

# TEHAMA COUNTY PLANNING COMMISSION



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, MAY 7, 2026

---

**DATE:** Thursday, May 7, 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 - April 16, 2026, Planning Commission Meeting [26-0678](#)**

A.) Waive the reading and approve the minutes of the regular meeting held 4/16/2026

**IV. REGULAR ITEM****2. USE PERMIT #24-03 (VERIZON WIRELESS - WOODSON BRIDGE) COMMUNICATIONS TOWER [26-0709](#)**

Staff recommend the Planning Commission:

- A. Conduct a public hearing to consider Use Permit #24-03 (Verizon Wireless - Woodson Bridge) and the proposed categorical exemption;
- B. Move that the Planning Commission find that Use Permit #24-03 (Verizon Wireless - Woodson Bridge) and the proposed categorical exemption;
- C. Move that the Planning Commission approve Use Permit #24-03 (Verizon Wireless - Woodson Bridge) subject to the findings and conditions contained in Attachments G and H of the staff report dated May 7, 2026.

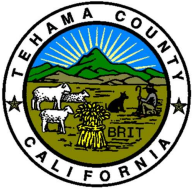
**V. DIRECTOR COMMENTS****VI. ADJOURN****NOTE:**

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 "I", 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

---

**File #:** 26-0678

**Agenda Date:** 5/7/2026

**Agenda #:** 1.

---

### **APPROVAL OF MINUTES - April 16, 2026, Planning Commission Meeting**

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

A.) Waive the reading and approve the minutes of the regular meeting held 4/16/2026

#### **Financial Impact:**

None

#### **Background Information:**



Tehama County Planning Commission  
Thursday, April 16, 2026, 9:00 AM

LESA HARRIS      DISTRICT 1  
VICI MIRANDA     DISTRICT 2  
TIM POTANOVIC   DISTRICT 3  
KAREN JONES      DISTRICT 4  
RYAN PATRICK     DISTRICT 5

---

**MINUTES OF THE MEETING HELD:**      THURSDAY, APRIL 16, 2026

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

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

**COMMISSIONERS ABSENT:**                PATRICK

**STAFF PRESENT:**                              GREG REDEKER, ACIP, PLANNER IV  
    KELSEY WALSH, COUNTY COUNSEL  
    MELINDA TOUVELL, ADMINISTRATIVE SECRETARY III

**I.      PLEDGE OF ALLEGIANCE**

Chair Miranda led the Pledge of Allegiance.

**II.     CITIZENS CONCERNS**

Andrew Grady, a member of the public, stated he had spoken with Jessica Martinez, Director of Planning, about the Agricultural Tourism Amendment and although he felt it was going well he did have some questions and concerns. Mr. Grady stated bringing in the R1-A zoning into the Agricultural zoning seems to be a little radical and not create any separation between the permitted uses of the Ag zones and the R1-A zones. He stated the primary use of the R1-A zoning is to preserve the residential aspects like less noise, less traffic, and intensity should be a little less. Mr. Grady stated he feels there should be some guardrails for the R1-A zoning. He stated he feels the amendment should come back to place these guardrails within the R1-A zoning.

**III. MINUTES OF THE MEETING**

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

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

A motion was made by Commissioner Jones to approve the minutes of the regular meeting held March 19, 2026.

**RESULT: Item A: APPROVED**

**MOVER:** Commissioner Jones

**SECONDER:** Commissioner Harris

**AYES:**Harris, Jones, Miranda, Potanovic

**NAYS:** None

**ABSENT:** Patrick

**IV. REGULAR ITEM**

**2. PLANNING DEPARTMENT - USE PERMIT #25-04; HARMONI TOWERS**

Staff recommend that the Planning Commission do the following:

Greg Redeker, ACIP, Planner IV, presented Use Permit #25-04; Harmoni Towers located at 17740 Bowman Road, Cottonwood. Mr. Redeker stated that this was a request for a Use Permit to put in a new communications tower. He stated it would be a 129' foot monopine stealth tower.

Commissioner Potanovic asked what happens to the end run of the towers once they become obsolete.

Mr. Redeker stated the county requires that the developer post a bond to cover the cost of removal, but it rarely happens that a tower needs to be removed.

Chair Miranda stated that she had done an online search and found that there is a Verizon Wireless Tower within 2.6 miles away from this new tower. She asked Mr. Redeker if the Planning Department was aware of this.

Mr. Redeker stated that was news to him and asked what site she had found this information.

After a short recess it was noted that it appears there is no tower located within 2.6 miles of the new tower currently and staff feels comfortable proceeding with the

request for Use Permit #25-04; Harmoni Towers.

Phillip Thomas, Precision Site Development representative for Harmoni Towers, stated he had no comment, but was open for questions.

Chair Miranda opened public hearing;

Rob Burroughs, District 1 Supervisor, stated he is a resident out in the Bowman and Hooker Creek Road area and is concerned with the fact that there is no cell reception to be able to call if there is an emergency. He explained the only way to get cell service is to drive back towards town. He stated that most people do not have land lines and use cellphones, but with no cell service they cannot get the emergency alerts if there was a fire or any kind of emergency.

Chair Miranda closed the public hearing;

- 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

**Commissioner Potanovic made a motion to approve Item B**

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

- 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.

**Commissioner Jones made a motion to approve Item C**

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

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

Staff recommend that the Planning Commission:

Greg Redeker, ACIP, Planner IV, presented Use Permit #25-01; Verizon Wireless – Gyle Rd. located at 22560 Gyle Road, Gerber. Mr. Redeker stated that it's a new 120' monopole communications tower. He informed the commissioners that this communication tower is not only needed for coverage, but also for capacity.

Chair Miranda asked about the other towers existing within the 5-mile radius are at capacity but is there also a coverage issue that is necessary to extend or add an additional tower within the 5-mile radius of the other towers.

Mr. Redeker stated the only way to get the capacity is to add another tower.

Bill Lewis, Esurance Development representative for applicant, stated that the demand for wireless is growing and 72% of homes rely on cellphones. Mr. Lewis stated that this cell tower will increase the capacity and coverage for many. He discussed the fact that the applicant is willing to do either the monopine or monopole they can also paint the monopole to help with the visual.

Chair Miranda opened the public hearing;

Chair Miranda closed the public hearing;

- 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

**Commissioner Harris made a motion to approve Item B.**

**RESULT: Item B: APPROVED**

**MOVER: Commissioner Harris**

**SECONDER: Commissioner Potanovic**

**AYES: Harris, Miranda, Jones, Potanovic**

**NAYS: None**

- 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.

**Commissioner Harris made a motion to approve Item C with the modification to add the Monopine as the preferred stealth visual.**

**RESULT: Item C: APPROVED**

**MOVER:** Commissioner Jones

**SECONDER:** Commissioner Potanovic

**AYES:** Harris, Miranda, Jones, Potanovic

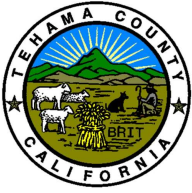
**NAYS :** None

**V. DIRECTOR COMMENTS**

Greg Redeker, ACIP, Planner IV, stated Jessica Martinez, Director of Planning, had a correction to a statement she had made at the last Planning Commission Meeting about mobile home parks. He stated the correction is that Mobile Home Parks are allowed in the R-3 and R-4 zones. Mr. Redeker also stated that there may be meetings set for May 7<sup>th</sup>, 21<sup>st</sup>, and June 4<sup>th</sup>. No meeting on June 18<sup>th</sup>.

**VI. ADJOURN**

Meeting concluded at 9 :46 AM.



