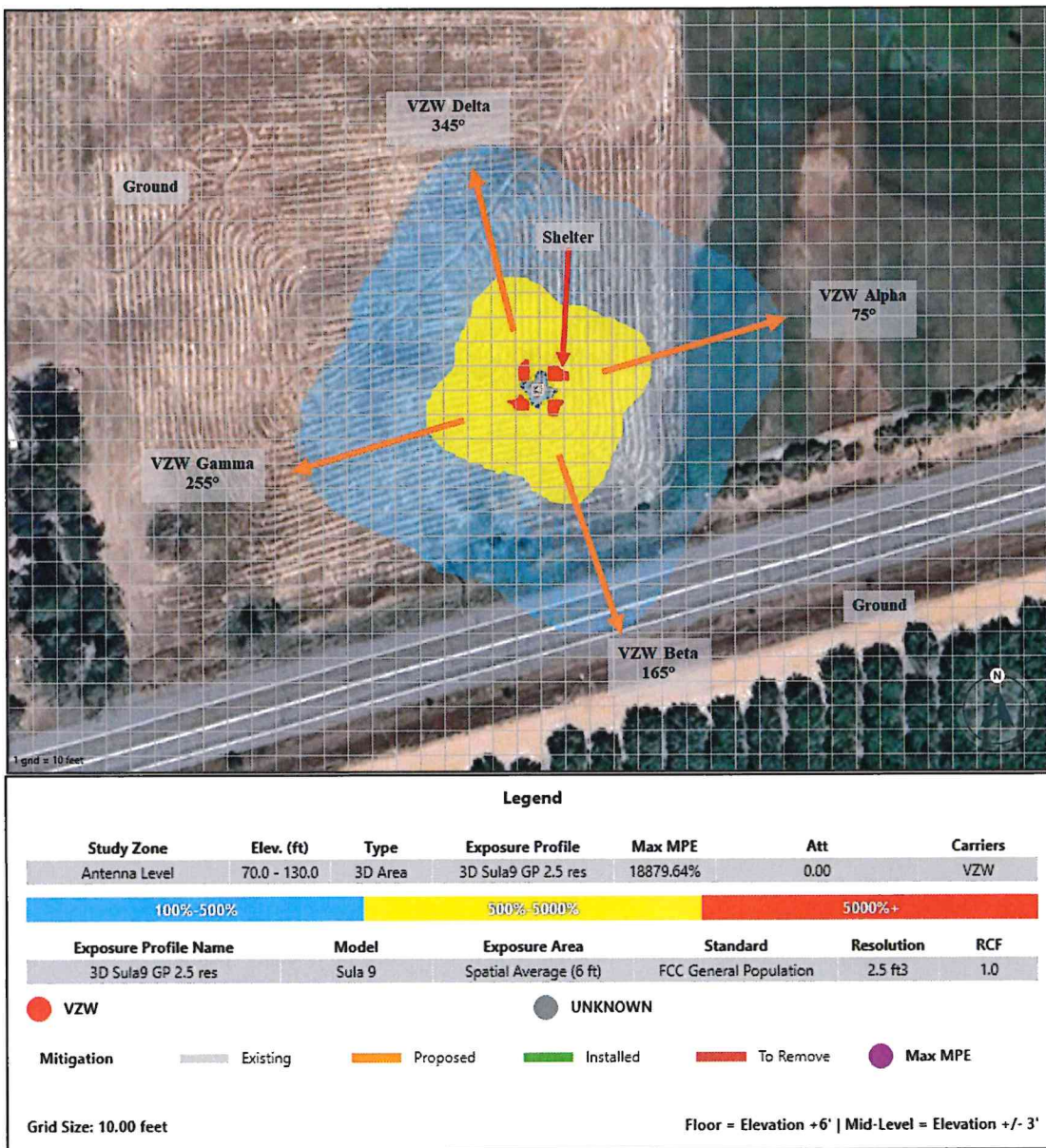


Figure 2.1: Antenna Level

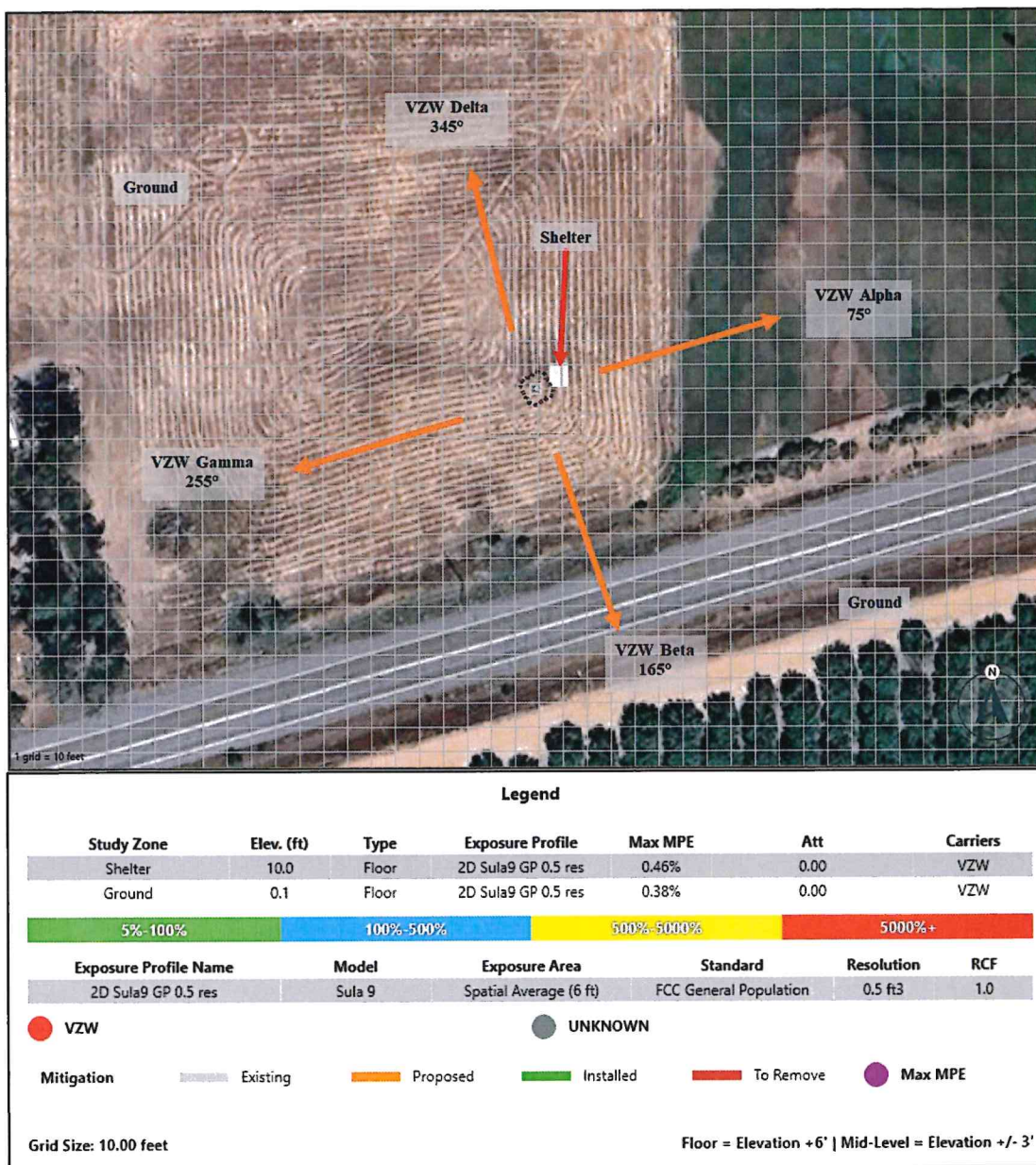


Figure 2.2: All Levels

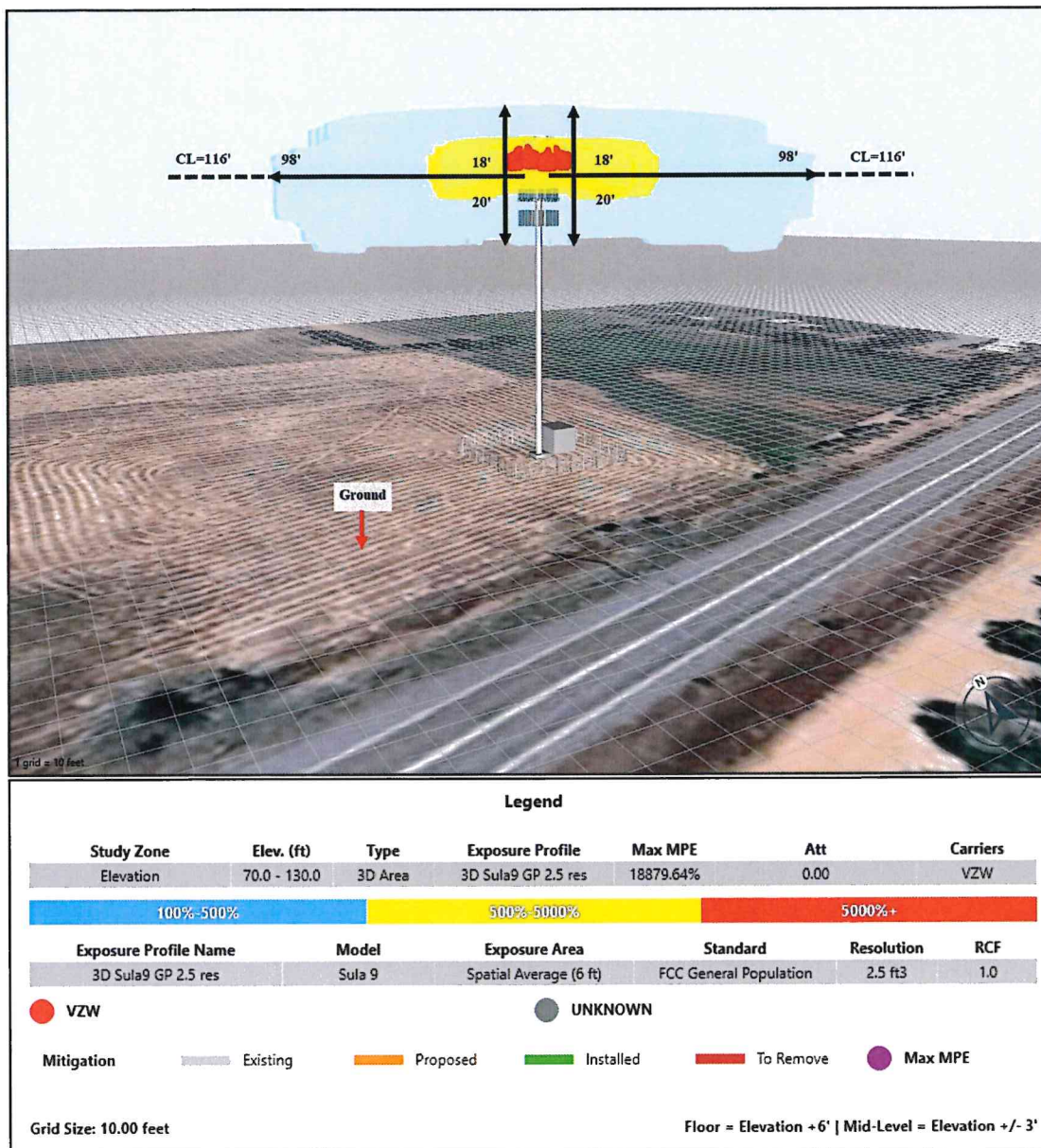


Figure 2.3: Elevation Level

### Compliance Requirement Diagram (Access Location)

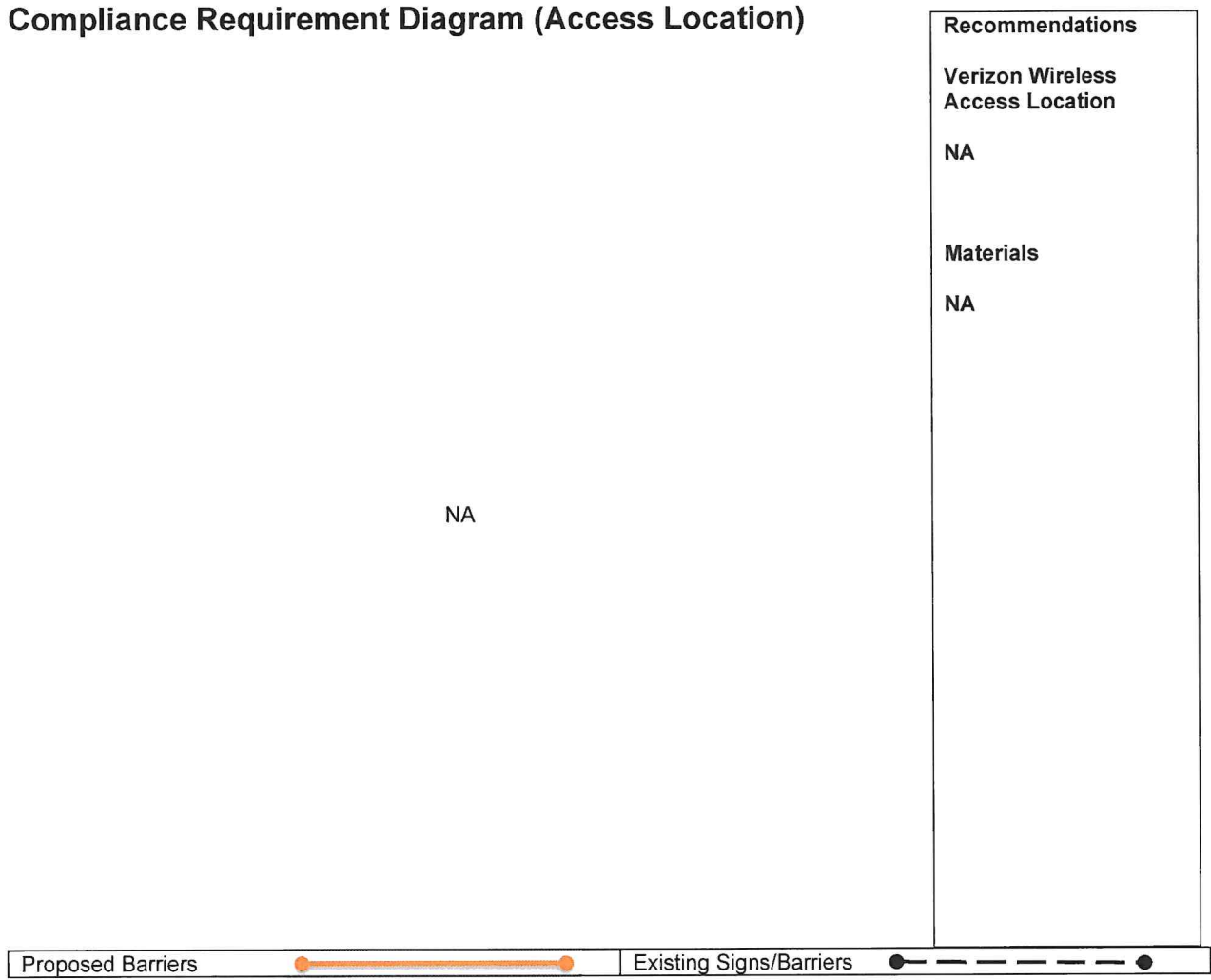


Figure 3: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

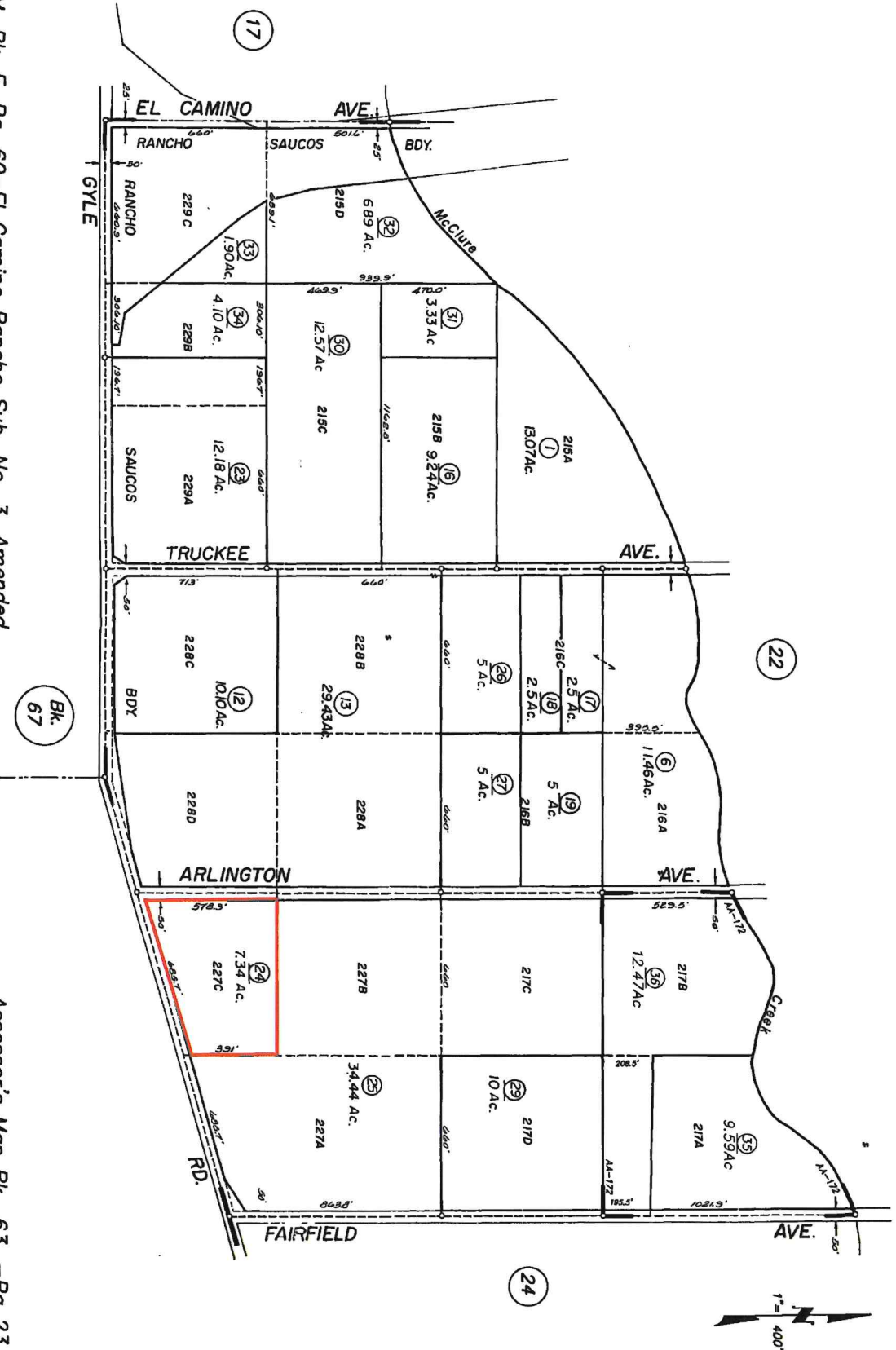
| ID | Carrier NAME | Antenna Model   | MDT (°) | Az (°) | Freq Band | EDT (°) | HBW (°) | VBW (°) | Paths | Transmit Power (W) | Total Power (W) | Gain (dbd) | ERP (W)  | Ant Level z Height | Shelter z Height | Ground z Height |
|----|--------------|-----------------|---------|--------|-----------|---------|---------|---------|-------|--------------------|-----------------|------------|----------|--------------------|------------------|-----------------|
| A1 | VZW          | SON_AIR6419     | 0       | 75     | 3700      | SON     | 11      | 25      | 64    | 5.00               | 320.00          | 23.45      | 70818.96 | 0                  | 106              | 116             |
| A2 | VZW          | SON_NNHH-45B-R4 | 0       | 75     | 700       | SON     | 49      | 25      | 4     | 60.00              | 213.90          | 11.58      | 3077.59  | 1                  | 106              | 116             |
| A2 | VZW          | SON_NNHH-45B-R4 | 0       | 75     | 850       | SON     | 42      | 21      | 4     | 60.00              | 213.90          | 12.58      | 3077.59  | 2                  | 106              | 116             |
| A2 | VZW          | SON_NNHH-45B-R4 | 0       | 75     | 1900      | SON     | 44      | 5       | 4     | 60.00              | 213.90          | 17.65      | 3077.59  | 3                  | 106              | 116             |
| A3 | VZW          | SON_NNHH-45B-R4 | 0       | 75     | 2100      | SON     | 41      | 5       | 4     | 40.00              | 142.60          | 18.19      | 9399.83  | 4                  | 106              | 116             |
| A3 | VZW          | SON_NNHH-45B-R4 | 0       | 75     | 2100_3    | SON     | 41      | 5       | 4     | 20.00              | 71.30           | 18.19      | 4699.92  | 5                  | 106              | 116             |
| A4 | VZW          | SON_NNHH-45B-R4 | 0       | 75     | Spare     | SON     | Spare   | Spare   | 0     | 0.00               | 0.00            | Spare      | 0.00     | 6                  | 106              | 116             |
| B1 | VZW          | SON_AIR6419     | 0       | 165    | 3700      | SON     | 11      | 25      | 64    | 5.00               | 320.00          | 23.45      | 70818.96 | 7                  | 106              | 116             |
| B2 | VZW          | SON_NNHH-45B-R4 | 0       | 165    | 700       | SON     | 49      | 25      | 4     | 60.00              | 213.90          | 11.58      | 3077.59  | 8                  | 106              | 116             |
| B2 | VZW          | SON_NNHH-45B-R4 | 0       | 165    | 850       | SON     | 42      | 21      | 4     | 60.00              | 213.90          | 12.58      | 3077.59  | 9                  | 106              | 116             |
| B2 | VZW          | SON_NNHH-45B-R4 | 0       | 165    | 1900      | SON     | 44      | 5       | 4     | 60.00              | 213.90          | 17.65      | 3077.59  | 10                 | 106              | 116             |
| B3 | VZW          | SON_NNHH-45B-R4 | 0       | 165    | 2100      | SON     | 41      | 5       | 4     | 40.00              | 142.60          | 18.19      | 9399.83  | 11                 | 106              | 116             |
| B3 | VZW          | SON_NNHH-45B-R4 | 0       | 165    | 2100_3    | SON     | 41      | 5       | 4     | 20.00              | 71.30           | 18.19      | 4699.92  | 12                 | 106              | 116             |
| B4 | VZW          | SON_NNHH-45B-R4 | 0       | 165    | Spare     | SON     | Spare   | Spare   | 0     | 0.00               | 0.00            | Spare      | 0.00     | 13                 | 106              | 116             |
| C  | VZW          | SON_AIR6419     | 0       | 255    | 3700      | SON     | 11      | 25      | 64    | 5.00               | 320.00          | 23.45      | 70818.96 | 14                 | 106              | 116             |
| C  | VZW          | SON_NNHH-45B-R4 | 0       | 255    | 700       | SON     | 49      | 25      | 4     | 60.00              | 213.90          | 11.58      | 3077.59  | 15                 | 106              | 116             |
| C  | VZW          | SON_NNHH-45B-R4 | 0       | 255    | 850       | SON     | 42      | 21      | 4     | 60.00              | 213.90          | 12.58      | 3077.59  | 16                 | 106              | 116             |
| C  | VZW          | SON_NNHH-45B-R4 | 0       | 255    | 1900      | SON     | 44      | 5       | 4     | 60.00              | 213.90          | 17.65      | 3077.59  | 17                 | 106              | 116             |
| C  | VZW          | SON_NNHH-45B-R4 | 0       | 255    | 2100      | SON     | 41      | 5       | 4     | 40.00              | 142.60          | 18.19      | 9399.83  | 18                 | 106              | 116             |
| C  | VZW          | SON_NNHH-45B-R4 | 0       | 255    | 2100_3    | SON     | 41      | 5       | 4     | 20.00              | 71.30           | 18.19      | 4699.92  | 19                 | 106              | 116             |
| C  | VZW          | SON_NNHH-45B-R4 | 0       | 255    | Spare     | SON     | Spare   | Spare   | 0     | 0.00               | 0.00            | Spare      | 0.00     | 20                 | 106              | 116             |
| D  | VZW          | SON_AIR6419     | 0       | 345    | 3700      | SON     | 11      | 25      | 64    | 5.00               | 320.00          | 23.45      | 70818.96 | 21                 | 106              | 116             |
| D  | VZW          | SON_NNHH-45B-R4 | 0       | 345    | 700       | SON     | 49      | 25      | 4     | 60.00              | 213.90          | 11.58      | 3077.59  | 22                 | 106              | 116             |
| D  | VZW          | SON_NNHH-45B-R4 | 0       | 345    | 850       | SON     | 42      | 21      | 4     | 60.00              | 213.90          | 12.58      | 3077.59  | 23                 | 106              | 116             |
| D  | VZW          | SON_NNHH-45B-R4 | 0       | 345    | 1900      | SON     | 44      | 5       | 4     | 60.00              | 213.90          | 17.65      | 3077.59  | 24                 | 106              | 116             |
| D  | VZW          | SON_NNHH-45B-R4 | 0       | 345    | 2100      | SON     | 41      | 5       | 4     | 40.00              | 142.60          | 18.19      | 9399.83  | 25                 | 106              | 116             |
| D  | VZW          | SON_NNHH-45B-R4 | 0       | 345    | 2100_3    | SON     | 41      | 5       | 4     | 20.00              | 71.30           | 18.19      | 4699.92  | 26                 | 106              | 116             |
| D  | VZW          | SON_NNHH-45B-R4 | 0       | 345    | Spare     | SON     | Spare   | Spare   | 0     | 0.00               | 0.00            | Spare      | 0.00     | 27                 | 106              | 116             |
| 17 | Unknown      | Unknown         | 0       | 75     | 700       | SON     | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92  | 28                 | 94               | 104             |
| 18 | Unknown      | Unknown         | 0       | 75     | 850       | SON     | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97  | 29                 | 94               | 104             |
| 19 | Unknown      | Unknown         | 0       | 75     | 1900      | SON     | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75  | 30                 | 94               | 104             |