# Tehama County

## Agenda Request Form

---

**File #:** 26-0709

**Agenda Date:** 5/7/2026

**Agenda #:** 2.

---

### **USE PERMIT #24-03 (VERIZON WIRELESS - WOODSON BRIDGE) COMMUNICATIONS TOWER**

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

Staff recommend the Planning Commission:

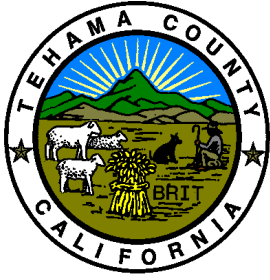
- A. Conduct a public hearing to consider Use Permit #24-03 (Verizon Wireless - Woodson Bridge) and the proposed categorical exemption;
- B. Move that the Planning Commission find that Use Permit #24-03 (Verizon Wireless - Woodson Bridge) and the proposed categorical exemption;
- C. Move that the Planning Commission approve Use Permit #24-03 (Verizon Wireless - Woodson Bridge) subject to the findings and conditions contained in Attachments G and H of the staff report dated May 7, 2026.

#### **Financial Impact:**

[Click here to enter Financial Impact.](#)

#### **Background Information:**

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



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** May 7, 2026

**TO:** Tehama County Planning Commission

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

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

---

### PROJECT DESCRIPTION

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

### LOCATION

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

### GENERAL PLAN

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

### PROJECT SIZE

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

### APPLICANT

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

## **SURROUNDING LAND USES AND SETTING**

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

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

### **DISCUSSION**

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

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

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

As shown on **Attachment E, Coverage Maps**, the proposed facility is within five miles of an existing commercial communication facility, consisting of a pair of lattice towers located approximately 3.15 miles to the northeast, near the Highway 99 / South Avenue roundabout. (Other nearby facilities are either non-commercial or owned by the State of California, and are not eligible for consideration as a collocation site for the new facility.) The site therefore does not meet the five-mile separation requirement for new communication facilities found in TCMC 17.71.070.A.13. However, due to the demand both for service and for additional network capacity as discussed above, staff have determined that a finding supporting the reduced separation distance can be made, as allowed by the County's regulations. In addition, there are many large trees in the vicinity of the Sacramento River between the two sites, reducing the cumulative visual impact of being within 5 miles of an existing facility. The required finding for reduced separation, as well as all other required findings, is contained in **Attachment G, Findings**.

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

### **GENERAL PLAN AND ZONING CONSISTENCY FINDINGS**

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

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

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

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

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

### **ENVIRONMENTAL ASSESSMENT**

The Tehama County Planning Department has determined this project to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction and operation of a new small commercial structure less than 2,500 s.f. in area (including the area of supporting ground mounted equipment), as well as utility and driveway extensions needed to serve the construction. None of the special situations described in CEQA Guidelines Section 15300.2, which would prevent use of a categorical exemption, are present. The project site is disturbed, having previously been used for agricultural purposes. There are no known archaeological or special status biological resources on the project site.

### **EXISTING STRUCTURES**

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

### **PUBLIC NOTICE**

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

## **RECOMMENDATION**

Staff recommend that the Planning Commission:

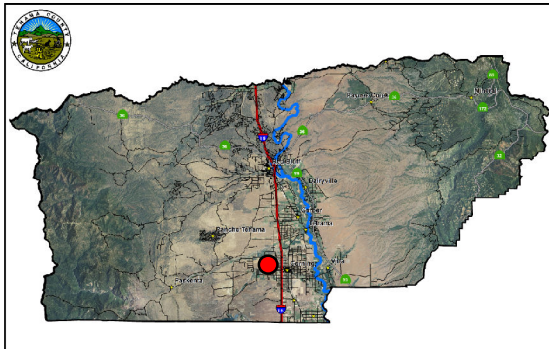
- A. Conduct a public hearing to consider Use Permit 24-03 (Verizon Wireless – Woodson Bridge) and the proposed categorical exemption;**
- B. Move that the Planning Commission find that Use Permit 24-03 (Verizon Wireless – Woodson Bridge) is categorically exempt pursuant to CEQA Guidelines Section 15303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

## **ATTACHMENTS**

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



## ATTACHMENT A- VICINITY MAP and 2,500 sf Mailing List



### PROJECT SITE DESCRIPTION

- Use Permit No. 24-03
- Verizon Wireless Woodson Bridge
- APN:091-030-043



0 65 130 260 390 520  
 Feet



### GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA UNDERGROUND SERVICE ALERT AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OR TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL (E) UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES.
- CONTRACTOR SHALL VERIFY ALL (E) UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

### APPLICABLE CODES, REGULATIONS AND STANDARDS:

- SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
  - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
  - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
  - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
  - IEEE 682.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C2" AND "HIGH SYSTEM EXPOSURE")
  - TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
  - EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
  - TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
  - TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
  - TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
  - ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
  - FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

### ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABOV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHI.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADDL	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.L.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.( )	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GL.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT	T.N.	TOE NAIL
BLDG.	BUILDING	INTERRUPTER		T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.C.	TOP OF CURB
BLK.G.	BLOCKING	GPS	GLOBAL POSITIONING SYSTEM	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	GRND.	GROUND	T.O.P.	TOP OF PLATE (PARAPEL)
B.N.	BOUNDARY NAILING	HDR.	HEADER	T.O.S.	TOP OF STEEL
BTC.W.	BARE TINNED COPPER WIRE	HGR.	HANGER	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	HT.	HEIGHT	TPP.	TYPICAL
B/U	BACK-UP CABINET	ICGB.	ISOLATED COPPER GROUND BUS	U.G.	UNDER GROUND
CAB.	CABINET	IN. (")	INCH(ES)	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	INT.	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	LB.(#)	POUND(S)	V.I.F.	VERIFY IN FIELD
CLG.	CLEAR	LB.	LAG BOLTS	W	WIDE (WIDTH)
CLR.	CLEAR	L.F.	LINEAR FEET (FOOT)	w/	WITH
COL.	COLUMN	L.	LONG (TUDINAL)	WD.	WOOD
CONC.	CONCRETE	MAS.	MASONRY	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	MAX.	MAXIMUM	WT.	WEIGHT
CONST.	CONSTRUCTION	M.B.	MACHINE-BOLT	W.	CENTERLINE
CONT.	CONTINUOUS	MECH.	MECHANICAL	P	PLATE, PROPERTY LINE
d	PENNY (NAILS)	MFR.	MANUFACTURER		
DBL	DOUBLE	MIN.	MINIMUM		
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS		
D.F.	DOUGLAS FIR	MTL.	METAL		
DIA.	DIAMETER	(N)	NEW		
DIAG.	DIAGONAL	NO.(#)	NUMBER		
DIM.	DIMENSION	N.T.S.	NOT TO SCALE		
DWG.	DRAWING(S)	O.C.	ON CENTER		
DWL.	DOWEL(S)	OPNG.	OPENING		
EA.	EACH	P/C	PRECAST CONCRETE		
ELEC.	ELEVATION	PCS	PERSONAL COMMUNICATION		
ELEV.	ELECTRICAL	SERVICES			
EMT.	ELECTRICAL METALLIC TUBING	PLY.	PLYWOOD		
E.N.	EDGE NAIL	PPC	POWER PROTECTION CABINET		
ENG.	ENGINEER	PRC	PRIMARY RADIO CABINET		
EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT		
EXP.	EXPANSION	P.S.I.	POUNDS PER SQUARE INCH		
EXPST.(E)	EXTERIOR	P.T.	PRESSURE TREATED		
EXT.	EXTERIOR	PWR.	POWER (CABINET)		
F.A.B.	FABRICATION(OR)	QTY.	QUANTITY		
F.F.	FINISH FLOOR	RAD.(R)	RADIUS		
F.G.	FINISH GRADE	REF.	REFERENCE		
FIN.	FINISH(ED)	REINF.	REINFORCEMENT(ING)		
FLR.	FLOOR	REQ/D/	REQUIRED		
		RGS.	RIGID GALVANIZED STEEL		