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| ID | Carrier NAME | Antenna Model | MDT (°) | Az (°) | Freq Band | EDT (°) | HBW (°) | VBW (°) | Paths | Transmit Power (W) | Total Power (W) | Gain (dBd) | ERP (W) | Ant Level z Height | Shelter z Height | Ground z Height |
|----|--------------|---------------|---------|--------|-----------|---------|---------|---------|-------|--------------------|-----------------|------------|---------|--------------------|------------------|-----------------|
| 20 | Unknown      | Unknown       | 0       | 75     | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 31                 | 94               | 104             |
| 21 | Unknown      | Unknown       | 0       | 165    | 700       | 0       | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92 | 32                 | 94               | 104             |
| 22 | Unknown      | Unknown       | 0       | 165    | 850       | 0       | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97 | 33                 | 94               | 104             |
| 23 | Unknown      | Unknown       | 0       | 165    | 1900      | 0       | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75 | 34                 | 94               | 104             |
| 24 | Unknown      | Unknown       | 0       | 165    | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 35                 | 94               | 104             |
| 25 | Unknown      | Unknown       | 0       | 255    | 700       | 0       | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92 | 36                 | 94               | 104             |
| 26 | Unknown      | Unknown       | 0       | 255    | 850       | 0       | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97 | 37                 | 94               | 104             |
| 27 | Unknown      | Unknown       | 0       | 255    | 1900      | 0       | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75 | 38                 | 94               | 104             |
| 28 | Unknown      | Unknown       | 0       | 255    | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 39                 | 94               | 104             |
| 29 | Unknown      | Unknown       | 0       | 345    | 700       | 0       | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92 | 40                 | 94               | 104             |
| 30 | Unknown      | Unknown       | 0       | 345    | 850       | 0       | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97 | 41                 | 94               | 104             |
| 31 | Unknown      | Unknown       | 0       | 345    | 1900      | 0       | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75 | 42                 | 94               | 104             |
| 32 | Unknown      | Unknown       | 0       | 345    | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 43                 | 94               | 104             |
| 33 | Unknown      | Unknown       | 0       | 75     | 700       | 0       | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92 | 44                 | 84               | 94              |
| 34 | Unknown      | Unknown       | 0       | 75     | 850       | 0       | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97 | 45                 | 84               | 94              |
| 35 | Unknown      | Unknown       | 0       | 75     | 1900      | 0       | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75 | 46                 | 84               | 94              |
| 36 | Unknown      | Unknown       | 0       | 75     | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 47                 | 84               | 94              |
| 37 | Unknown      | Unknown       | 0       | 165    | 700       | 0       | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92 | 48                 | 84               | 94              |
| 38 | Unknown      | Unknown       | 0       | 165    | 850       | 0       | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97 | 49                 | 84               | 94              |
| 39 | Unknown      | Unknown       | 0       | 165    | 1900      | 0       | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75 | 50                 | 84               | 94              |
| 40 | Unknown      | Unknown       | 0       | 165    | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 51                 | 84               | 94              |
| 41 | Unknown      | Unknown       | 0       | 255    | 700       | 0       | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92 | 52                 | 84               | 94              |
| 42 | Unknown      | Unknown       | 0       | 255    | 850       | 0       | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97 | 53                 | 84               | 94              |
| 43 | Unknown      | Unknown       | 0       | 255    | 1900      | 0       | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75 | 54                 | 84               | 94              |
| 44 | Unknown      | Unknown       | 0       | 255    | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 55                 | 84               | 94              |
| 45 | Unknown      | Unknown       | 0       | 345    | 700       | 0       | 50      | 25      | 4     | 40.00              | 142.60          | 11.54      | 2032.92 | 56                 | 84               | 94              |
| 46 | Unknown      | Unknown       | 0       | 345    | 850       | 0       | 42      | 21      | 4     | 40.00              | 142.60          | 12.58      | 2582.97 | 57                 | 84               | 94              |
| 47 | Unknown      | Unknown       | 0       | 345    | 1900      | 0       | 44      | 5       | 4     | 40.00              | 142.60          | 17.35      | 7746.75 | 58                 | 84               | 94              |
| 48 | Unknown      | Unknown       | 0       | 345    | 2100      | 0       | 41      | 5       | 4     | 40.00              | 142.60          | 18.11      | 9228.26 | 59                 | 84               | 94              |

RANCHO SAUCOS

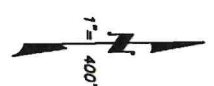
63-23



R.M. Bk. F, Pg. 60—El Camino Rancho Sub. No. 3, Amended  
R.S. Bk. AA, Pg. 172—Lot Line Adj. No. 05—68

NOTE—Assessor's Black Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 63—Pg. 23  
County of Tehama, Calif.



## ATTACHMENT G

### Use Permit 25-01 (Verizon Wireless – Gyle Road)

#### FINDINGS

##### CEQA

##### **Finding #1**

*That the Initial Study and Mitigated Negative Declaration prepared for the project meet the requirements of California Environmental Quality Act (CEQA) and its Guidelines.*

Based on the completion and circulation of the project's Initial Study/Mitigated Negative Declaration, the Tehama County Planning Department has determined that the proposed project would not have any significant impacts on the environment, with the incorporation of thirteen mitigation measures, and would not substantially increase the demand for County services. The Initial Study/Mitigated Negative Declaration for Use Permit 25-01 (Verizon Wireless – Gyle Road) has been prepared, filed, and circulated for comment for the required 30-day period (SCH# 2026010534) through the State of California CEQA review process.

##### 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 monopole design, consistent with previously approved communication facilities that are compatible 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 TCC 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 commercial use, being authorized via approval of a use permit by the Planning Commission, that is compatible with the agricultural and rural living uses, consistent with the description for the site's "Valley Floor

Agriculture – El Camino” designation found in the General Plan. The project’s design matches other communication facilities found in agricultural / orchard areas, which have previously been found consistent with the General Plan. All environmental impacts have been adequately addressed via mitigation measures found in the IS/MND, which are also incorporated as conditions of approval.

**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 improved 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 0.38% 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 less than five miles from two existing towers, one located 4.3 miles to the northwest, and a second located 2.8 miles to the south. Both existing towers are overburdened with demands for service, and provide suboptimal coverage along major transportation corridors, including I-5. 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.

# ATTACHMENT H

## CONDITIONS OF APPROVAL

### USE PERMIT 25-01 (VERIZON WIRELESS – GYLE ROAD)

Use Permit 25-01 (Verizon Wireless – Gyle Road) authorizes construction and operation of a commercial communications facility (cell tower) with a monopole design, with associated ground-mounted equipment and other improvements, including a backup generator, on property located at 22560 Gyle Road in Gerber, California, also identified as APN 063-230-024, in substantial conformance with the Site Plan and Elevations for UP 25-01 attached to the April 16, 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**

**SETBACK:** 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 Fire Department***

#### **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. An approved turnaround shall be required at the facility. d. 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 fourteen-feet horizontal width and provide a minimum of fifteen-feet vertical clearance. ***Tehama County Fire Department***

**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 Fire Department***

**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 Fire Department***

**Condition #7**

**FUEL:** The established site and all vehicle parking areas shall be cleared of all flammable fuels at all times. ***Tehama County Fire Department***

**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 Fire Department***

**Condition #9**

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

**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 Fire Department***

**Condition #11**

**AIR QUALITY:** Prior to the commencement of initial development and/or construction the District will require:

1. Development fee application to comply with District's Indirect Source Fee Program (Rule 2:11D).
2. An Authority to Construct must be submitted for the diesel generator.

***Tehama County Air Pollution Control District***

**Condition #12**

**ENGINEERING:** Submit structural engineering, energy calculations 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 Building & Safety***

**Condition #13**

**LOCATION:** Indicate the address of the building, 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 Building & Safety***

**Condition #14**

**IDENTIFICATION:** 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 Building & Safety***

**Condition #15**

**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 Building & Safety***

**Condition #16**

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

**Condition #17**

**TRUSS CALCULATIONS:** If required please 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 Building & Safety***

**Condition #18**

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

**Condition #19**

**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 of 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 Building & Safety***

## **Condition #20**

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

## **Condition #21**

### **Mitigation Measure #IV.1**

**BIOLOGICAL SURVEYS:** A visual analysis of aerial imagery and a CNDDDB query demonstrate that the Project area is likely to contain suitable habitat for several state special-status species and habitat types, including but not limited to Swainson's hawk (*Buteo swainsoni*, CESA Threatened), burrowing owl (*Athene cunicularia*, CESA candidate), Crotch's bumble bee (*Bombus crotchii*, CESA candidate). Prior to the release of the draft environmental document, a biological assessment should first be conducted which may include a desktop review to identify species and habitats with potential to occur, along with supplemental focused botanical, wildlife, and habitat field surveys, conducted at the appropriate time of the year. CDFW recommends analyzing all plant and wildlife species identified in the CNDDDB and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, eBird, iNaturalist) for their potential to occur within the Project area. Please note that the CNDDDB is a positive sighting database and therefore does not predict where resources may occur. All species with potential to occur, included on database lists or not, should be thoroughly analyzed for potential impacts from Project implementation. The following information should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common species, special status plants and wildlife species, habitat observed onsite at the time of the survey(s), and invasive plant species.
4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following CDFW's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities.
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Please refer to CDFW's Survey and Monitoring Protocol Guidelines for some special status species that have potential to occur. For those species not included in the above link, species-specific survey procedures should be developed in consultation with CDFW and/or otherwise approved by CDFW.
7. A delineation of all wetlands, lakes, streams, and any associated riparian habitats (as defined by the State of California) should be performed. A thorough impact

analysis should also be included for any potentially affected wetlands, lakes, streams, and riparian habitat found onsite and offsite. The delineation report should include a preliminary jurisdictional delineation, including wetlands identification pursuant to the U. S. Fish and Wildlife Service wetland definition, as adopted by CDFW, and should be provided for agency and public review. Please note that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers. In addition to "federally protected wetlands" (see CEQA Appendix G (IV)(c)), CDFW considers impacts to any wetlands (as defined by CDFW) as potentially significant.

8. Impacts to wildlife movement areas, wildlife corridors, and other critical seasonal-use areas should be fully evaluated, and impact analysis provided.
9. Thorough discussion of direct and indirect Project-related impacts, including adverse impacts and/or beneficial impacts, to all biological resources. This should include quantitative impact numbers to species and acreage of habitat(s). Impacts analysis should include all components of the Project including pre-construction activities, active construction activities, long-term management activities of the facility and decommissioning of the facility.
10. Avoidance and minimization, and mitigation measures, if warranted, for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed. All measures/conditions of approval should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of onsite habitat restoration or enhancement should be discussed. If onsite mitigation is not feasible, offsite mitigation through habitat creation, enhancement, acquisition, and/or preservation in perpetuity should be addressed. **California Department of Fish and Wildlife**

## **Condition #22**

### **Mitigation Measure #IV.2**

**SWAINSON'S HAWK:** According to the California Natural Diversity Database (CNDDDB), four observations of Swainson's hawk (*Buteo swainsoni*, CESA Threatened) have been recorded throughout the Gerber quadrangle and eBird indicates several observations along the I-5 corridor just west of the Project area. The Project area appears to contain suitable foraging habitat, and nesting habitat appears to occur adjacent to the Project area. Project activities have the potential to impact nesting Swainson's hawk through auditory or visual disturbances above ambient levels. Disturbances from Project activities may result in Swainson's hawk nest abandonment and loss of eggs or reduced health and vigor and loss of young. Since this species has potential to occur, a Swainson's hawk habitat assessment should be performed by a qualified biologist. If the Project area and surrounding landscapes provide suitable habitat for Swainson's hawk, a Swainson's hawk nesting survey shall be performed prior to the release of the draft environmental document. Please refer to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. Please note that impact assessments for Swainson's hawk should consider all stages of the Project, including

construction, operations and maintenance throughout the life of Project facilitation, and decommissioning. **California Department of Fish and Wildlife**

**Condition #23**

**Mitigation Measure #IV.3**

**BURROWING OWL:** According to the CNDDDB four observations of burrowing owl (*Athene cunicularia*, CESA candidate) have been recorded throughout the Gerber and Corning quadrangles and eBird indicates a recent observation just south of the Project area in an orchard. The Project area appears to contain suitable foraging, nesting, and overwintering habitat for burrowing owl. Project activities have the potential to impact burrowing owl through auditory or visual disturbances above ambient levels and/or the demolishing/encroachment of burrows. Since this species has potential to occur, a burrowing owl habitat assessment should be performed by a qualified biologist. If the Project area and surrounding landscapes provide suitable habitat for burrowing owl, a burrowing owl nesting survey shall be performed prior to the release of the draft environmental document. Please refer to the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012). Please note that impact assessments for burrowing owls should consider all stages of the Project, including construction, operations and maintenance throughout the life of Project facilitation, and decommissioning. **California Department of Fish and Wildlife**

**Condition #24**

**Mitigation Measure #IV.4**

**CROTCH'S BUMBLE BEE :** According to the CNDDDB, the Project area bisects the range of Crotch's bumble bee (*Bombus crotchii*, CESA candidate) and the Bumble Bee Watch database identifies seven verified observations of Crotch's bumble bee. The Project area may contain suitable nesting, foraging and overwintering habitat for Crotch's bumble bee. Project activities have the potential to impact Crotch's bumble bee through direct mortality associated with ground and vegetation disturbing activities, loss of foraging plants, changes in foraging behavior, burrow collapse nest abandonment, reduced nest success and a reduction in health and vigor or eggs, young and/or queens. Since this species has the potential to occur, a qualified professional should perform bumble bee surveys throughout the Project area in accordance with the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species. **California Department of Fish and Wildlife**

**Condition #25**

**Mitigation Measure #IV.5**

**NESTING BIRDS :** The project area contains suitable habitat for nesting birds protected under California Fish and Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act. Construction activities such as vegetation removal, grading, and the use of heavy equipment could result in both direct and indirect impacts on nesting birds if conducted during the breeding season. Direct impacts may include injury or mortality of eggs, chicks, or adult birds due to disturbance or destruction of active nests. Indirect impacts could involve nest abandonment or reduced breeding success caused by elevated noise levels, human activity, or disruption of adult foraging behavior.

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

- a) Construction activities should occur between September 1 and January 31, when birds are not anticipated to be nesting; or
- b) If construction 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 4 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 #26**

##### **Mitigation Measure #IV.6**

**FENCING** : CDFW understands fences are essential for controlling trespass however, inappropriately designed or placed fencing may create serious hazards and/or barriers for wildlife. Therefore, CDFW strongly encourages perimeter fencing be designed and implemented to alleviate potential hazards to wildlife. This resource may provide useful information about wildlife friendly fencing techniques: A Landowners Guide to Wildlife Friendly Fences. **California Department of Fish and Wildlife**

#### **Condition #27**

##### **Mitigation Measure #IV.7**

**LIGHTING** : Studies have shown that artificial lighting has adverse effects on wildlife and plant species. The effects may include, but are not limited to, alteration of

flowering, photosynthesis, foraging, reproduction, navigation (being attracted to or deterred from), migration patterns (including movement barriers of light) and predator-prey dynamics. To minimize adverse effects of artificial light on wildlife, CDFW recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize light-pollution and spillover of light onto adjacent wildlife habitat. Studies have found that it's best to use lower-intensity, warmer-colored lighting that may also be lower on the light spectrum (lower Kelvin values with fewer short-wavelength blue light emissions) (Gaston et al., 2017). **California Department of Fish and Wildlife**

### **Condition #28**

#### **Mitigation Measure #IV.8**

**CALIFORNIA ENDANGERED SPECIES ACT:** Several CESA-listed species have the potential to occur within or adjacent to the Project area. Please be advised that a CESA Incidental Take Permit must be obtained if the Project has the potential to result in "take" (hunt, pursue, catch, capture, kill, or attempt thereof) of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project has the potential to result in take of a CESA-listed species, early consultation is encouraged, as significant modification to the Project may be necessary to minimize and fully mitigate impacts as required by Fish and Game Code section 2081(b)(2). **California Department of Fish and Wildlife**

### **Condition #29**

**SUBMITTING DATA:** CEQA requires that information developed in environmental documents be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Public Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural 5 communities detected during this Project's surveys to the CNDDDB. For additional information about submitting data, please Submitting Data to the CNDDDB.

**CONCLUSION:** CDFW looks forward to continued and regular consultation with the Lead Agency regarding biological resources and is eager to begin collaboration early in the Project development process. CDFW encourages the Lead Agency to engage CDFW as soon as possible and well before the formulation of the environmental document to discuss avoidance, minimization, and mitigation strategies. If you have any questions, please contact Erika Iacona, Senior Environmental Scientist, by email at R1CEQARedding@wildlife.ca.gov. **California Department of Fish and Wildlife**

### **Condition #30**

**LAND DEVELOPMENT STANDARDS:** The Developer/Applicant shall comply with the following:

- A. All the pertinent requirements of Title 16, Subdivisions, Chapters 16.04 thru 16.40 of the Tehama County Code, the Tehama County Land Development

and Engineering Design Standards (TCLD&EDS), and the Subdivision Map Act, as amended.

- B. The requirements of the Regional Water Quality Control Board (RWQCB) regarding storm water permitting via Storm Water Pollution Prevention Plan (SWPPP). ***Tehama County Department of Public Works***

**Condition #31**

**ENCROACHMENT PERMIT:** The Developer/Applicant shall obtain an Encroachment permit from the Tehama County Public Works Department for the connection on Gyle Road (Co. Rd. #53) 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 Department of Public Works***

**Condition #32**

**Mitigation Measure #VII.1**

**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 Department of Public Works***

**Condition #33**

**ROAD IMPACT MITIGATION:** The Developer/Applicant shall mitigate all damage to that portion of Gyle Road (Co. Rd. #53), 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 Department of Public Works***

**Condition #34**

**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 Gyle Road (Co. Rd. #53) can be achieved without adversely affecting the normal flow of traffic. Adequate stopping sight distance shall be provided in both directions along Gyle Road (Co. Rd. #53) 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 Department of Public Works***

**Condition #35**

**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 Department of Public Works***

**Condition #36**

**WATER QUALITY PERMIT:** Applicant shall obtain a General Construction Activity Permit from California Regional Water Quality Control Board 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. ***Tehama County Department of Public Works***

**Condition #37**

**FENCING:** Any installation of new fencing along Gyle Road (Co. Rd. #53) shall be placed one (1) foot outside of the Public Right of Way. ***Tehama County Department of Public Works***

**Condition #38**

**Mitigation Measure #V.1**

**CULTURAL RESOURCES.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted, before construction continues. The qualified archaeologist could require the following: including but not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. 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 #39**

**Mitigation Measure #XVIII.1**

**TRIBAL CULTURAL RESOURCES INADVERTENT DISCOVERY PROTOCOL:**

The Use Permit shall contain the following Note, "If any new cultural resources are located during project activities, all work in the vicinity of the discovery must stop and a qualified archaeologist must immediately be notified. Archaeological and historic-period resources in the region may include:

§ Archeological materials: flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.

§ Historic-era resources: may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps." ***Tehama County Planning Department***

**Condition #40**

**Mitigation Measure #XVIII.2**

**TRIBAL CULTURAL RESOURCES PROTECTION:** The Cultural Resources Department has reviewed the project and concluded that it is within the Aboriginal territories of the Paskenta Band of Nomlaki Indians. Therefore, we have cultural interest and authority in the projected project area and require monitors to be present for all ground disturbing activity. ***Tehama County Planning Department***

**Condition #41**

**Mitigation Measure #XVIII.3**

**TRIBAL CULTURAL RESOURCES PROTECTION TRAINING:** Cultural Sensitivity Training to be provided to the team and is conducted by a Tribal Monitor onsite prior to any work starting on the project site. ***Tehama County Planning Department***

**Condition #42**

**NOISE CONTROL:** All noise-generating activities during construction and operation of the project shall comply with the standards in TCC Chapter 17.77, "Noise Control". This shall include conducting all scheduled maintenance and generator testing during the hours specified in TCC 17.77.030.A., and all construction activities during the hours specified in TCC 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 #43**

**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 Indemnitees 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 permit pursuant to the provisions of the Tehama County Municipal Code.*

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*Name of Project Applicant*

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*Signature of Project Applicant*

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*Date*

# MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis  
For:*

## Use Permit #25-01 VERIZON WIRELESS – Gyle Road



*Prepared By:*

**COUNTY OF TEHAMA**  
Planning Department  
444 Oak Street  
Courthouse Annex, Room I  
Red Bluff, CA 96080

(January 14, 2026)

**FILED**

#1

JAN 14 2026

SEAN HOUGHTBY  
TEHAMA COUNTY CLERK & RECORDER

BY 

**TEHAMA COUNTY PLANNING DEPARTMENT  
ENVIRONMENTAL SIGNIFICANCE CHECKLIST**  
Meets requirements of CEQA §15063(d), Initial Study

**BACKGROUND**

1. **PROJECT TITLE:** Use Permit #25-01 - Verizon Wireless – Gyle Road
2. **LEAD AGENCY NAME AND ADDRESS:**  
Tehama County Planning Department  
444 Oak Street, Room I, Courthouse Annex  
Red Bluff, CA 96080  
(530) 527-2200  
[planning@tehama.gov](mailto:planning@tehama.gov)
3. **CONTACT PERSON:**  
Jessica Martinez, Director of Planning
4. **APPLICANT/PROJECT PROPONENT NAME AND ADDRESS:**  
The Towers, LLC, known in California as  
The Towers of California, LLC  
750 Park of Commerce Dr., Ste 200  
Boca Raton, FL, 33487
5. **DESCRIPTION OF PROJECT:**  
To establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.
6. **PROJECT LOCATION:**  
This project is located at 22560 Gyle Road., Gerber, CA 96035, on the north side of Gyle Road between Fairfield Avenue and Truckee Avenue approximately .5 miles east of interstate 5. T25N, R03W, Sec. 22 M.D.B.M. APN: 063-230-024.
7. **GENERAL PLAN DESIGNATION:**  
VFA/EC; Valley Floor Agriculture – El Camino District
8. **ZONING:**  
AG-3; Agricultural/ El Camino District
9. **SETTING AND SURROUNDING LAND USES:**  
This project is located at 22560 Gyle Road., Gerber, CA 96035, on the north side of Gyle Road between Fairfield Avenue and Truckee Avenue approximately .5 miles east of interstate 5. T25N, R03W, Sec. 22 M.D.B.M. APN: 063-230-024-000. The monopole will be located in an agricultural area. Adjacent land uses are agricultural land to the north with grass fields, agricultural land with a residence and ornamental trees and vegetation to the east, an orchard to the west and to the south there are also orchards. The monopole operations will not have an impact on surrounding land uses since there are no sensitive receptors near the site.