### SYMBOLS LEGEND:

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		(E) STEEL
	ELEVATION DATUM		MATCH LINE
	GRID/COLUMN LINE		GROUND CONDUCTOR
	KEYNOTE, DIMENSION ITEM		OVERHEAD SERVICE CONDUCTORS
	KEYNOTE, CONSTRUCTION ITEM		TELEPHONE CONDUIT
	WALL TYPE MARK		POWER CONDUIT
	OFFICE		COAXIAL CABLE
	ROOM NAME		CHAIN LINK FENCE
	ROOM NUMBER		WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

### PREPARED FOR:



### VENOR:



### ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
0	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
Δ	05/23/25	100% ZONING	FA
Δ	03/18/26	100% ZONING	FA

### LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

### PROJECT NAME:

**WOODSON BRIDGE**  
**MDG#: 5000918247**  
 3710 SQUAW HILL ROAD  
 CORNING, CA 96021

### SHEET TITLE: GENERAL NOTES LEGEND & ABBREVIATIONS

**T-2**

IN CASE OF  
EMERGENCY  
CALL  
1-800-264-6620  
SITE MDG ID: 5000918247



WARNING SIGNAGE AT EQUIPMENT ENCLOSURE DOOR

IN CASE OF  
EMERGENCY  
5000918247  
WOODSON BRIDGE  
1-866-400-6040  
SITE NUMBER: 15-7-CELL#  
SITE NAME: W. SHAW

EMERGENCY CONTACT SIGNAGE

WARNING SIGNAGE AT SITE ACCESS BULL GATE

HEALTH HAZARD		FLAMMABILITY HAZARD	
1	EXTREMELY HAZARDOUS - Health hazard - High risk for acute or chronic effects.	1	EXTREMELY FLAMMABLE - Extremely flammable (Boiling point < 100°F and Flash Point below 100°F).
2	HAZARDOUS - Health hazard - Moderate to high risk for acute or chronic effects.	2	FLAMMABLE - Flammable (Boiling point < 100°F and Flash Point below 100°F).
3	MODERATELY HAZARDOUS - Health hazard - Moderate risk for acute or chronic effects.	3	MODERATELY FLAMMABLE - Moderately flammable (Boiling point < 100°F and Flash Point below 100°F).
4	SLIGHTLY HAZARDOUS - Health hazard - Slight risk for acute or chronic effects.	4	SLIGHTLY FLAMMABLE - Slightly flammable (Boiling point < 100°F and Flash Point below 100°F).
5	NON-HAZARDOUS - Health hazard - No acute or chronic effects.	5	NON-FLAMMABLE - Non-flammable (Boiling point < 100°F and Flash Point above 100°F).

A	B	C
MINIMUM DIM.	LETTER MIN. DIM.	MINIMUM AREA WIDTH DIM.
1.0	3/8	1.0
1.5	1.0	1.5
2.0	1.5	2.0
3.0	2.0	3.0
4.0	3.0	4.0
6.0	4.0	6.0
8.0	6.0	8.0
12.0	8.0	12.0
18.0	12.0	18.0
24.0	18.0	24.0
36.0	24.0	36.0



REQUIRED NFPA SIGNAGE

**DANGER**  
**DIESEL FUEL**  
**NO SMOKING**  
**NO OPEN FLAME**  
**PELIGRO**  
**COMBUSTIBLE DIESEL**  
**NO FUMAR**  
**NO ACERCAR**  
**FLAMAS ABIERTAS**

TYPICAL CAUTION SIGN AT GENERATOR

**NOTICE**

Radio Frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

**AVISO**

Los campos de frecuencias de radio a partir de este punto podran exceder el limite del cual el FCC permite que el publico en general podra estar expuesto.

Obedezca todos los señales indicadas y las guias del sitio para trabajar en las ambientes de frecuencia de radio.

De acuerdo a los reglamos del Comite Federal de Comunicacion (FCC) sobre las emisiones de Radiacion de onda. (47 CFR 1.1307(b)).

PREPARED FOR:  
**verizon**  
2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

VENDOR:  
**PM&A**  
P. MARSHALL & ASSOCIATES  
A CENTRINE COMMUNICATIONS COMPANY  
1500 HOLCOMB WOODS PKWY, SUITE 210  
ROSWELL, GA 30076  
OFFICE (878) 268-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
0	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
⚠	05/23/25	100% ZONING	FA
⚠	03/18/26	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:  
**WOODSON BRIDGE**  
**MDG#: 5000918247**  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

SHEET TITLE:  
**SITE SIGNAGE**

**T-3**

# ATTACHMENT B

## NOTES:

APN: 091-030-043-000  
OWNER(S): RANI C. NELSON

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: NORTH AMERICA TITLE COMPANY, ORDER NO. 63770-JH, DATED MARCH 13, 2024. WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, FOUR (4) OF WHICH ARE EASEMENTS AND ONE (1) 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. 06FED, PANEL NO. 1490H, DATED SEPTEMBER 29, 2011 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE "X". AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

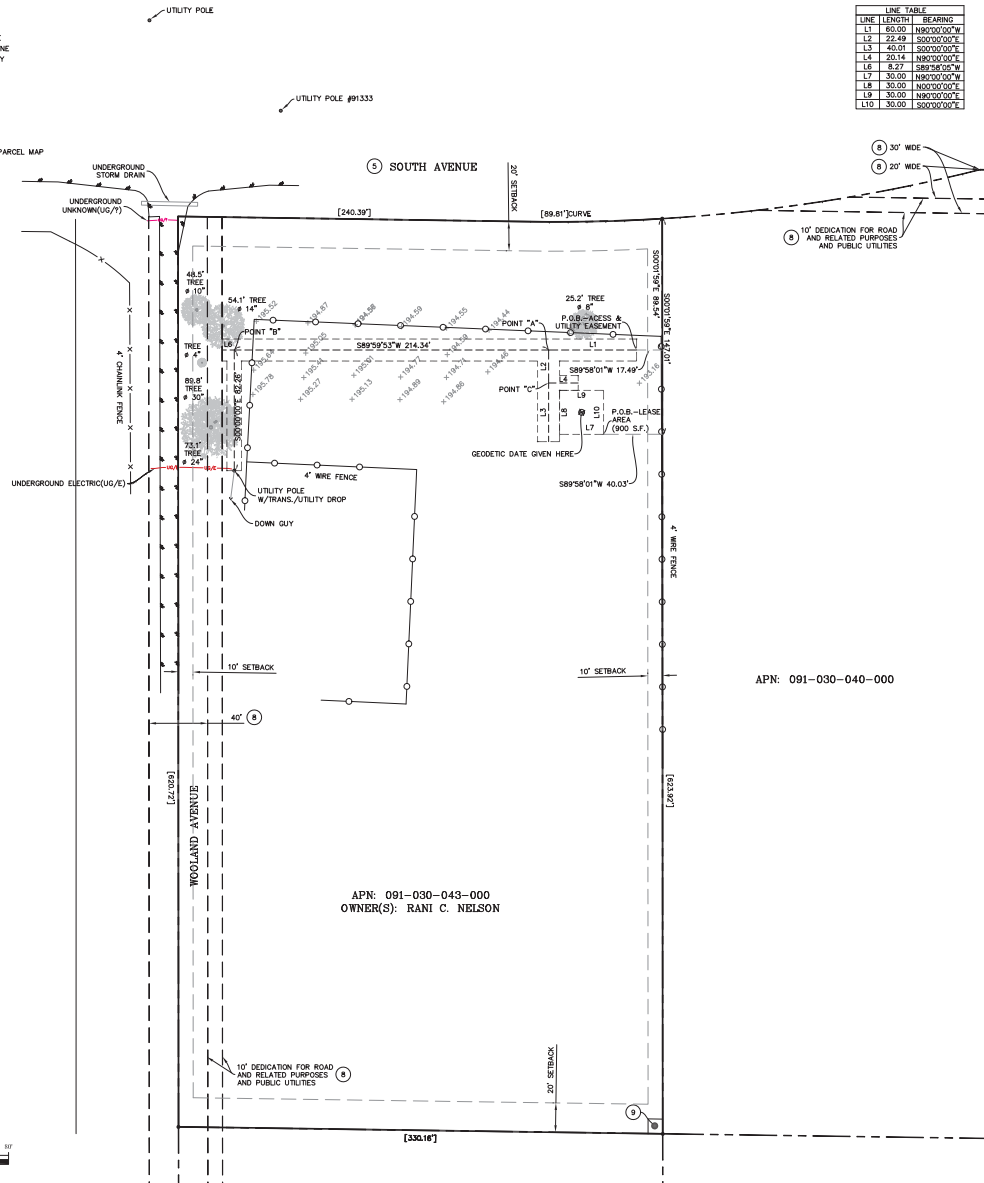
LAT. 39° 54' 21.64" N, NAD 83 (39.906011)  
LONG. 122° 05' 49.99" W, NAD 83 (-122.097219)  
ELEV. 193.5' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ( $\pm 20'$  horizontally and  $\pm 3'$  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 decimal thereof and are determined to the nearest 0.1 foot.