**10. CALIFORNIA NATIVE AMERICAN TRIBES CONSULTATION:**

There have been no California Native American tribes traditionally and/or culturally affiliated with the project area that requested consultation pursuant to Public Resources Code section 21080.3.1.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology /Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

**ENVIRONMENTAL DETERMINATION**

After Review of the Initial Study, the Environmental Determination:

- Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared. See Attached Mitigation Measures & Monitoring Program.
- Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

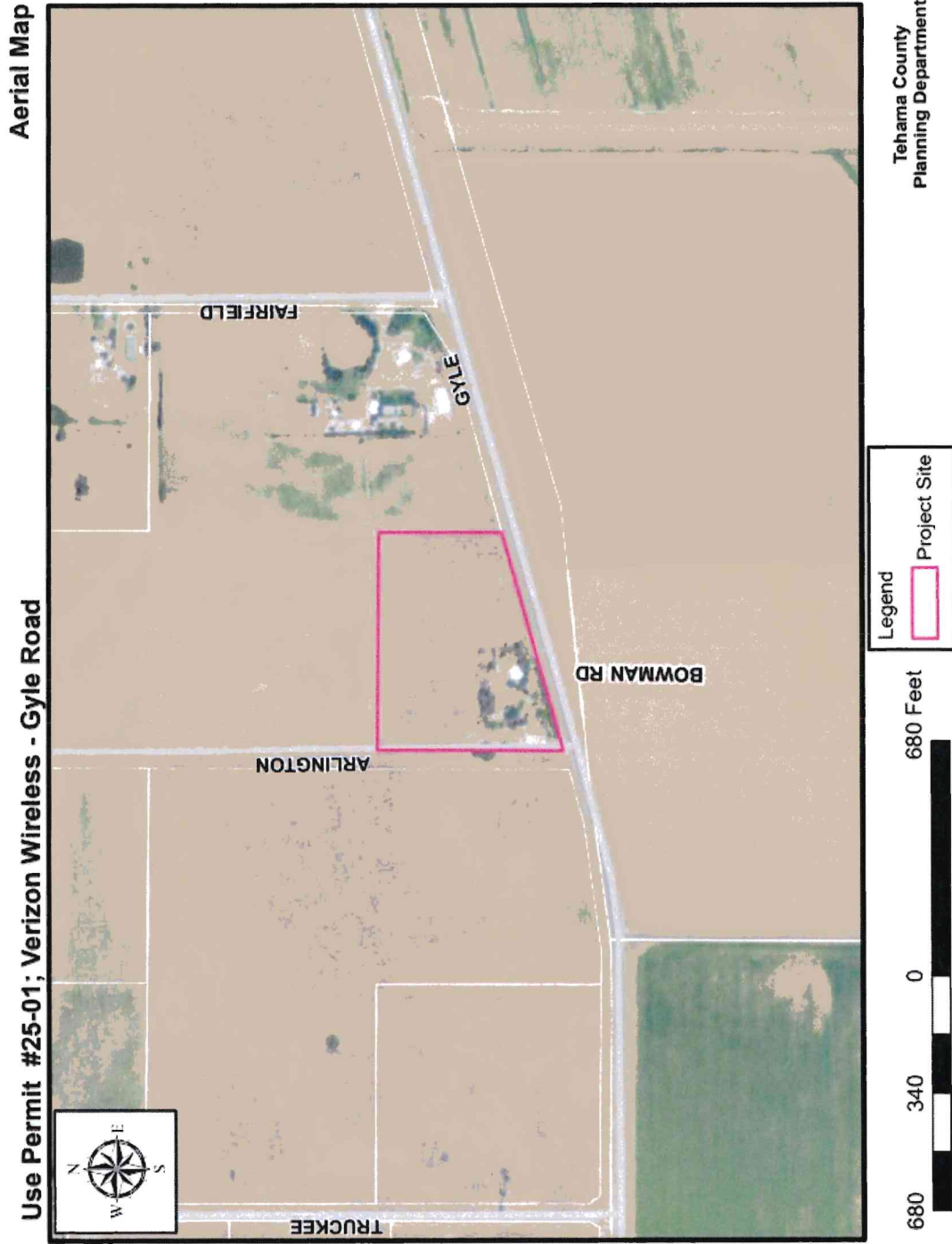
\_\_\_\_\_  
Jessica Martinez, Director of Planning

1/14/2026  
Date: 1/14/2026

**EXHIBITS**

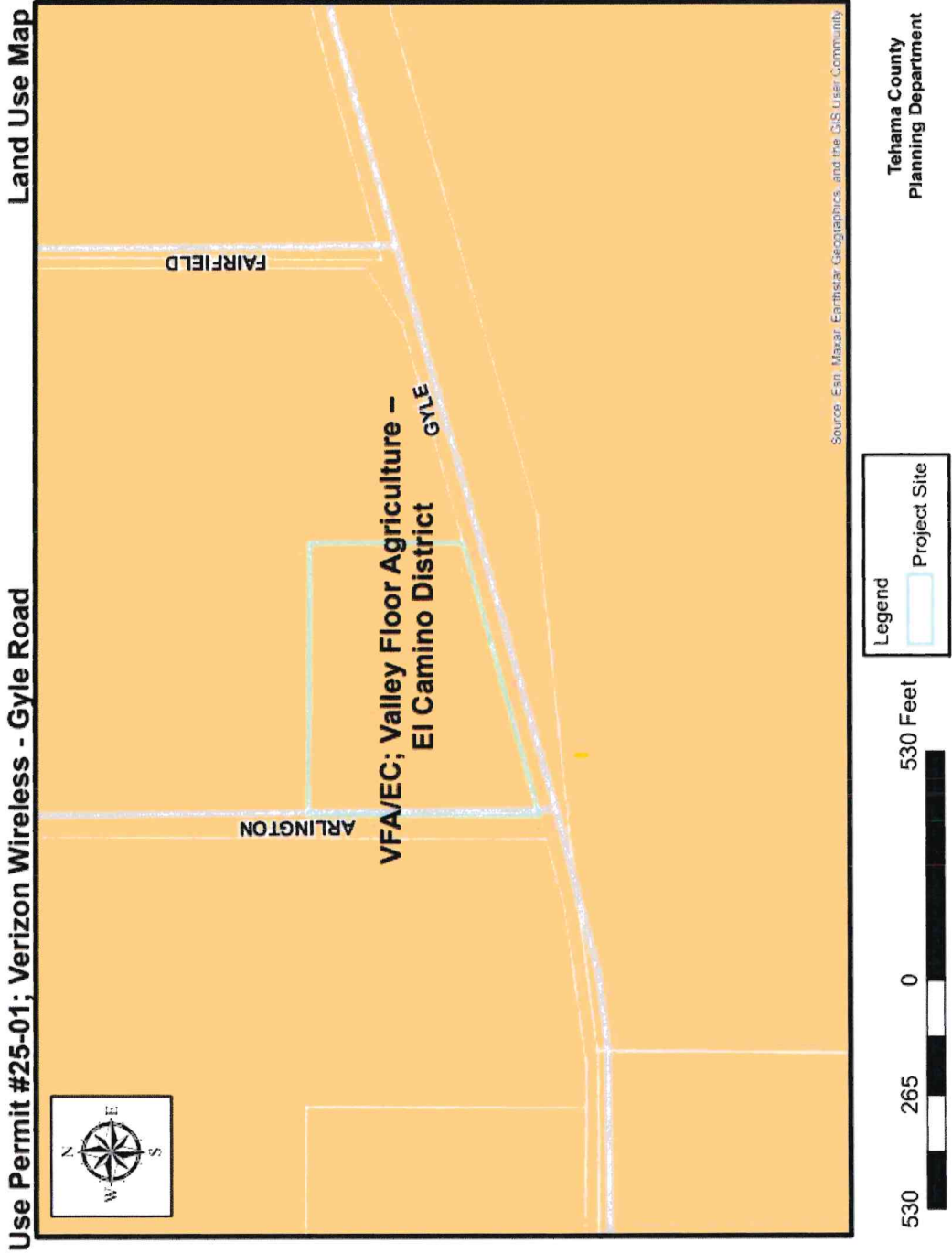
|   |         |
|---|---------|
| AERIAL MAP (Exhibit "A")                  | PAGE 6  |
| SITE MAP #24-02 (Exhibit "B")             | PAGE 7  |
| LAND USE MAP (Exhibit "C")                | PAGE 8  |
| ZONING MAP (Exhibit "D")                  | PAGE 9  |
| FEMA MAP (Exhibit "E")                    | PAGE 10 |
| SOILS MAP (Exhibit "F")                   | PAGE 11 |
| DOC FARMLAND MONITORING MAP (Exhibit "G") | PAGE 12 |