## LEGEND

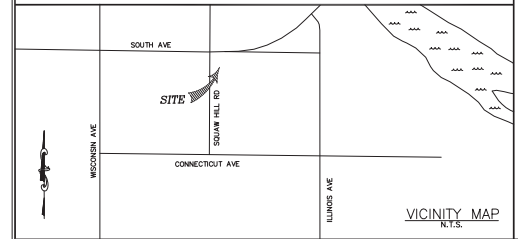
- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY
- EDGE OF PAVEMENT
- FENCING
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- RECORD DATA PER PARCEL MAP BOOK 7 PAGE 211

LINE	LENGTH	BEARING
L1	60.40	N80°00'00"W
L2	22.49	S00°00'00"E
L3	40.01	S00°00'00"E
L4	20.14	N80°00'00"E
L5	8.27	S89°58'00"W
L6	30.00	N80°00'00"E
L7	30.00	N80°00'00"E
L8	30.00	N80°00'00"E
L9	30.00	S00°00'00"E



APN: 091-030-043-000  
OWNER(S): RANI C. NELSON

APN: 091-030-040-000



ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, COPIED, OR DISSEMINATED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



#	DATE	DESCRIPTION	BY
0	03/19/24	PRELIMINARY ISSUE	LA
1	06/24/24	TITLE REPORT/ISSUES	LA
2	08/12/24	LOCATION UPDATED	RM
3	02/20/25	ADD SETBACK/DIMENSIONS	LA
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56-1539  
THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

5000918247  
WOODEN BRIDGE  
3710 SQUAW HILL ROAD,  
CORNING, CA 96021  
TEHAMA COUNTY

C-1

# ATTACHMENT B

**LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:**

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE UNINCORPORATED AREA, STATE OF CALIFORNIA, TEHAMA COUNTY, AND IS DESCRIBED AS FOLLOWS:

PARCEL D OF PARCEL MAP NO. 83-47, BEING A SURVEY OF A PORTION OF LOT 4, BLOCK 73 OF RIVER VIEW TRACT, 8 MAPS 24, AS THE SAME IS SHOWN ON THE PARCEL MAP FILED IN THE TEHAMA COUNTY RECORDER'S OFFICE, OCTOBER 3, 1983 IN BOOK 7 OF PARCEL MAPS AT PAGE 211.

EXCEPTING THEREFROM FIFTY PERCENT OF ALL GAS, OIL AND MINERAL RIGHTS AS RESERVED BY WILMA PAPP, A WIDOW, IN THE DEED RECORDED DECEMBER 20, 1976 IN BOOK 703 AT PAGE 173, OFFICIAL RECORDS OF TEHAMA COUNTY.

ALSO EXCEPTING THEREFROM ANY UNATTACHED MOBILEHOME(S) LOCATED THEREON.

APN: 091-030-043

**EASEMENT(S) PER TITLE REPORT:**

5. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SOUTH AVENUE. >>>PLOTTED AS SHOWN HEREON<<<

7. A FINAL PARCEL MAP PUBLIC REPORT, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED OCTOBER 3, 1983 IN BOOK 956 AT PAGE 317 OF OFFICIAL RECORDS OF TEHAMA COUNTY >>>NOT PLOTTABLE, DUE TO NATURE OF ITEM - TERMS AND CONDITIONS PLACED ON PARENT PARCEL<<<

10. AN EASEMENT AS SHOWN OR DEDICATED ON PARCEL MAP NO. 83-47 (BOOK 7 OF PARCEL MAPS AT PAGE 211)

A.) FOR AFFECTS: DEDICATION FOR ROAD AND RELATED PURPOSES AND PUBLIC UTILITIES. THE EASTERLY 10 FEET OF THE WESTERLY 30 FEET OF SUBJECT LAND. ROAD PURPOSES.

B.) FOR AFFECTS: PORTION OF SUBJECT LAND LYING WITHIN SOUTH AVENUE AND WOODLAND AVENUE, NOW KNOWN AS SQUAW HILL ROAD AS SHOWN ON SAID MAP. >>>PLOTTED AS SHOWN HEREON<<<

11. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 18, 1999 IN BOOK 1879 AT PAGE 275 AND RE-RECORDED JULY 8, 1999 IN BOOK 1983 AT PAGE 4 OF OFFICIAL RECORDS OF TEHAMA COUNTY. AFFECTS THE EAST 10 FEET OF THE SOUTH 10 FEET OF SUBJECT LAND. >>>PLOTTED AS SHOWN HEREON<<<

**LEASE AREA LEGAL DESCRIPTION:**

BEING A PORTION OF PARCEL D, AS SHOWN IN PARCEL MAP NO. 83-47, BOOK 7 OF PARCEL MAPS AT PAGE 211, STATE OF CALIFORNIA, TEHAMA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL D; THENCE ALONG THE EAST LINE OF PARCEL D,S00°01'59"E (SHOWN ON SAID PARCEL MAP AS N01°35'20"W), A DISTANCE OF 147.01 FEET; THENCE LEAVING SAID EAST LINE, S89°58'01"W, A DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE N90°00'00"W, A DISTANCE OF 30.00 FEET
- COURSE 2) THENCE N00°00'00"E, A DISTANCE OF 30.00 FEET
- COURSE 3) THENCE N90°00'00"E, A DISTANCE OF 30.00 FEET
- COURSE 4) THENCE S00°00'00"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

**ACCESS & UTILITY LEGAL DESCRIPTION:**

BEING A 15 FOOT WIDE STRIP OF LAND BEING A PORTION OF PARCEL D, AS SHOWN IN PARCEL MAP NO. 83-47, BOOK 7 OF PARCEL MAPS AT PAGE 211, STATE OF CALIFORNIA, TEHAMA COUNTY, FALLING 7.50 ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL D; THENCE ALONG THE EAST LINE OF PARCEL D,S00°01'59"E (SHOWN ON SAID PARCEL MAP AS N01°35'20"W), A DISTANCE OF 89.54 FEET; THENCE LEAVING SAID EAST LINE, S89°58'01"W, A DISTANCE OF 17.49 FEET TO THE POINT OF BEGINNING:

- COURSE 1) THENCE N90°00'00"W, A DISTANCE OF 60.00 FEET TO POINT "A";
- COURSE 2) THENCE S89°59'53"W, A DISTANCE OF 214.34 FEET TO POINT "B";
- COURSE 3) THENCE S89°59'53"W, A DISTANCE OF 8.27 FEET TO THE TERMINUS OF THIS DESCRIPTION

BEING A 15 FOOT WIDE STRIP OF LAND, FALLING 7.50 ON EACH SIDE OF THE FOLLOWING CENTERLINE: BEGINNING AT SAID POINT "A";

- COURSE 1) THENCE S00°00'00"E, A DISTANCE OF 22.49 FEET TO POINT "C";
- COURSE 2) THENCE S00°00'00"E, A DISTANCE OF 40.01 FEET TO THE TERMINUS OF THIS DESCRIPTION

BEING A 10 FOOT WIDE STRIP OF LAND, FALLING 5.00 ON EACH SIDE OF THE FOLLOWING CENTERLINE: BEGINNING AT SAID POINT "C";

- COURSE 1) THENCE N90°00'00"E, A DISTANCE OF 20.14 FEET TO THE TERMINUS OF THIS DESCRIPTION

BEING A 10 FOOT WIDE STRIP OF LAND, FALLING 5.00 ON EACH SIDE OF THE FOLLOWING CENTERLINE: BEGINNING AT SAID POINT "B";

- COURSE 1) THENCE S00°00'00"E, A DISTANCE OF 82.26 FEET TO THE TERMINUS OF THIS DESCRIPTION



ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



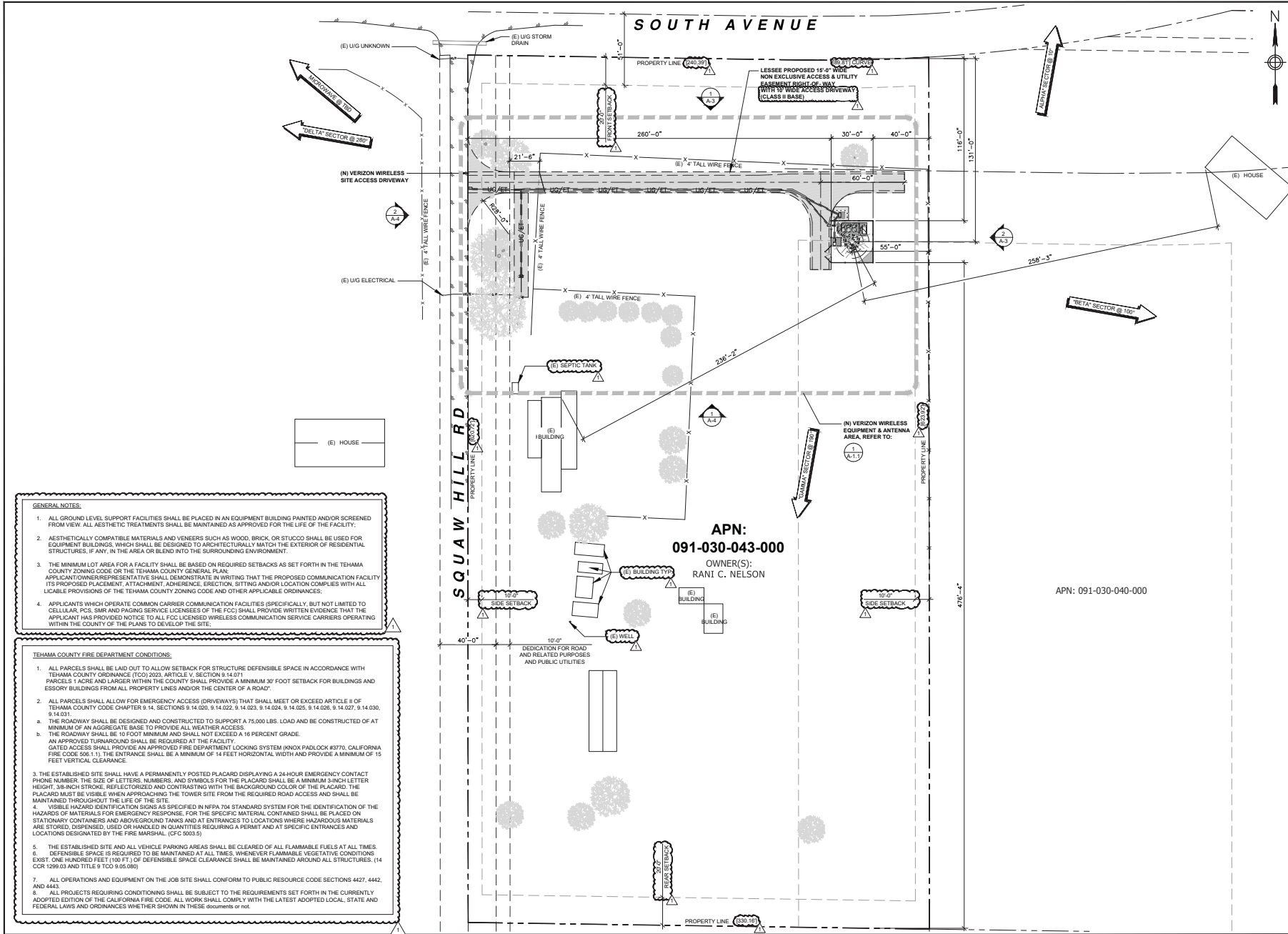
REVISION		
#	DATE	DESCRIPTION
0	03/19/24	PRELIMINARY ISSUE
1	06/04/24	TITLE REPORT/REDLINES
2	08/12/24	LOCATION UPDATED
3	02/20/25	ADD SETBACK/DIMENSIONS
4		
5		
6		
7		
8		
9		

SMITHCO JOB NO.: 56-1539  
THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR THE USE OF THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

5000918247  
WOODEN BRIDGE  
3710 SQUAW HILL ROAD,  
CORNING, CA 96021  
TEHAMA COUNTY

C - 2

# ATTACHMENT B



- GENERAL NOTES:**
- ALL GROUND LEVEL SUPPORT FACILITIES SHALL BE PLACED IN AN EQUIPMENT BUILDING PAINTED AND/OR SCREENED FROM VIEW. ALL AESTHETIC TREATMENTS SHALL BE MAINTAINED AS APPROVED FOR THE LIFE OF THE FACILITY.
  - AESTHETICALLY COMPATIBLE MATERIALS AND VENEERS SUCH AS WOOD, BRICK, OR STUCCO SHALL BE USED FOR EQUIPMENT BUILDINGS, WHICH SHALL BE DESIGNED TO ARCHITECTURALLY MATCH THE EXTERIOR OF RESIDENTIAL STRUCTURES, IF ANY, IN THE AREA OR BLEND INTO THE SURROUNDING ENVIRONMENT.
  - THE MINIMUM LOT AREA FOR A FACILITY SHALL BE BASED ON REQUIRED SETBACKS AS SET FORTH IN THE TEHAMA COUNTY ZONING CODE OR THE TEHAMA COUNTY GENERAL PLAN. APPLICANT/OWNER/REPRESENTATIVE SHALL DEMONSTRATE IN WRITING THAT THE PROPOSED COMMUNICATION FACILITY ITS PROPOSED PLACEMENT, ATTACHMENT, ADHERENCE, ERECTION, SITING AND/OR LOCATION COMPLIES WITH ALL LOCABLE PROVISIONS OF THE TEHAMA COUNTY ZONING CODE AND OTHER APPLICABLE ORDINANCES.
  - APPLICANTS WHICH OPERATE COMMON CARRIER COMMUNICATION FACILITIES (SPECIFICALLY, BUT NOT LIMITED TO CELLULAR, PCS, SMR AND PAGING SERVICE LICENSEES OF THE FCC) SHALL PROVIDE WRITTEN EVIDENCE THAT THE APPLICANT HAS PROVIDED NOTICE TO ALL FCC LICENSED WIRELESS COMMUNICATION SERVICE CARRIERS OPERATING WITHIN THE COUNTY OF THE PLANS TO DEVELOP THE SITE.