# Exhibit "A" Aerial Map

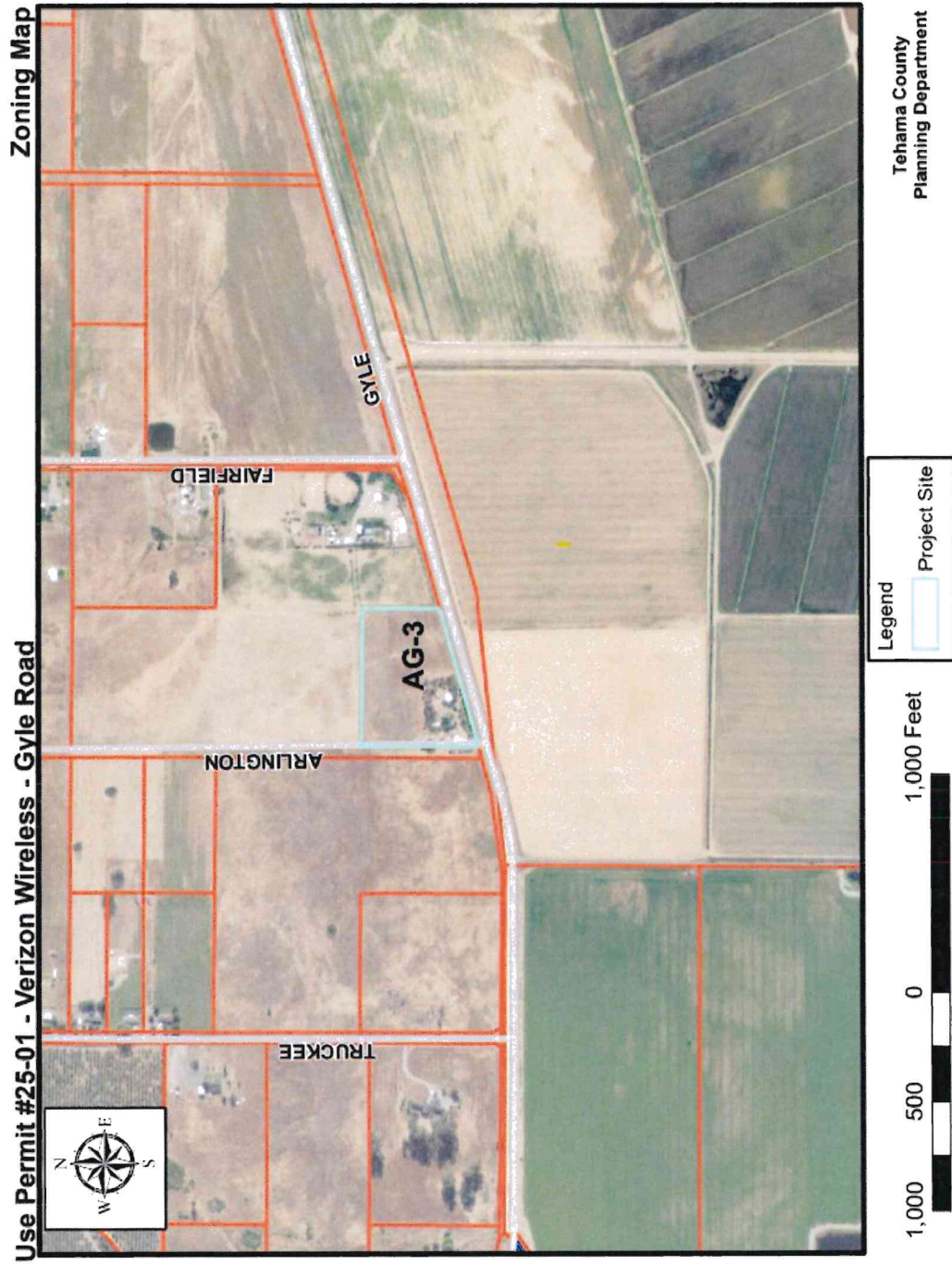




# Exhibit "C" Land Use Map



# Exhibit "D" Zoning Map

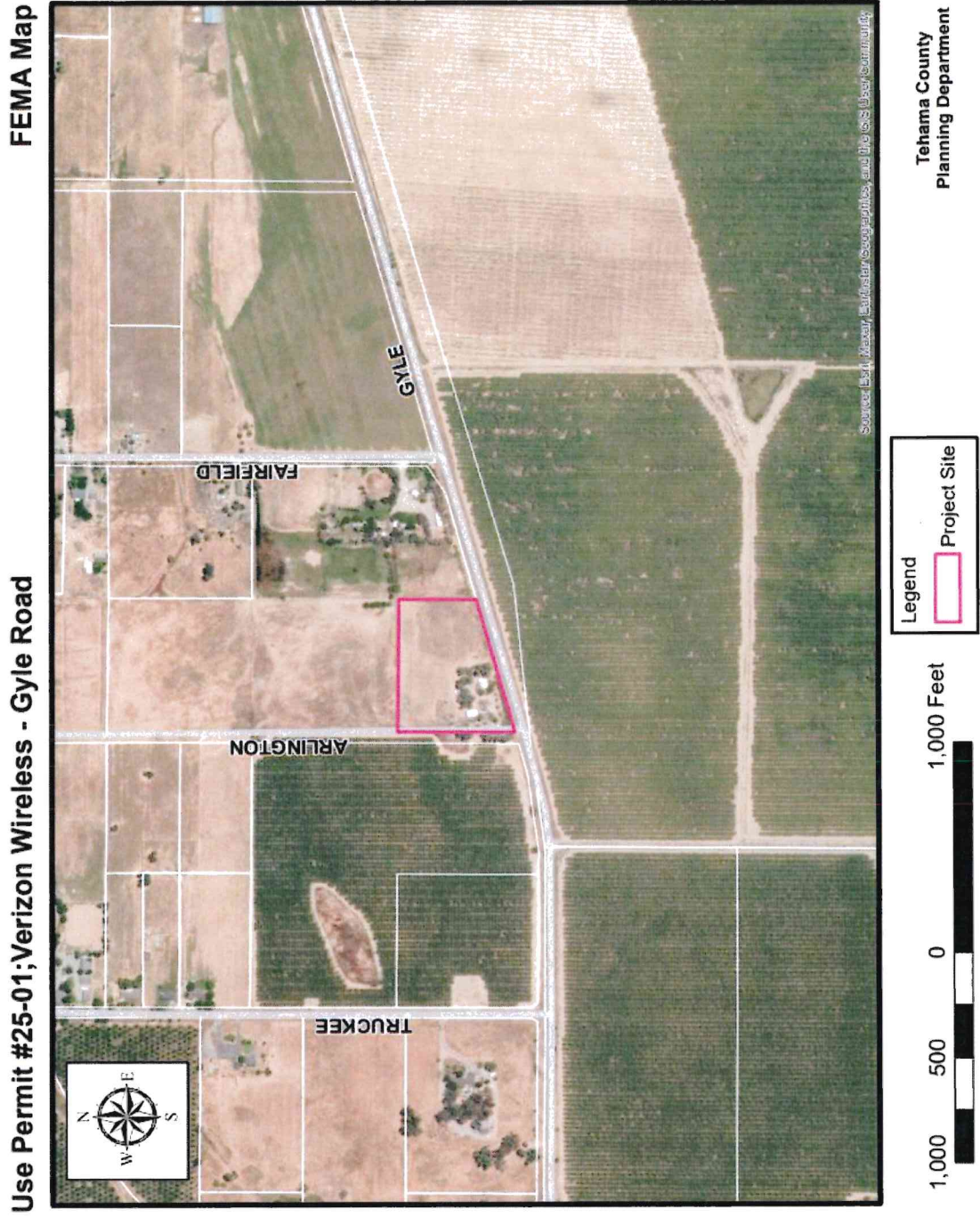


Tehama County  
Planning Department

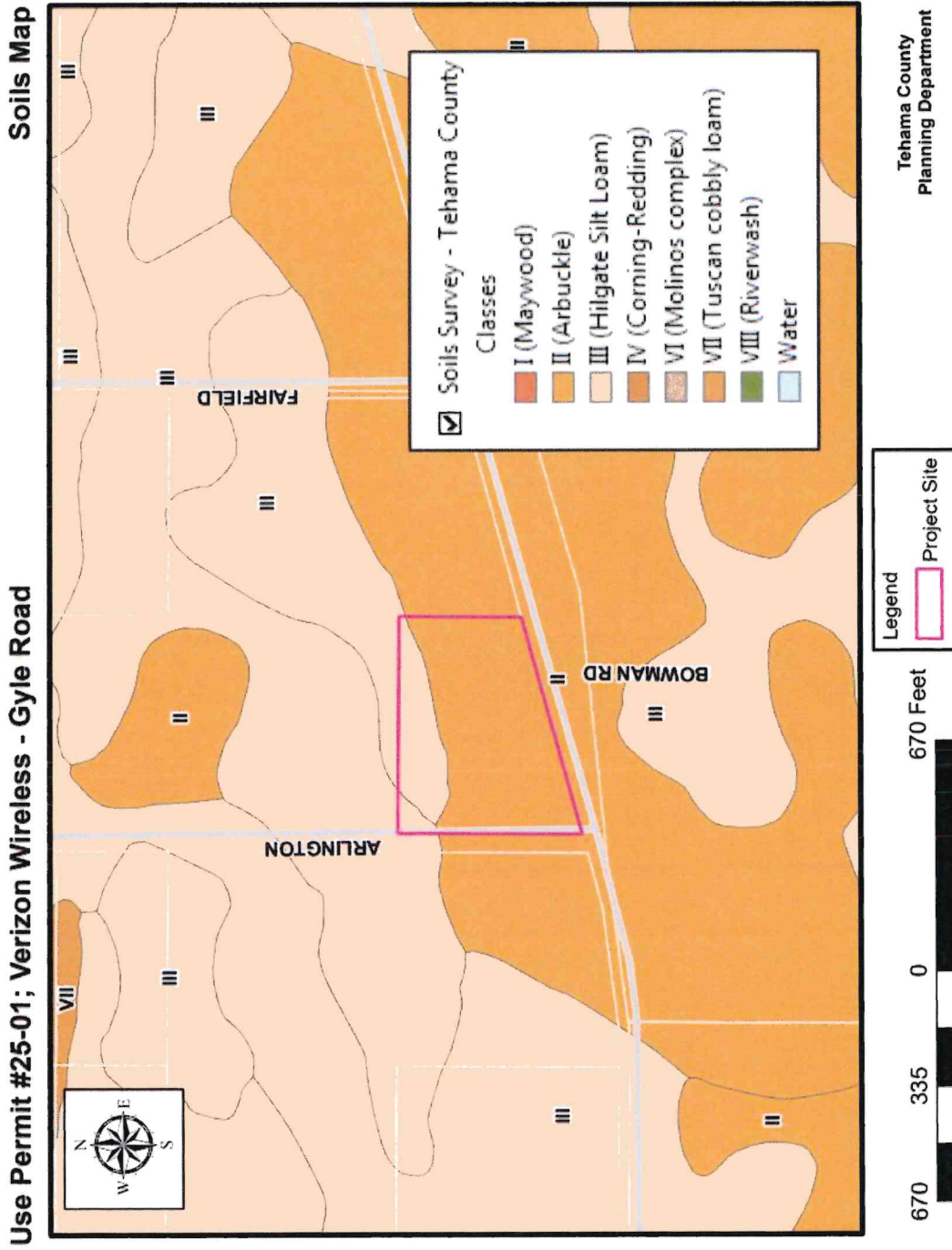
Legend  
Project Site

1,000 500 0 1,000 Feet

# Exhibit "E" FEMA Map

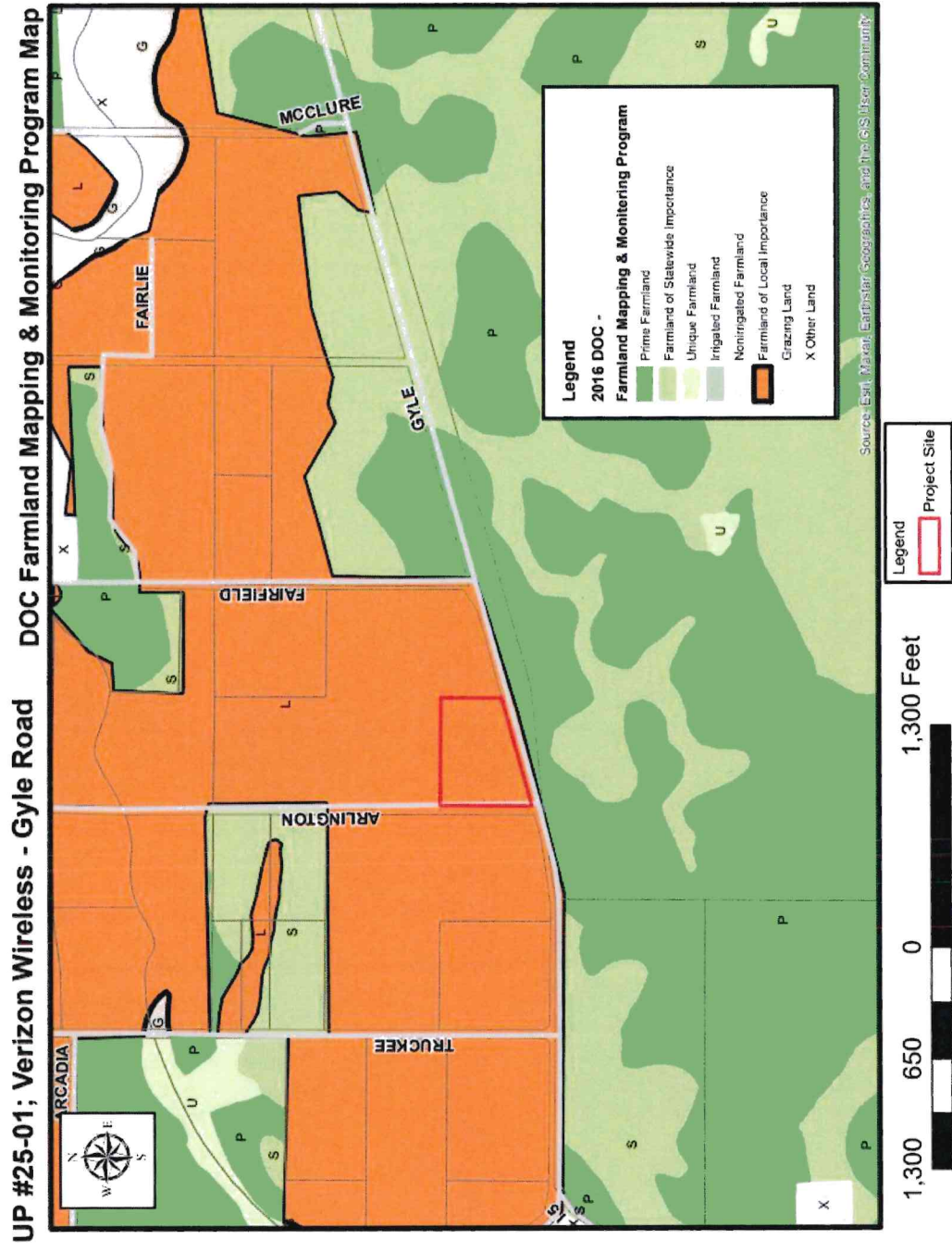


# Exhibit "F" SOILS Map



# Exhibit "G"

## DOC- Farmland Monitoring Program Map



## EVALUATION OF ENVIRONMENTAL IMPACTS

This section discusses potential environmental impacts associated with approval of the proposed project.

The following guidance, adapted from Appendix G of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except "*No Impact*" answers that are adequately supported by the information sources cited following each question. A "*No Impact*" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "*No Impact*" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the Tehama County Planning Department has determined that a particular physical impact may occur, then the checklist answers will indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "*Potentially Significant Impact*" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "*Potentially Significant Impact*" entries when the determination is made, an EIR is required.
4. "*Negative Declaration: Less Than Significant With Mitigation Incorporated*" applies where the incorporation of mitigation measures has reduced an effect from "*Potentially Significant Impact*" to a "*Less Than Significant*" impact. The mitigation measures, and a brief explanation as to how they reduce the effect to a less than significant level will follow each issue section (mitigation measures from "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

|  | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|--------------------------------------|--|-------------------------------------|----------------|
|--|--------------------------------------|--|-------------------------------------|----------------|

**I. AESTHETICS**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista or scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The adopted 2009-2029 Tehama County General Plan Update discusses implementation measures set to preserve the aesthetic quality of Tehama County and encourage new construction projects to minimize alteration to scenic views. A scenic vista is generally defined as a view shed that provides a source of aesthetic value.

- a) **No Impact.** The project is not located within or near a scenic vista.
- b) **No Impact.** The project would not damage scenic resources in the area.
- c) **No Impact.** The project will not degrade the visual character of the site or surroundings.
- d) **No Impact.** The project will not create a new source of substantial light or glare.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

## II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### DISCUSSION:

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

- No Impact.** As indicated on the page 12 (DOC Farmland Map) the project area is designated Farmland of Local Significance. Therefore, the project would not convert any Prime Farmland, Unique Farmland or Farmland of State Importance mapped by the Farmland Mapping and Monitoring Program.
- Less Than Significant Impact.** The land in the project is not contracted under the Williamson Act but does conflict with existing zoning for agricultural uses. However, the monopole lease area is confined to a 50x50 lease area that is not used for agricultural purposes currently or in recent history.
- No Impact.** The project is not within an area contracted for timber production. The applicants will continue to utilize this project site for agricultural purposes. Therefore, the proposed monopole will not conflict with existing zoning or any Timber Production Harvest Plans.
- No Impact.** The project will not cause the conversion or loss of forest land to non-forest land use.
- No Impact.** The project will not involve changes to the existing environment that will convert any farmland to a non-agricultural uses or convert forest land to non-forest use.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### DISCUSSION:

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Tehama County is considered a non-attainment area for State Ozone and PM<sub>10</sub>. All new developments in the County are required to pay a standard Air Pollution Control fee (Indirect Source Fee) to help mitigate the effects of new construction and population growth. The fee is collected by the Tehama County Air Pollution Control District (TCAPCD). Contractors are given the option of paying the Indirect Source fee or provide on or off-site mitigation through an Alternative Emission Reduction Plan. Therefore, at the time future development is proposed, TCAPCD will impose their standards for construction.

- a) **No Impact.** The project will not conflict with or obstruct any applicable air quality plan. Any future development on the proposed parcels would be subject to Air Quality Control measures discussed in the General Plan.
- b) **No Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant.
- c) **No Impact.** The project will not expose any sensitive receptors to substantial pollutant concentrations.
- d) **No Impact.** The project will not result in other emissions such as odors that will adversely affect a substantial number of people.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**IV. BIOLOGICAL RESOURCES**

Would the project:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e) Conflict with any local polices or ordinances protecting biological resources , such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The 2009-2029 Tehama County General Plan Update, maps and defines areas of important biological resources. The County works closely with the California Department of Fish and Wildlife to protect biological resources and mitigate effects that future growth will have on these resources and their habitat. Therefore, to mitigate the potentially significant impacts identified in the special studies and Department of Fish and Wildlife correspondence dated April 8, 2025 to less than significant, the following mitigation measure will be incorporated.

**a-b) Potentially Significant Impact Unless Mitigated.** The Biological surveys A visual analysis of aerial imagery and a CNDDDB query demonstrate that the Project may contain suitable habitat for state special status species and wetlands. A basic biological assessment should first be conducted and typically includes a desktop review and botanical, wildlife, and habitat surveys, conducted at the appropriate time of the year, to determine whether protocol surveys for special status species are warranted. CDFW recommends analyzing all plant and wildlife species identified in the CNDDDB and other

biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, or other pertinent references) for their potential to occur within the Project area. Please note that the CNDDDB is a positive sighting database and therefore does not predict where resources may occur. All species with potential to occur, included on database lists or not, should be thoroughly analyzed for potential impacts from Project implementation. The following information should be included in the biological assessment:

**Mitigation Measure #IV.1:**

**Biological Surveys.** The following information should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common species, special status plants and wildlife species, habitat observed onsite at the time of the survey(s), and invasive plant species.
4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following [CDFW's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#).
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Please refer to [CDFW's Survey and Monitoring Protocol Guidelines](#) for some special status species that have potential to occur. For those species not included in the above link, species-specific survey procedures should be developed in consultation with CDFW and/or otherwise approved by CDFW.
8. Impacts to wildlife movement areas, wildlife corridors, and other critical seasonal-use areas should be fully evaluated, and impact analysis provided.
9. Thorough discussion of direct and indirect Project-related impacts, including adverse impacts and/or beneficial impacts, to all biological resources. This should include quantitative impact numbers to species and acreage of habitat(s). Impacts analysis should include all components of the Project including preconstruction activities, active construction activities, long-term management activities of the facility and decommissioning of the facility.
10. Avoidance and minimization, and mitigation measures, if warranted, for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed. All measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of onsite habitat restoration or enhancement should be discussed. If onsite mitigation is not feasible, offsite mitigation through

- c) **Less Than Significant Impact.** There are no known federally preserved wetlands in or near the project area. The proposed cell tower project site is not within the FEMA 100 year flood zone.
- d) **Potentially Significant Impact Unless Mitigated.** The California Department of Fish and Wildlife (CDFW) has received the consultation request for Use Permit 25-01, which proposes to construct a Verizon Wireless 120' monopole and associated equipment in a 50' by 50' fenced area at 22560 Gyle Road in Tehama County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

A visual analysis of aerial imagery, and a CNDDDB query, demonstrate that the Project area may contain suitable habitat for additional special-status species and sensitive habitats. This Project may permanently alter potentially suitable habitat for state special-status species and has the potential to impact sensitive biological resources known to occur in this area of Tehama County; therefore, a preliminary biological assessment of the Project area should be performed, and supplemental biological surveys should be conducted prior to Project approval. The biological assessment and survey results should be provided in the subsequent environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures. Please note that CDFW is available and encourages the Lead Agency to submit biological assessment reports and results prior to the circulation of the draft environmental document,

which may aid the Lead Agency in a more efficient CEQA review process.

**Mitigation #IV.2:**

**SWAINSON'S HAWK:** According to the California Natural Diversity Database (CNDDDB), four observations of Swainson's hawk (*Buteo swainsoni*, CESA Threatened) have been recorded throughout the Gerber quadrangle and eBird indicates several observations along the I-5 corridor just west of the Project area. The Project area appears to contain suitable foraging habitat, and nesting habitat appears to occur adjacent to the Project area. Project activities have the potential to impact nesting Swainson's hawk through auditory or visual disturbances above ambient levels. Disturbances from Project activities may result in Swainson's hawk nest abandonment and loss of eggs or reduced health and vigor and loss of young. Since this species has potential to occur, a Swainson's hawk habitat assessment should be performed by a qualified biologist. If the Project area and surrounding landscapes provide suitable habitat for Swainson's hawk, a Swainson's hawk nesting survey shall be performed prior to the release of the draft environmental document. Please refer to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. Please note that impact assessments for Swainson's hawk should consider all stages of the Project, including construction, operations and maintenance throughout the life of Project facilitation, and decommissioning.