- TEHAMA COUNTY FIRE DEPARTMENT CONDITIONS:**
- ALL PARCELS SHALL BE LAID OUT TO ALLOW SETBACK FOR STRUCTURE DEFENSIBLE SPACE IN ACCORDANCE WITH TEHAMA COUNTY ORDINANCE (TCO) 2023, ARTICLE V, SECTION 10.14.071. PARCELS 1 ACRE AND LARGER WITHIN THE COUNTY SHALL PROVIDE A MINIMUM 30' FOOT SETBACK FOR BUILDINGS AND ESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF A ROAD.
  - 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.
    - 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.
    - THE ROADWAY SHALL BE 10 FOOT MINIMUM AND SHALL NOT EXCEED A 16 PERCENT GRADE.
    - AN APPROVED TURNAROUND SHALL BE REQUIRED AT THE FACILITY.
    - GATED ACCESS SHALL PROVIDE AN APPROVED FIRE DEPARTMENT LOCKING SYSTEM (KNOX PADLOCK #3770, CALIFORNIA FIRE CODE 508.11). THE ENTRANCE SHALL BE A MINIMUM OF 14 FEET HORIZONTAL WIDTH AND PROVIDE A MINIMUM OF 15 FEET VERTICAL CLEARANCE.
  - 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.
  - 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 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)
  - THE ESTABLISHED SITE AND ALL VEHICLE PARKING AREAS SHALL BE CLEARED OF ALL FLAMMABLE FUELS AT ALL TIMES.
  - 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 1296.02 AND TITLE 9 TCO 9.05.006)
  - ALL OPERATIONS AND EQUIPMENT ON THE JOB SITE SHALL CONFORM TO PUBLIC RESOURCE CODE SECTIONS 4427, 4442, AND 4443.
  - 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 CONFORM WITH THE LATEST ADOPTED LOCAL, STATE AND FEDERAL LAWS AND ORDINANCES WHETHER SHOWN IN THESE documents or not.

SITE PLAN



PREPARED FOR:

2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

VENDOR:

P. MARSHALL & ASSOCIATES  
A CIVIL ENGINEERING COMPANY  
1500 HOLCOMB WOODS PKWY, SUITE 210  
ROSWELL, GA 30076  
OFFICE (770) 269-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
O	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
△	05/23/25	100% ZONING	FA
△	03/18/26	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NAME:

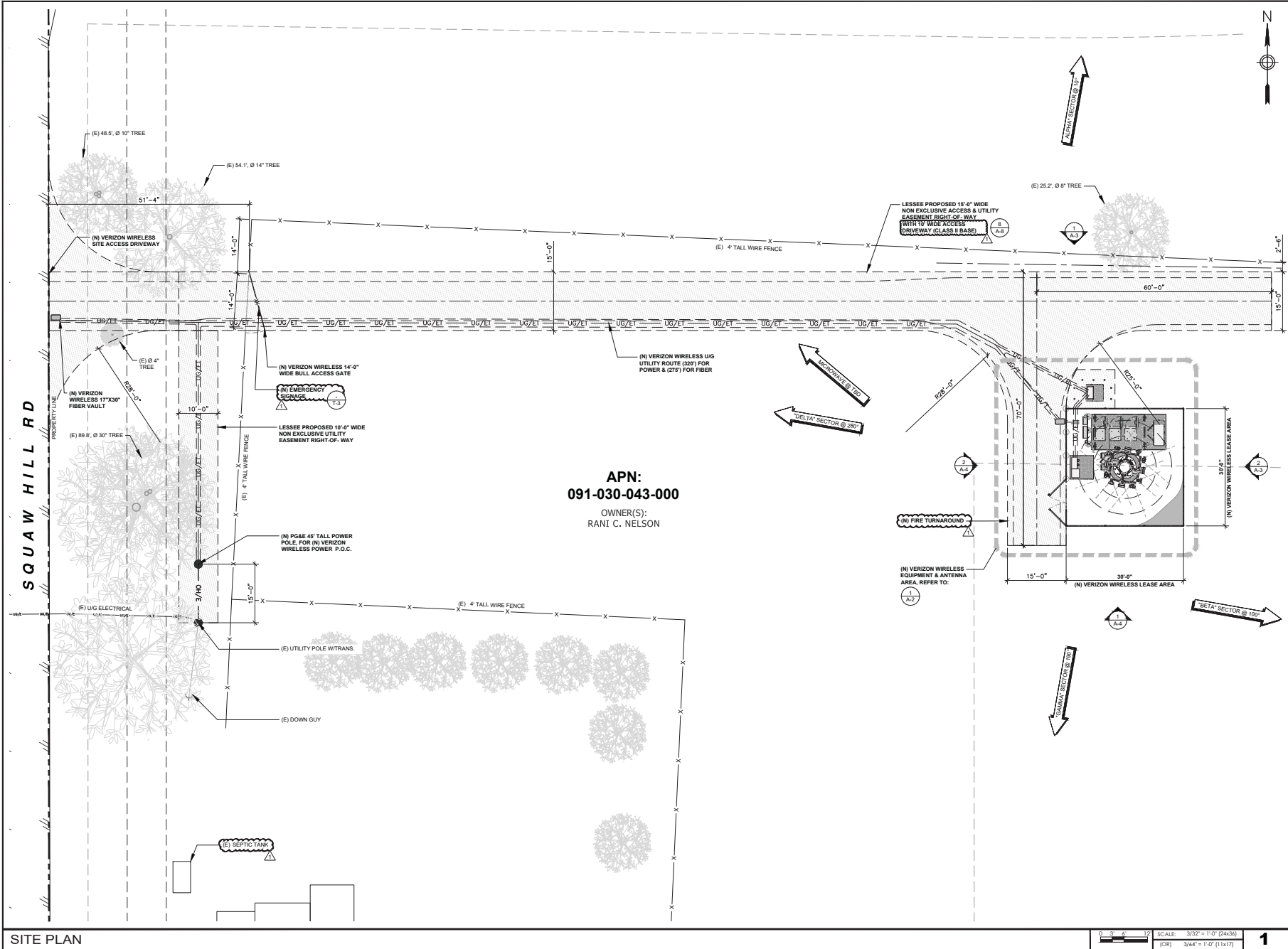
**WOODSON BRIDGE**  
**MDG#: 5000918247**  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

SHEET TITLE:

**SITE PLAN**

**A-1**

ATTACHMENT B



APN:  
091-030-043-000  
OWNER(S):  
RANI C. NELSON

PREPARED FOR:

2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

VENDOR:

P. MARSHALL & ASSOCIATES  
A CENTURINE COMMERCIAL COMPANY  
1500 HOLCOMB WOODS PKWY. SUITE 210  
ROSWELL, GA 30076  
OFFICE (878) 289-2329

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
O	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
		100% ZONING	FA
		100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