**Mitigation #IV.3:**

**BURROWING OWL:** According to the CNDDDB four observations of burrowing owl (*Athene cunicularia*, CESA candidate) have been recorded throughout the Gerber and Coming quadrangles and eBird indicates a recent observation just south of the Project area in an orchard. The Project area appears to contain suitable foraging, nesting, and overwintering habitat for burrowing owl. Project activities have the potential to impact burrowing owl through auditory or visual disturbances above ambient levels and/or the demolishing/encroachment of burrows. Since this species has potential to occur, a burrowing owl habitat assessment should be performed by a qualified biologist. If the Project area and surrounding landscapes provide suitable habitat for burrowing owl, a burrowing owl nesting survey shall be performed prior to the release of the draft environmental document. Please refer to the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012). Please note that impact assessments for burrowing owls should consider all stages of the Project, including construction, operations and maintenance throughout the life of Project facilitation, and decommissioning. **California Department of Fish and Wildlife**

**Mitigation #IV.4:**

**CROTCH'S BUMBLE BEE:** The September 2024 biological resource assessment does not include Crotch's bumble bee. On September 30, 2022, the California Fish and Game Commission accepted a petition to list Crotch's bumble bee (*Bombus crotchii*, CBB) as endangered under CESA, advancing the species to the candidacy stage of the CESA listing process. Candidate species are granted full protection under CESA during this period. Take of any endangered, threatened, or candidate species that results from the Project is prohibited, except as authorized by state law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). Additionally, CBB has a state ranking of S2, of which are imperiled and extremely rare (often five or fewer populations) and is listed as an invertebrate of conservation priority under the Terrestrial and Vernal Pool Invertebrates of Conservation Priority. CBB thrives in regions that offer a diverse array of flowering plants with suitable nesting sites, such as those available throughout the Project area. CBB may inhabit diverse habitats including woodlands, grasslands, shrublands, agricultural lands and urban landscapes. Without appropriate avoidance and minimization measures for CBB, direct mortality and potentially significant indirect impacts associated with ground- and vegetation-disturbing activities may occur as a result of the Project. Indirect impacts may include loss of foraging plants, changes in foraging behavior, burrow collapse, nest abandonment, reduced nest success, and a reduction in health and vigor of eggs, young and/or queens. Due to this Project's overlap with this species range, CDFW recommends a CBB habitat assessment is performed by a qualified biologist. If CBB habitat is found to occur in the Project area, avoidance and minimization measures should be employed to avoid potential impacts in accordance with CDFW's June 2023 Survey

**Mitigation #IV.5:**

**PRE-CONSTRUCTION NESTING SURVEYS.** The ISMND offers BIO-2 for the protection of nesting birds. CDFW recommends revising the measure to include the following specific language:

To avoid impacts to all 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 should 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.

**Mitigation #IV.6:**

**FENCING:** CDFW understands fences are essential for controlling trespass however, inappropriately designed or placed fencing may create serious hazards and/or barriers for wildlife. Therefore, CDFW strongly encourages perimeter fencing be designed and implemented to alleviate potential hazards to wildlife. This resource may provide useful information about wildlife friendly fencing techniques: [A Landowners Guide to Wildlife Friendly Fences](#).

**Mitigation #IV.7:**

**LIGHTING:** Studies have shown that artificial lighting has adverse effects on wildlife and plant species. The effects may include, but are not limited to, alteration of flowering, photosynthesis, foraging, reproduction, navigation (being attracted to or deterred from), migration patterns (including movement barriers of light) and predator-prey dynamics. To minimize adverse effects of artificial light on wildlife, CDFW recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize light pollution and spillover of light onto adjacent wildlife habitat. [Studies](#) have found that it's best to use lower intensity, warmer-colored lighting that may also be lower on the light spectrum (lower Kelvin values with fewer short-wavelength blue light emissions) (Gaston et al., 2017).

**Mitigation #IV.8:**

**CALIFORNIA ENDANGERED SPECIES ACT.** Several CESA-listed species have the potential to occur within or adjacent to the Project area including, but not limited to Bald Eagle (*Haliaeetus leucocephalus*, Endangered), and Crotch's bumble bee (*Bombus crotchii*, Candidate Endangered). Please be advised that a [CESA Incidental Take Permit](#) must be obtained if the Project has the potential to result in "take" (hunt, pursue, catch, capture, kill, or attempt thereof) of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project has the potential to result in take of a CESA-listed species, early consultation is encouraged, as significant modification to the Project may be necessary to minimize and fully mitigate impacts as required by Fish and Game Code section 2081(b)(2).

- e-f) **Less Than Significant Impact.** With the implementation of the above mitigation measure # IV.1 thru IV.8, the proposed project will not be in conflict with any local polices or ordinances protecting biological resources , such as a tree preservation policy or ordinance, provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, state habitat conservation plan.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**V. CULTURAL RESOURCES**

Would the project:

|   |                          |                                     |                          |                                     |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, flumes, cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water.

The adopted 2009-2029 Tehama County General Plan Update addresses the need to protect and preserve historic and archeological resources in the County (Policy OS-10.1) and the project will be conditioned to reflect that. Construction of a residence and/or accessories structures are anticipated in the future as indicated above and therefore it is possible that cultural resources could be discovered at that time, which could including human remains. To reduce the projects potential impacts to less than significant, a mitigation measure consistent with Northeast Information Centers (NEIC) standard feedback shall be incorporated into the project.

a) **No Impact.** The project would not cause substantial adverse change to any historical resource because the areas designated for development are currently void of structures.

**b-c)Potentially Significant Impact with Mitigation Incorporated.** Although the developmental area is only 50' x 50', it is a possibility that resources or remains could be uncovered during the development process, and therefore in order to reduce potential cultural resources impacts to less than significant, the following Mitigation Measures shall be applied and incorporation into the project:

**Mitigation Measure #V.1:**

**CULTURAL RESOURCES PROTECTION.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but would not be limited to researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. 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.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

## VI. ENERGY

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### DISCUSSION:

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

In 2008, California became the first state in the nation to include mandatory green building through the Title 24 California Green Building Standards Code (CAL Green Code). This groundbreaking step meant that every structure built in the state – whether a home, school, commercial building or other structure – would have to meet guidelines for energy and water efficiency, low emission flooring and building materials and more. The County is responsible for enforcing the energy conservation regulations, which also extends to building renovations. The Tehama County Building Dept. uses the most recently adopted version of Title 24. The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development. Any development that takes place at this site will be required to comply with local/state laws and codes.

- a) **No impact.** This project would not generate environmental impact that are wasteful, inefficient, or require unnecessary consumption of energy resources, during the project construction or operation. The County participates in the Green Building Code Waste Management Plan for all construction projects.
- b) **No impact.** The project will not cause any conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**VII. GEOLOGY AND SOILS**

Would the project:

|  |                          |                                     |                                     |                                     |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong Seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction and seiche/tsunami?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in table 18-1-B of the latest Uniform Building Code (1994), creating substantial direct or indirect risk to life or property?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Tehama County is relatively safe from earthquake activity because of its geographic location and lack of proximity to any active fault lines. Based on the California Geological Survey maps nothing more than the potential for minor seismic ground shaking secondary to earthquakes outside of Tehama County. The County may also experience minor ground shaking as a precursor to eruption of Mt. Lassen. The Alquist-Priolo Earthquake Fault Zoning Act restricts new construction in zones which soils are at risk of displacement; however, Tehama County does not fall within this zone. All new construction in the county is required to meet California Building Code which addresses seismic design requirements, such as automatic earthquake gas shutoff valves in high-occupancy facilities and engineered assessment of potential soil and seismic impacts in the case of earthquake activity. Grading and excavation done by new developments are closely monitored by the Public Works Department and an engineered plan for these procedures is required.

a) **No Impact**

- i. The project will not expose people or structures to the risk of harm or death involving rupture of known earthquake fault.
- ii. The project will not expose people or structures to the risk of harm or death involving strong seismic shaking.
- iii. The project will not expose people or structures to the risk of harm or death involving seismic related ground failure including liquefaction.
- iv. The project will not expose people or structures to the risk of harm or death involving landslides.

- b) **Potentially Significant Unless Mitigated.** The project will not result in unacceptable or substantial soil erosion or loss of topsoil that will significantly impact the environment due to the applicant's requirement to comply with Tehama County Public Works Department, which will ensure the projects design, including storm run-off and grading activity within the project area, will meet all local, state and federal standards/regulations. Therefore, with the incorporation of Mitigation Measure #VII.1 below the project will be considered less than significant:

**Mitigation Measure #VII.1:**

**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 construction of driveway and tower/shelter site.

- c-e) **No Impact.** The development area is only 50' x 50' which will have a monopole and no septic.

- f) **No Impact.** The developmental area is only 50' x 50'. Therefore, the project will be considered to have no impacts on said resources and features.

|  | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI) |
|--|--------------------------------------|--|-------------------------------------|----------------|
|--|--------------------------------------|--|-------------------------------------|----------------|

**VIII. GREENHOUSE GAS EMISSION**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Global climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other significant changes in climate (such as precipitation or wind) that last for an extended period of time. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred to "global warming" because it helps convey that there are other changes in addition to rising temperatures. Global surface temperatures have risen by 0.74°C ± 0.18°C over the last 100 years (1906 to 2005). The rate of warming over the last 50 years is almost double that over the last 100 years. The prevailing scientific opinion on climate change is that most of the warming observed over the last 50 years is attributable to human activities. The increased amounts of carbon dioxide (CO<sub>2</sub>) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. GHGs are released by the burning of fossil fuels, land clearing, agriculture, and other activities that lead to an increase in the greenhouse effect.

As part of the 2009-2029 General Plan Update process, the County considered a wide range of policies and actions to reduce greenhouse gas emissions, and all feasible measures are included. However, they do not ensure that the County will meet its reduction goal, so the impact is considered cumulatively significant and unavoidable.

Section 15064 (h)(3)of the CEQA Guidelines specifies that a project's contribution to a cumulative effect may be found 'not cumulatively considerable' if the project will comply with the requirements in a previously approved plan or mitigation program, including plans or regulations for the reduction of greenhouse gas emissions. While Tehama County has not adopted a plan or mitigation program for the reduction of greenhouse gases as of the publication of this study, the potential additional development is consistent with the Tehama County General Plan whose EIR incorporated a statement of overriding considerations for cumulative impacts of greenhouse gas emissions.

- a) **No impact.** Greenhouse gas (GHG) emissions contribute to the significant adverse environmental impacts of global climate change on a cumulative basis. This project would not generate enough GHG emissions to noticeably change the global average temperature whether it is measured directly, indirectly, or cumulative.
- b) **No impact.** Tehama County implements AB32 and SB375 to acknowledge GHG emissions and its level of significance within environmental quality review. The project does not propose any GHG emission levels that would cause any adverse effect upon the state's air quality.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### DISCUSSION:

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated as High Fire Severity Zone. The closest career staffed fire station is TCFD Fire Corning Station, located at 988 Colusa st., Corning, CA 96021, approximately 6.5 miles south of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is 10.

**a-b) Less than Significant Impact.** It is not presumed that the development would expose any persons to the storage or transport of hazardous materials. In addition, the project would not create a significant hazard to the public or the environment through the release of hazardous materials.

**a) No Impact.** The project site is not within one quarter mile of a school.

**b) No Impact.** The project is not located on a site which is included on a list of hazardous material sites.

- c) **No Impact.** The project is not located within an airport land use plan or within two miles of an airport.
- d) **No Impact.** The project will not impair or interfere with an adopted emergency response plan.
- g) **No Impact.** The project will not expose people or structures to a significant risk involving wildland fires due to the type of mining operation.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) result in substantial erosion or siltation on-or off-site;  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) impeded or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) In flood hazard, tsunami, seiche zones, risk release of pollutants due to project inundation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### DISCUSSION:

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The primary source of water in unincorporated areas of Tehama County is groundwater. There are over 10,000 wells meeting the water needs of 59 percent of the population.

The 2009-2029 General Plan recognizes the need to encourage population density growth in areas which can support further use of the water table and will not deplete the water source. Tehama County General Plan policy states that for all new large construction projects, proposed water supply and delivery system shall be in place before construction begins. Goals of the 2009-2029 Tehama County General Plan are set out to protect water resources in the county for future needs, encouraging water conservation and protection of groundwater supplies from urban pollutants in runoff.

- a) **No Impact.** The project does not violate any water quality standards.
- b) **No Impact.** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin. The project will create a monopole and 50x50 lease area; on

approximately 6.52 acres, which will be consistent with the surrounding land uses and setting. The project will not violate any water quality standards or waste discharge requirements.

- c& i-iv) Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern. Future construction of the proposed cell tower could create minor alterations to the existing drainage pattern.
- d) No Impact.** The project is not located within a seiche or tsunami zone and therefore there is no risk of releasing pollutants due to project inundation.
- e.) No impact.** The project will not substantially affect water quality control plan or sustainable groundwater management plan. A mining operation developed on parcels will not deplete groundwater supplies or interfere with groundwater recharge. Any future development on the site is encouraged to promote water conservation.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**XI. LAND USE AND PLANNING**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The 2009-2029 Tehama County General Plan Update encourage growth in an organized, cohesive pattern through the use of existing major roadways, utilities, public facilities and the expansion of these services as they are needed. The 2009-2029 General Plan update anticipated this type of development and density in this area. Therefore, the project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

- a.) **No impact.** The project will not divide an established community.
- b.) **No Impact.** The project will not conflict with any applicable land use plan, policy etc. A cell tower can be constructed within the Residential Zone upon securing an approved Use Permit.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**XII. MINERAL RESOURCES**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Tehama County offers an abundance of mineral resources derived from the extraction of non-metallic sources such as sand, gravel and volcanic cinder. The County currently recognizes 20 mineral excavation sites which are permitted in the county. Mineral excavation sites are identified and monitored by the State Geologist as Mineral Resource Zones (MRZs) or Scientific Zones in order to conserve mining resources for future use. These areas are to be protected and buffered from future development through buffer zones and setback requirements from non-compatible land use.

**a - b) No Impact.** The project would not result in the loss of availability of a known mineral resource of value as the applicant will not be extracting mineral resources.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

### **XIII. NOISE**

Would the project result in:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The Noise Element of the Tehama County General Plan identifies land use compatibility standards for exterior community noise for a variety of sensitive land uses. In addition, Tehama County Noise Element standards are in coordination with Government Section 65302(f). The 2009-2029 Tehama County General Plan Update promotes the mitigation and control of noise causing sources. Sources of existing noise-producing areas have been identified as near airports (Corning and Red Bluff), near railways and busy roadways (I-5, Southern Pacific Railway). This project is located at 22560 Gyle Road., Gerber, CA 96035, on the north side of Gyle Road between Fairfield Avenue and Truckee Avenue.

- a) **No Impact.** The project would not result in the exposure of persons to ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- b) **No Impact.** The project is consistent with the agricultural General Plan and Zoning designation.
- c) **No Impact.** The project is not within the vicinity of a private air-strip.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**XIV. POPULATION AND HOUSING**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The population for Tehama County was estimated to be 65,973 in 2020 and 63,463 in 2010, resulting in a total population growth of about 2,510 during this 10-year period (US Census), an average of 22 residents per square mile. The 2009-2029 General Plan recognizes population growth will occur and has implemented goals to prepare and accommodate this growth in nearly all of its elements (ex: Economic Development, Land Use, Transportation, Safety, Public Services and Open Space and Conservation). General Plan goals are set to encourage growth in an organized, cohesive pattern through the use of existing major roadways, utilities, public facilities and the expansion of these services as they are needed. The proposed project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.

- a.) **No impact.** The project is not considered growth inducing and is consistent with the surrounding Land Use Designations and Zoning.
- b.) **No impact.** The creation of the Use Permit on 6.52 acres of land will not displace a substantial number of existing housing, necessitating the construction of replacement housing elsewhere.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

## **XV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

|                             |                          |                          |                          |                                     |
|-----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1) Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The 2009-2029 Tehama County General Plan Update recognizes several goals to further meet the public service needs of Tehama County. The County works closely with related agencies in order to monitor and develop the need for local services. Goals of the 2009-2029 Tehama County General Plan Update are set with an objective to meet the goals quickly, efficiently and in a cost-friendly manner at the time services are needed or underfunded. The 2009-2029 Tehama County General Plan Update recognizes the possibility of future population growth and that public services will need to increase to meet these needs. Periodic evaluation of and communication with public service departments will ensure the proper growth of these services when the time comes whether that be through the construction of new facilities or increased funding to existing ones.

a)

- No Impact.** The project will not have adverse physical impacts on or physically alter fire protection and facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.
- No Impact.** The project will not have adverse physical impacts on or physically alter police protection and facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.
- No Impact.** The project will not have adverse physical impacts on or physically alter school facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any new population growth.
- No Impact.** The project will not have adverse physical impacts on or physically alter parks and recreation facilities. This project may reduce pressure on local public facilities such as parks due to its potential use.
- No Impact.** The project will not have adverse physical impacts on or physically alter any other public facilities. Should future development occur on the site, public service needs will be periodically reevaluated to consider any

new population growth.

|  | Potentially Significant Impact (PSI) | Potentially Significant Unless Mitigation Incorporated (PSUMI) | Less Than Significant Impact (LTSI) | No Impact (NI)                      |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>XVI. RECREATION</b>   |                                      |  |                                     |                                     |
| a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or construction or require the expansion of recreational facilities which might have an adverse effect on the environment?                                     | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Because of its geographic setting, Tehama County offers an abundance of recreational outlets within its several national parks and access to the Sacramento River. The 2009-2029 Tehama County General Plan encourages the growth of recreation facilities in order to meet the needs of a growing population. It is to be expected that with new development, the recreational needs of the population will grow and new parks or facilities will need to be built, or existing ones be updated.

**a-b.) No impact.** Increase in the demand for recreational facilities is typically associated with substantial increases in population. As discussed in Section XIII. *Population and Housing*, the proposed project will generate a negligible amount of growth in the local population, because it has already been anticipated and planned for by the 2009-2029 General Plan. The project will not result in a substantial increase in demand for recreational facilities or adversely affect Tehama County park/population standards in an AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. The proposed project does not include plans for additional publicly operated/supported recreational facilities nor would it require expansion of existing recreational facilities. Therefore, the proposed project would result in no adverse physical effects on the environment from construction or expansion of recreational facilities.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

## **XVII. TRANSPORTATION**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with program plan, ordinance or policy addressing the circulation system, including taking into account all modes of transportation including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 10564.3, subdivision (b)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

**a-c.) No impact.** The creation of a monopole on a 6.52 acres is consistent with the surrounding Land Use Designations and Zoning will generate a negligible amount of vehicular miles traveled to and from the nearest service centers, which are located along Colusa Street.

**d.) No impact.** The project is not required to develop a secondary access as it is an unmanned monopole.

| <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|---|---|--|-----------------------|
|---|---|--|-----------------------|

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, flumes, cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water. Staff reviewed the relative sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

The adopted 2009-2029 Tehama County General Plan Update addresses the need to protect and preserve historic and archeological resources in the County (Policy OS-10.1) and the project will be conditioned to reflect that. There have been no California Native American tribes traditionally and/or culturally affiliated with the project area that requested consultation pursuant to Public Resources Code section 21080.3.1. To date, the tribes have not requested consultation for the purpose of preserving or mitigating impacts to places, features, and/or objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that are located within project boundaries.

ai) **No Impact.** The areas designated for development do not contain any structures and/or development other than 3 current structures used as a residence and storage outside of the 50x50 lease area where also proposed construction will take place. The site does not contain any listed or eligible features within the California register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

a ii) **Potentially Significant Impact with Mitigation Incorporated.** The lead agency has considered sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may contain resources that meet the criteria set forth in subdivision(c) of Public Resources

Code section 5024.1, and that the lead agency would consider to be a significant resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

**Mitigation Measure #XVIII.1**

**INADVERTENT DISCOVERY PROTOCOL.** The Use Permit shall contain the following Note, "If any new cultural resources are located during project activities, all work in the vicinity of the discovery must stop and a qualified archaeologist must immediately be notified. Archaeological and historic-period resources in the region may include:

§ **Archeological materials:** flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millingstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.

§ **Historic-era resources:** may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps."

**Mitigation Measure #XVIII.2**

**TRIBAL CULTURAL RESOURCES PROTECTION.** The Cultural Resources Department has reviewed the project and concluded that it is within the Aboriginal territories of the Paskenta Band of Nomlaki Indians. Therefore, we have cultural interest and authority in the projected project area and require monitors to be present for all ground disturbing activity.

**Mitigation Measure #XVIII.3:**

**TRIBAL CULTURAL RESOURCES PROTECTION TRAINING.** Cultural Sensitivity Training to be provided to the team and is conducted by a Tribal Monitor onsite prior to any work starting on the project site.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

### **XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### **DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

- a) **No Impact.** The project will not cause significant effects on the environment due to new construction related to water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities.
- b) **No impact.** The project will not substantially deplete groundwater supplies, interfere with groundwater recharge or impede sustainable groundwater management of the basin.
- c) **No impact.** There is no wastewater treatment provider within the vicinity of the project site.
- d) **No impact.** The project will not have any impact on the landfill's capacity to accommodate project needs.
- e) **No impact.** Compliance with all federal, state and local statutes related to solid waste is required.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**XX. WILDFIRE-**

If located in or near state responsibility areas or lands classified as Very high fire hazard severity zones, would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plans?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled speed of a wildfire?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risk, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**DISCUSSION:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated as High Fire Hazard Severity Zone. The closest career staffed fire station is TCFD Fire Corning Station, located at 988 Colusa St., Corning, CA 96021, approximately 6.5 miles south of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is 10.

- a) **No impact.** The project will not substantially impair an adopted emergency response plan or emergency evacuation plan due to the nature and scope of the use permit.
- b) **No impact.** The project is an unmanned monopole will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled speed of a wildfire.
- c) **No impact.** The project will require defensible space to be maintained at all times.
- d) **No impact.** The project will not expose people or structures to significant risk, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability or drainage changes.

|  | <i>Potentially Significant Impact (PSI)</i> | <i>Potentially Significant Unless Mitigation Incorporated (PSUMI)</i> | <i>Less Than Significant Impact (LTSI)</i> | <i>No Impact (NI)</i> |
|--|---|---|--|-----------------------|
|--|---|---|--|-----------------------|

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- |    |   |                          |                                     |                                     |                          |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**RESPONSE TO CHECK LIST:**

The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

The project will not conflict with any applicable land use plan, policy etc. The project does not propose any new development on the property or interference with the existing agricultural operation. Project requires a Use Permit in order to operate at the project site. A Use Permit is required to establish a communication facility in Tehama County pursuant to TC Code Section 17.71.070, which will incorporate conditions that will help avoid or mitigate any environmental effect. Therefore, the project will have a less than significant effect on the environment if the Use Permit is approved.

The proposed project lies within an area of Tehama County which is primarily State Responsibility Area (SRA) for wildland fire suppression provided by the California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of the Tehama County Fire Department which is administered under contract by CAL FIRE. This project area is rated as High Fire Hazard Severity Zone The closest career staffed fire station is TCFD Fire Coming Station, located at 988 Colusa st., Coming, CA 96021, approximately 6.5 miles south of the project site. The current Insurance Service Office (ISO) Public Protection Class Rating for this area is 10.

As indicated below and based on the information contained in this environmental document the project will need to incorporate and apply 13 mitigation measures in order to reduce Biological Resources, Cultural Resources, Geology and Soil, and Tribal Cultural Resources potentially significant impacts to less than significant.

- a) **Potentially Significant Unless Mitigation Incorporated.** The project will have potentially significant impacts on the environment, fish and wildlife habitat or reduce the number of rare or endangered species with the incorporation of the following mitigation measures. Specifically Biological Resources MM # IV.1 thru 8; for a detailed discussion of the topic please see

Biological Resources Section IV, IV.3; Geology and Soils Mitigation Measure VII.1; for a detailed discussion of the topic please see Geology and Soils Section VII.

- b) **Less than Significant Impact.** Cumulative impacts of the project have been considered and based on the size, location and use have been determined to be Less than a significant impact on the environment and the county.
- c) **Potentially Significant Unless Mitigation Incorporated.** The project does not have environmental effects that will cause substantial adverse effects of human beings with mitigations incorporated. Specifically, Cultural Resources MM# V.1; for a detailed discussion of the topic please see Cultural Resources Section V, and Tribal Cultural Resources MM # XVIII.1 thru 2; for a detailed discussion of the topic please see Tribal Cultural Resources Section XVIII.

## **PERSONS AND ORGANIZATIONS CONSULTED**

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

### **A. COUNTY OF TEHAMA**

- Tehama County Planning Department
- Tehama County Air Pollution-Control District
- Tehama County Fire Department
- Tehama County Public Works Department
- Tehama County Environmental Health Department
- Tehama County's Surface Mining Reclamation Act (SMARA)

### **B. OTHER AGENCIES/ORGANIZATIONS**

- California Department of Fish and Wildlife

### **C. REFERENCES**

1. Tehama County General Plan Update 2009-2029;
2. Tehama County Zoning Ordinance
3. Tehama County Williamson Act Program
4. Tehama County Preserve Security Maps
5. Tehama County Environmental Health Provisions & Regulations
6. Tehama County Air Pollution Control Guidelines
7. Alquist-Priolo Geological Maps
8. Alquist-Priolo Earthquake Fault Zoning Act
9. Tehama County's Surface Mining Reclamation Act (SMARA)
10. Thomes Creek Sediment Budget

## MITIGATION MONITORING PROGRAM

USE PERMIT # 23-05  
TEHAMA COUNTY PLANNING DEPARTMENT  
444 Oak Street  
Courthouse Annex, Room I  
Red Bluff, CA 96080

The size and complexity of the proposed project require development of a formal mitigation monitoring program to ensure that monitoring is carried out in all stages. Monitoring is divided into three categories related to the timing of activities and implementation of mitigations.

1. Pre-Construction Mitigations (PC). These are activities that precede any actual land disturbance. Included among these mitigations are the development of drainage, erosion control and tree management plans. Also included are the delineation of any wetlands that may be subject to development impact and the establishment of Environmentally Sensitive Areas (ESAs) or Zones (ESZs) around archaeological sites and specimen oak trees.
2. Construction-Related Mitigations (DC). These include implementation of the drainage and erosion control plans, building setbacks from sensitive areas, and all other measures required to reduce the impacts of construction and development.
3. Ongoing Mitigations (OG). These include the maintenance programs necessary to ensure long-term control of erosion, protection of surface water quality in runoff, and protection of the wildlife and wildlife habitat resources on the project.

Monitoring will be the responsibility of various county and state agencies, although the physical inspections may be delegated to a private company or individuals chosen by these agencies and/or an environmental coordinator. All costs of mitigation monitoring will be borne by the developers, who are usually required to deposit money with the county or state agency in advance of the required monitoring effort.

The following environmental mitigation measures were incorporated in the conditions of approval for this project in order to mitigate identified environmental impacts to a level of insignificance. For tentative maps, some mitigation measures must be completed prior to map recordation (PR). Others are implemented during permitting stages following map recordation (AR), or are ongoing mitigation measures. A completed and signed checklist for each mitigation measure indicates that the mitigation measure has been complied with and implemented, and fulfills the monitoring requirements with respect to Assembly Bill 3180 (PRC Section 21081.6).

Currently, the applicant is seeking approval of Use Permit #25-01. A description of the pending project can be found in the initial study. Questions about this monitoring program should be directed to the Tehama County Planning Department.

## ACRONYMS USED

|          |   |
|----------|---|
| CDFW     | California Department of Fish and Wildlife          |
| CalTrans | California Department of Transportation             |
| CDF      | California Department of Forestry                   |
| CSD      | Community Services District                         |
| CVRWQCB  | Central Valley Regional Water Quality Control Board |
| DEV      | Developer   |
| HOA      | Homeowners' Association                             |
| TC       | Tehama County                                       |
| TCAPCD   | Tehama County Air Pollution Control District        |
| TCBD     | Tehama County Building Department                   |
| TCEH     | Tehama County Environmental Health                  |
| TCFD     | Tehama County Fire Department                       |
| TCPD     | Tehama County Planning Department                   |
| TCPWD    | Tehama County Public Works Department               |
| USACOE   | United States Army Corps of Engineers               |

### Monitoring Phases

|    |                                 |
|----|---------------------------------|
| PC | Pre-Construction                |
| DC | During Construction             |
| OG | Ongoing                         |
| BP | During Building Permit Approval |

### Subdivision Map Phase (Tentative Maps)

|    |                          |
|----|--------------------------|
| PR | Prior to Map Recordation |
| AR | After Map Recordation    |

**MITIGATION MONITORING PROGRAM**

ISSUE: Biological Resources

**IMPACT(S): Potentially Significant Impact Unless Mitigated.** The Biological surveys A visual analysis of aerial imagery and a CNDDDB query demonstrate that the Project may contain suitable habitat for state special status species and wetlands. A basic biological assessment should first be conducted and typically includes a desktop review and botanical, wildlife, and habitat surveys, conducted at the appropriate time of the year, to determine whether protocol surveys for special status species are warranted. CDFW recommends analyzing all plant and wildlife species identified in the CNDDDB and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, or other pertinent references) for their potential to occur within the Project area. Please note that the CNDDDB is a positive sighting database and therefore does not predict where resources may occur. All species with potential to occur, included on database lists or not, should be thoroughly analyzed for potential impacts from Project implementation. The following information should be included in the biological assessment:

**MITIGATION MEASURES****Mitigation Measure #IV.1:**

**Biological Surveys.** The following information should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common species, special status plants and wildlife species, habitat observed onsite at the time of the survey(s), and invasive plant species.
4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following [CDFW's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#).
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Please refer to [CDFW's Survey and Monitoring Protocol Guidelines](#) for some special status species that have potential to occur. For those species not included in the above link, species-specific survey procedures should be developed in consultation with CDFW and/or otherwise approved by CDFW.
8. Impacts to wildlife movement areas, wildlife corridors, and other critical seasonal-use areas should be fully evaluated, and impact analysis provided.
9. Thorough discussion of direct and indirect Project-related impacts, including adverse impacts and/or beneficial impacts, to all biological resources. This should include quantitative impact numbers to species and acreage of habitat(s). Impacts analysis should include all components of the Project including preconstruction activities, active construction activities, long-term management activities of the facility and decommissioning of the facility.
10. Avoidance and minimization, and mitigation measures, if warranted, for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed. All measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of onsite habitat restoration or enhancement should be discussed. If onsite mitigation is not feasible, offsite mitigation through

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing:                   N/A

Phase of Monitoring: PC/OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_



DATE \_\_\_\_\_

Monitoring Agency:

California Department of Fish and Wildlife

## MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

**IMPACT(S): Potentially Significant Unless Mitigation** The California Department of Fish and Wildlife (CDFW) has received the consultation request for Use Permit 25-01, which proposes to construct a Verizon Wireless 120' monopole and associated equipment in a 50' by 50' fenced area at 22560 Gyle Road in Tehama County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

A visual analysis of aerial imagery, and a CNDDDB query, demonstrate that the Project area may contain suitable habitat for additional special-status species and sensitive habitats. This Project may permanently alter potentially suitable habitat for state special-status species and has the potential to impact sensitive biological resources known to occur in this area of Tehama County; therefore, a preliminary biological assessment of the Project area should be performed, and supplemental biological surveys should be conducted prior to Project approval. The biological assessment and survey results should be provided in the subsequent environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures. Please note that CDFW is available and encourages the Lead Agency to submit biological assessment reports and results prior to the circulation of the draft environmental document, which may aid the Lead Agency in a more efficient CEQA review process.

### MITIGATION MEASURES

#### Mitigation #IV.3:

**Burrowing Owl** According to the CNDDDB four observations of burrowing owl (*Athene cunicularia*, CESA candidate) have been recorded throughout the Gerber and Corning quadrangles and eBird indicates a recent observation just south of the Project area in an orchard. The Project area appears to contain suitable foraging, nesting, and overwintering habitat for burrowing owl. Project activities have the potential to impact burrowing owl through auditory or visual disturbances above ambient levels and/or the demolishing/encroachment of burrows. Since this species has potential to occur, a burrowing owl habitat assessment should be performed by a qualified biologist. If the Project area and surrounding landscapes provide suitable habitat for burrowing owl, a burrowing owl nesting survey shall be performed prior to the release of the draft environmental document. Please refer to the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012). Please note that impact assessments for burrowing owls should consider all stages of the Project, including construction, operations and maintenance throughout the life of Project facilitation, and decommissioning.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: PCPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

California Department of Fish and Wildlife

## MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

**IMPACT(S): Potentially Significant Unless Mitigation** The California Department of Fish and Wildlife (CDFW) has received the consultation request for Use Permit 25-01, which proposes to construct a Verizon Wireless 120' monopole and associated equipment in a 50' by 50' fenced area at 22560 Gyle Road in Tehama County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

A visual analysis of aerial imagery, and a CNDDDB query, demonstrate that the Project area may contain suitable habitat for additional special-status species and sensitive habitats. This Project may permanently alter potentially suitable habitat for state special-status species and has the potential to impact sensitive biological resources known to occur in this area of Tehama County; therefore, a preliminary biological assessment of the Project area should be performed, and supplemental biological surveys should be conducted prior to Project approval. The biological assessment and survey results should be provided in the subsequent environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures. Please note that CDFW is available and encourages the Lead Agency to submit biological assessment reports and results prior to the circulation of the draft environmental document, which may aid the Lead Agency in a more efficient CEQA review process.

### MITIGATION MEASURES

#### Mitigation #IV.4:

**Crotch's Bumble Bee.** According to the CNDDDB, the Project area bisects the range of Crotch's bumble bee (*Bombus crotchii*, CESA candidate) and the Bumble Bee Watch database identifies seven verified observations of Crotch's bumble bee. The Project area may contain suitable nesting, foraging and overwintering habitat for Crotch's bumble bee. Project activities have the potential to impact Crotch's bumble bee through direct mortality associated with ground and vegetation disturbing activities, loss of foraging plants, changes in foraging behavior, burrow collapse nest abandonment, reduced nest success and a reduction in health and vigor or eggs, young and/or queens. Since this species has the potential to occur, a qualified professional should perform bumble bee surveys throughout the Project area in accordance with the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: PCPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

California Department of Fish and Wildlife

## MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

**IMPACT(S): Potentially Significant Unless Mitigation Incorporated** The California Department of Fish and Wildlife (CDFW) has received the consultation request for Use Permit 25-01, which proposes to construct a Verizon Wireless 120' monopole and associated equipment in a 50' by 50' fenced area at 22560 Gyle Road in Tehama County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

A visual analysis of aerial imagery, and a CNDDDB query, demonstrate that the Project area may contain suitable habitat for additional special-status species and sensitive habitats. This Project may permanently alter potentially suitable habitat for state special-status species and has the potential to impact sensitive biological resources known to occur in this area of Tehama County; therefore, a preliminary biological assessment of the Project area should be performed, and supplemental biological surveys should be conducted prior to Project approval. The biological assessment and survey results should be provided in the subsequent environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures. Please note that CDFW is available and encourages the Lead Agency to submit biological assessment reports and results prior to the circulation of the draft environmental document, which may aid the Lead Agency in a more efficient CEQA review process.

### MITIGATION MEASURES

#### Mitigation #IV.5:

**Nesting Birds.** The project area contains suitable habitat for nesting birds protected under California Fish and Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act. Construction activities such as vegetation removal, grading, and the use of heavy equipment could result in both direct and indirect impacts on nesting birds if conducted during the breeding season. Direct impacts may include injury or mortality of eggs, chicks, or adult birds due to disturbance or destruction of active nests. Indirect impacts could involve nest abandonment or reduced breeding success caused by elevated noise levels, human activity, or disruption of adult foraging behavior.

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

- a) Construction activities should occur between September 1 and January 31, when birds are not anticipated to be nesting; or
- b) If construction 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.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: PC

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

California Department of Fish and Wildlife

**MITIGATION MONITORING PROGRAM**

ISSUE: Biological Resources

**IMPACT(S): Potentially Significant Unless Mitigation Incorporated** The California Department of Fish and Wildlife (CDFW) has received the consultation request for Use Permit 25-01, which proposes to construct a Verizon Wireless 120' monopole and associated equipment in a 50' by 50' fenced area at 22560 Gyle Road in Tehama County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

A visual analysis of aerial imagery, and a CNDDDB query, demonstrate that the Project area may contain suitable habitat for additional special-status species and sensitive habitats. This Project may permanently alter potentially suitable habitat for state special-status species and has the potential to impact sensitive biological resources known to occur in this area of Tehama County; therefore, a preliminary biological assessment of the Project area should be performed, and supplemental biological surveys should be conducted prior to Project approval. The biological assessment and survey results should be provided in the subsequent environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures. Please note that CDFW is available and encourages the Lead Agency to submit biological assessment reports and results prior to the circulation of the draft environmental document, which may aid the Lead Agency in a more efficient CEQA review process.

**MITIGATION MEASURES****Mitigation #IV.6:**

**Fencing.** CDFW understands fences are essential for controlling trespass however, inappropriately designed or placed fencing may create serious hazards and/or barriers for wildlife. Therefore, CDFW strongly encourages perimeter fencing be designed and implemented to alleviate potential hazards to wildlife. This resource may provide useful information about wildlife friendly fencing techniques: A Landowners Guide to Wildlife Friendly Fences.

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: PC/OGPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

California Department of Fish and Wildlife

## MITIGATION MONITORING PROGRAM

ISSUE: Biological Resources

**IMPACT(S): Potentially Significant Unless Mitigation Incorporated** The California Department of Fish and Wildlife (CDFW) has received the consultation request for Use Permit 25-01, which proposes to construct a Verizon Wireless 120' monopole and associated equipment in a 50' by 50' fenced area at 22560 Gyle Road in Tehama County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

A visual analysis of aerial imagery, and a CNDDDB query, demonstrate that the Project area may contain suitable habitat for additional special-status species and sensitive habitats. This Project may permanently alter potentially suitable habitat for state special-status species and has the potential to impact sensitive biological resources known to occur in this area of Tehama County; therefore, a preliminary biological assessment of the Project area should be performed, and supplemental biological surveys should be conducted prior to Project approval. The biological assessment and survey results should be provided in the subsequent environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures. Please note that CDFW is available and encourages the Lead Agency to submit biological assessment reports and results prior to the circulation of the draft environmental document, which may aid the Lead Agency in a more efficient CEQA review process.

### MITIGATION MEASURES

#### Mitigation Measure #IV.7:

**Lighting.** Studies have shown that artificial lighting has adverse effects on wildlife and plant species. The effects may include, but are not limited to, alteration of flowering, photosynthesis, foraging, reproduction, navigation (being attracted to or deterred from), migration patterns (including movement barriers of light) and predator-prey dynamics. To minimize adverse effects of artificial light on wildlife, CDFW recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize light-pollution and spillover of light onto adjacent wildlife habitat. Studies have found that it's best to use lower-intensity, warmer-colored lighting that may also be lower on the light spectrum (lower Kelvin values with fewer short-wavelength blue light emissions) (Gaston et al., 2017).

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: PCPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

California Department of Fish and Wildlife

**MITIGATION MONITORING PROGRAM**

ISSUE: Biological Resources

**IMPACT(S): Potentially Significant Unless Mitigation Incorporated** The California Department of Fish and Wildlife (CDFW) has received the consultation request for Use Permit 25-01, which proposes to construct a Verizon Wireless 120' monopole and associated equipment in a 50' by 50' fenced area at 22560 Gyle Road in Tehama County (Project). As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

A visual analysis of aerial imagery, and a CNDDDB query, demonstrate that the Project area may contain suitable habitat for additional special-status species and sensitive habitats. This Project may permanently alter potentially suitable habitat for state special-status species and has the potential to impact sensitive biological resources known to occur in this area of Tehama County; therefore, a preliminary biological assessment of the Project area should be performed, and supplemental biological surveys should be conducted prior to Project approval. The biological assessment and survey results should be provided in the subsequent environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures. Please note that CDFW is available and encourages the Lead Agency to submit biological assessment reports and results prior to the circulation of the draft environmental document, which may aid the Lead Agency in a more efficient CEQA review process.

**MITIGATION MEASURES****Mitigation #IV.8:**

**California Endangered Species Act.** Several CESA-listed species have the potential to occur within or adjacent to the Project area. Please be advised that a CESA Incidental Take Permit must be obtained if the Project has the potential to result in "take" (hunt, pursue, catch, capture, kill, or attempt thereof) of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project has the potential to result in take of a CESA-listed species, early consultation is encouraged, as significant modification to the Project may be necessary to minimize and fully mitigate impacts as required by Fish and Game Code section 2081(b)(2).

Implementing Agency: Project applicant

Monitoring Agency: California Department of Fish and Wildlife

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: PC/OGPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

Tehama County Planning Department

**MITIGATION MONITORING PROGRAM**

ISSUE: Cultural Resources

**IMPACT(S): Potentially Significant Impact with Mitigation Incorporated.** The applicant intends to establish a telecommunications facility consisting of a 120' monopole with sixteen (16) antennas, eight (8) RRU's, two (2) microwaves, four (4) OVP boxes, one (1) GPS antenna, antenna cabling, two (2) radio cabinets, one (1) equipment canopy, one (1) fiber box and one (1) back-up diesel generator. All associated equipment will be enclosed within a 6' chain-link fence on a 50'x 50' leased area within a 6.52 acre parcel. The proposed project is in the AG-3; Agricultural/ El Camino District/ VFA/EC; Valley Floor Agriculture – El Camino General Plan designation. APN: 063-230-024.

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, flumes, cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Often such sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or near bodies of water.

The adopted 2009-2029 Tehama County General Plan Update addresses the need to protect and preserve historic and archeological resources in the County (Policy OS-10.1) and the project will be conditioned to reflect that. Construction of a residence and/or accessories structures are anticipated in the future as indicated above and therefore it is possible that cultural resources could be discovered at that time, which could including human remains. To reduce the projects potential impacts to less than significant, a mitigation measure consistent with Northeast Information Centers (NEIC) standard feedback shall be incorporated into the project.

**MITIGATION MEASURES****Mitigation Measure #V.1:**

**CULTURAL RESOURCES PROTECTION.** Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but would not be limited to researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. 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.

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: OGPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

Tehama County Public Works Department

### MITIGATION MONITORING PROGRAM

ISSUE: Geology and Soils

- a) **IMPACT(S): Potentially Significant Impact with Mitigation Incorporated** The project will not result in unacceptable or substantial soil erosion or loss of topsoil that will significantly impact the environment due to the applicants requirement to comply with Tehama County Public Works Department, which will ensure the projects design, including storm run-off and grading activity within the project area will meet all local, state and federal standards/regulations. Therefore with the incorporation of Mitigation Measure #VII.1 below the project will be considered less than significant:

#### MITIGATION MEASURES

**Mitigation Measure #VII.1:**

**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 construction of driveway and tower/shelter site.

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Public Works Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/A

Phase of Monitoring: OG

Performance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

Tehama County Planning Department

## MITIGATION MONITORING PROGRAM

ISSUE: Tribal Cultural Resources

IMPACT(S) : **Potentially Significant Impact with Mitigation Incorporated.** The lead agency has considered sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may contain resources that meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

### MITIGATION MEASURES

#### Mitigation Measure #XVIII.1

**INADVERTENT DISCOVERY PROTOCOL.** The Final Map shall contain the following Note, "If any new cultural resources are located during project activities, all work in the vicinity of the discovery must stop and a qualified archaeologist must immediately be notified. Archaeological and historic-period resources in the region may include:

§ **Archeological materials:** flaked stone tools (projectile point, biface, scraper, etc.) and debitage (flakes) made of chert, obsidian, etc., groundstone milling tools and fragments (mortar, pestle, handstone, millstone, etc.), faunal bones, fire-affected rock, dark middens, housepit depressions and human interments.

§ **Historic-era resources:** may include, but are not limited to, small cemeteries or burial plots, cut (square) nails, containers or miscellaneous hardware, glass fragments, cans with soldered seams or tops, ceramic or stoneware objects or fragments, milled or split lumber, earthworks, feature or structure remains and trash dumps."

Implementing Agency: Project applicant

Monitoring Agency: Tehama County Planning Department

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: OGPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

Monitoring Agency:

Paskenta Band of Nomlaki Indians

**MITIGATION MONITORING PROGRAM**

ISSUE: Tribal Cultural Resources

**IMPACT(S) : Potentially Significant Impact with Mitigation Incorporated.** The lead agency has considered sources regarding the identification of tribal cultural resources possibly located on the project site. There is a possibility that resources within the proposed areas to be disturbed may contain resources that meet the criteria set forth in subdivision(c) of Public Resources Code section 5024.1, and that the lead agency would consider to be a significance resource to a California Native American Tribe. Therefore, a Mitigation Measure for inadvertent discovery and the protocol required to protect such a discovery has been incorporated into the project.

**MITIGATION MEASURES****Mitigation Measure #XVIII.2**

**TRIBAL CULTURAL RESOURCES PROTECTION.** The Cultural Resources Department has reviewed the project and concluded that it is within the Aboriginal territories of the Paskenta Band of Nomlaki Indians. Therefore, we have cultural interest and authority in the projected project area and require monitors to be present for all ground disturbing activity.

Implementing Agency: Project applicant

Monitoring Agency: Paskenta Band of Nomlaki Indians

Funding Source: Developer/Applicant

Subdivision Map Phasing: N/APhase of Monitoring: OGPerformance Standards (standard for success): As determined by Monitoring Agencies.

Additional Note: \_\_\_\_\_

COMPLIANCE VERIFIED (see attached verification report)

DATE \_\_\_\_\_

## Greg Redeker

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**From:** Greg Redeker  
**Sent:** Friday, March 27, 2026 8:59 AM  
**To:** 'Bill Jensen'  
**Cc:** Jessica Martinez  
**Subject:** RE: Wireless Tower on Gyle Rd.

Patricia,

Thank you for the email. It will be provided to the Planning Commission along with the staff report for this project.

The formal applicant for this project is The Towers, LLC, in partnership with Verizon, which is slated to be the initial tenant on the tower. They're also using a firm called Assurance Development to help navigate the entitlement process.

Current regulations for towers are found in Chapter 17.71 of the Tehama County Code, available here: [https://library.municode.com/ca/tehama\\_county/codes/code\\_of\\_ordinances?nodeId=TIT17ZO\\_CH17.7\\_1COFA](https://library.municode.com/ca/tehama_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.7_1COFA) The current version of the County's tower regulations took effect in 2021.

The regulations include a rule that new towers shouldn't be located within 5 miles of an existing tower, but that distance can be reduced if certain findings are made. The County occasionally has less discretion with tower siting due to the impact of federal law and FCC regulations.

Please let me know if you have any further questions, or would like to submit any additional comments for consideration by the Planning Commission.

Best regards,

Greg Redeker, AICP  
Planner IV  
[gredeker@tehama.gov](mailto:gredeker@tehama.gov)  
530-527-2200



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**From:** Bill Jensen <bandpbox915@yahoo.com>  
**Sent:** Thursday, March 26, 2026 4:46 PM  
**To:** Greg Redeker <gredeker@tehama.gov>  
**Subject:** Wireless Tower on Gyle Rd.

You don't often get email from [bandpbox915@yahoo.com](mailto:bandpbox915@yahoo.com). [Learn why this is important](#)

I am an owner of property on Gyle Rd and was wondering who is constructing the tower. Does Verizon build towers? Who will represent the builder at the public hearing?

Four years ago, we had a company wanting to build an identical tower on our property and they were told that the County did not allow towers within 20 miles of each other.

Is this not the case now?

Thank you for your prompt response.

Patricia Jensen

**R.E. Broker Lic. #01084970**

cell 530-526-2400

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