**WOODSON BRIDGE**  
**MDG#: 5000918247**  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

SHEET TITLE:  
ENLARGED SITE PLAN

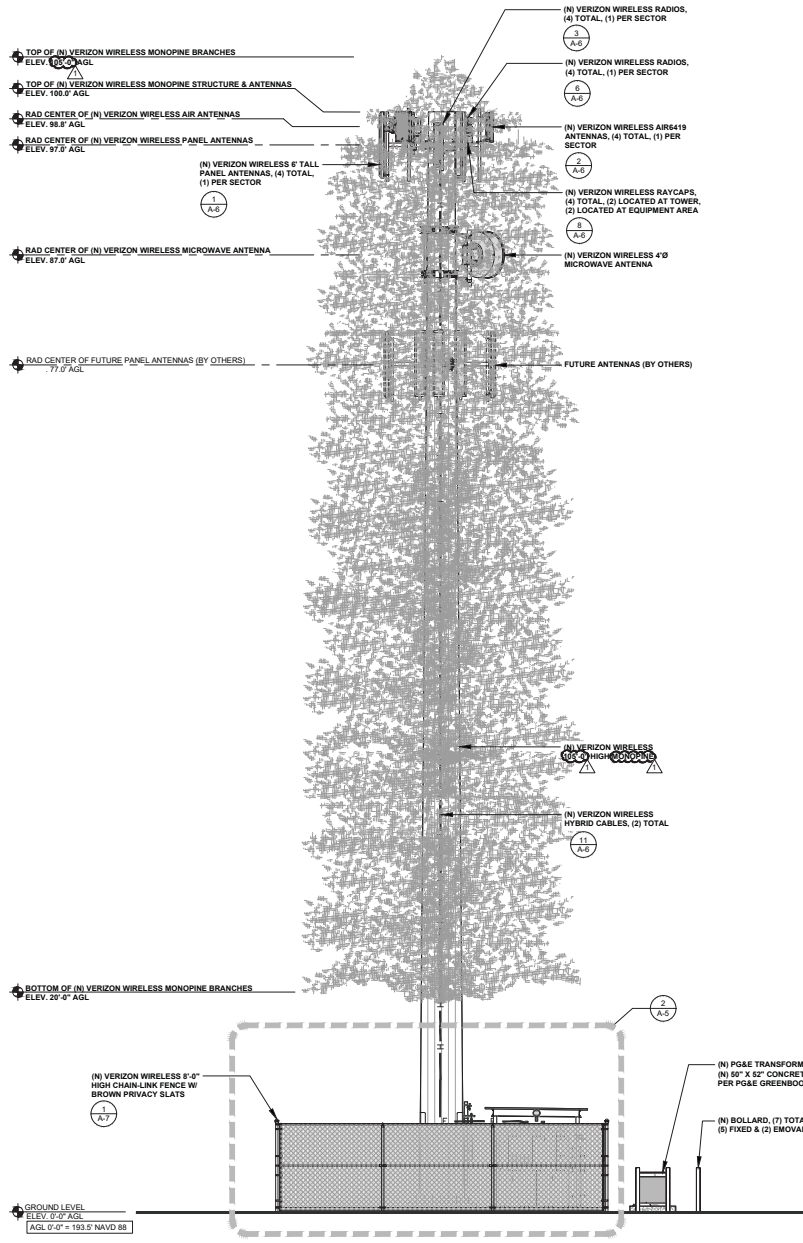
**A-1.1**

SITE PLAN

0 3 6 12 SCALE: 3/32" = 1'-0" (24x36)  
[OR] 3/64" = 1'-0" (11x17)

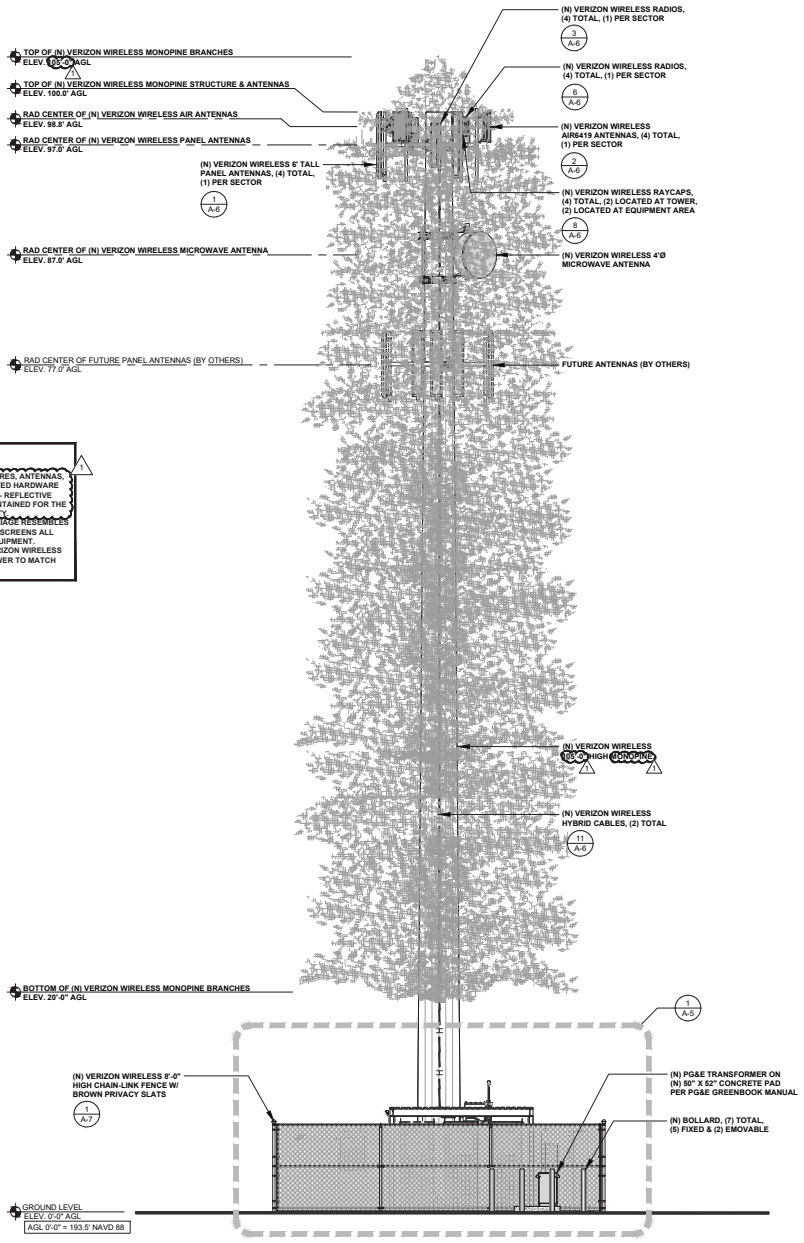
1





**NOTES:**

- SUPPORT STRUCTURES, ANTENNAS, AND ANY ASSOCIATED HARDWARE SHALL HAVE A NON-REFLECTIVE FINISH THAT IS MAINTAINED FOR THE LIFE OF THE TOWER.
- THE MONOPINE TOWER RESSEMBLES A TREE AND FULLY SCREENS ALL ANTENNAS AND EQUIPMENT.
- PAIN'T ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE.



EAST ELEVATION

0 1/8" = 1'-0" SCALE: 3/16" = 1'-0" (24x36) 2 (CR) 3/32" = 1'-0" (11x17)

NORTH ELEVATION

0 1/8" = 1'-0" SCALE: 3/16" = 1'-0" (24x36) 1 (CR) 3/32" = 1'-0" (11x17)

PREPARED FOR:

2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

VENDOR:

P. MARSHALL & ASSOCIATES  
A CENTURINE COMMERCIAL SERVICES COMPANY  
1500 HOLCOMB WOODS DRIVE, SUITE 210  
ROSWELL, GA 30076  
OFFICE (878) 289-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
O	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
Δ	05/23/25	100% ZONING	FA
Δ	03/18/26	100% ZONING	FA

LICENSOR:

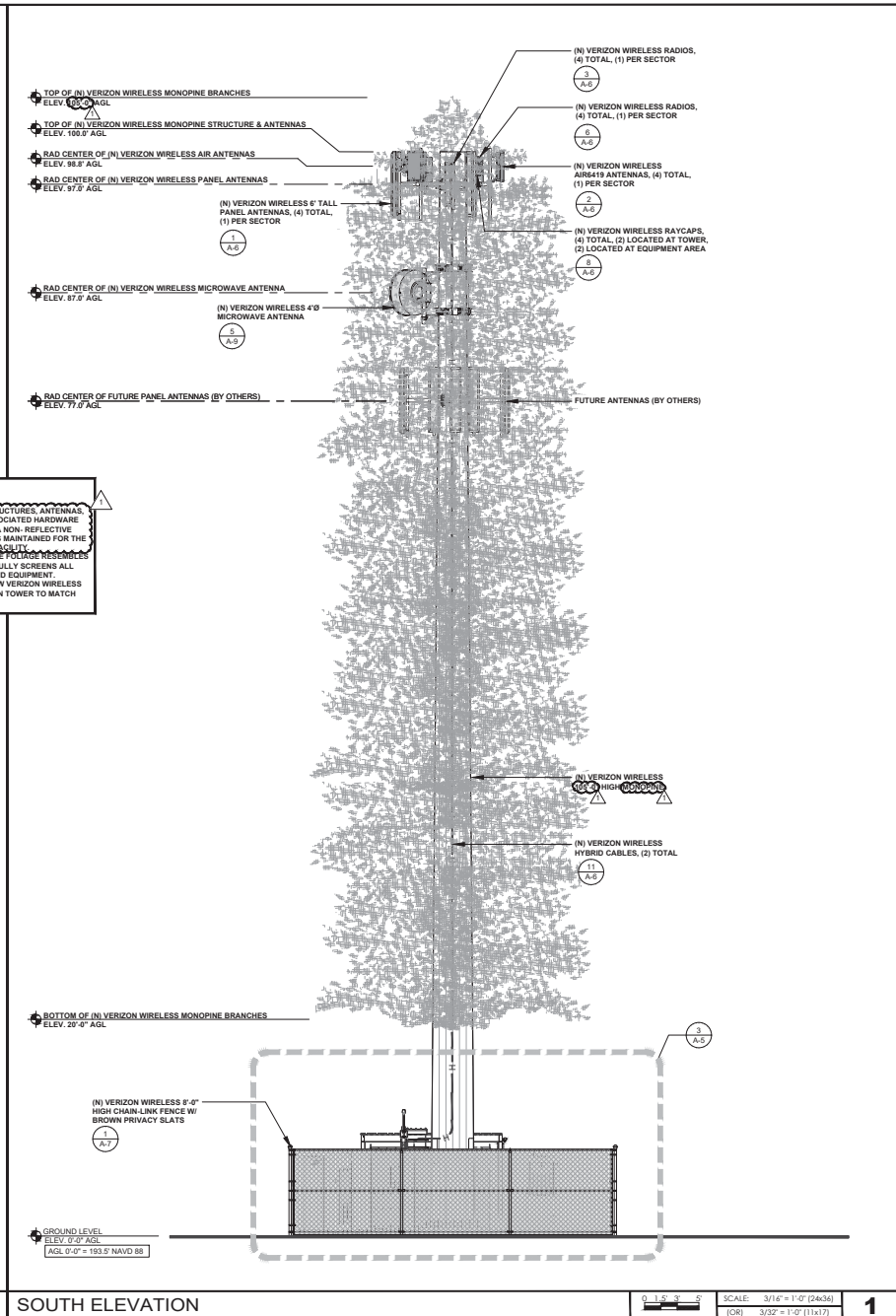
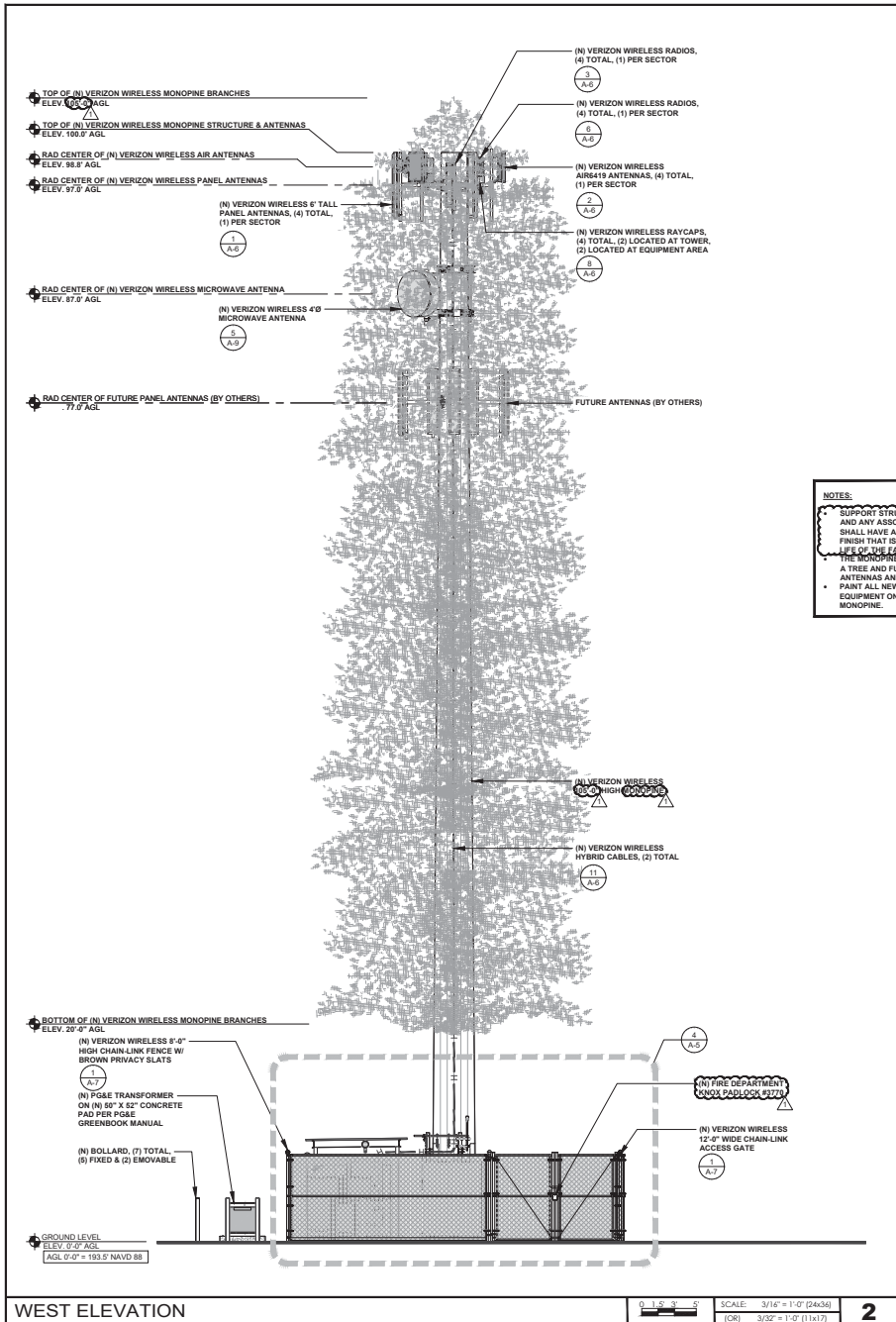
IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NAME:

**WOODSON BRIDGE**  
**MDG#: 5000918247**  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

SHEET TITLE:  
**NORTH & EAST ELEVATIONS**

**A-3**



**NOTES:**

- SUPPORT STRUCTURES, ANTENNAS AND ANY ASSOCIATED HARDWARE SHALL HAVE A NON-REFLECTIVE FINISH THAT IS MAINTAINED FOR THE LIFE OF THE TOWER.
- THE MONOPINE TOWER IS TO BE A TREE AND FULLY SCREENS ALL ANTENNAS AND EQUIPMENT.
- PAIN'T ALL NEW VERIZON WIRELESS EQUIPMENT ON TOWER TO MATCH MONOPINE.

PREPARED FOR:  
**verizon**  
 2770 SHADELANDS DR. BLDG 11  
 WALNUT CREEK, CA 94598

VENDOR:  
**PM&A**  
 P. MARSHALL & ASSOCIATES  
 A CENTURINE COMMERCIAL SERVICES COMPANY  
 1500 HOLCOMB WOODS PKWY, SUITE 210  
 ROSELLE, GA 30076  
 OFFICE (878) 285-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
O	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
	05/23/25	100% ZONING	FA
	03/18/26	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

PROJECT NAME:  
**WOODSON BRIDGE**  
**MDG#: 5000918247**  
 3710 SQUAW HILL ROAD  
 CORNING, CA 96021

SHEET TITLE:  
**SOUTH & WEST ELEVATIONS**

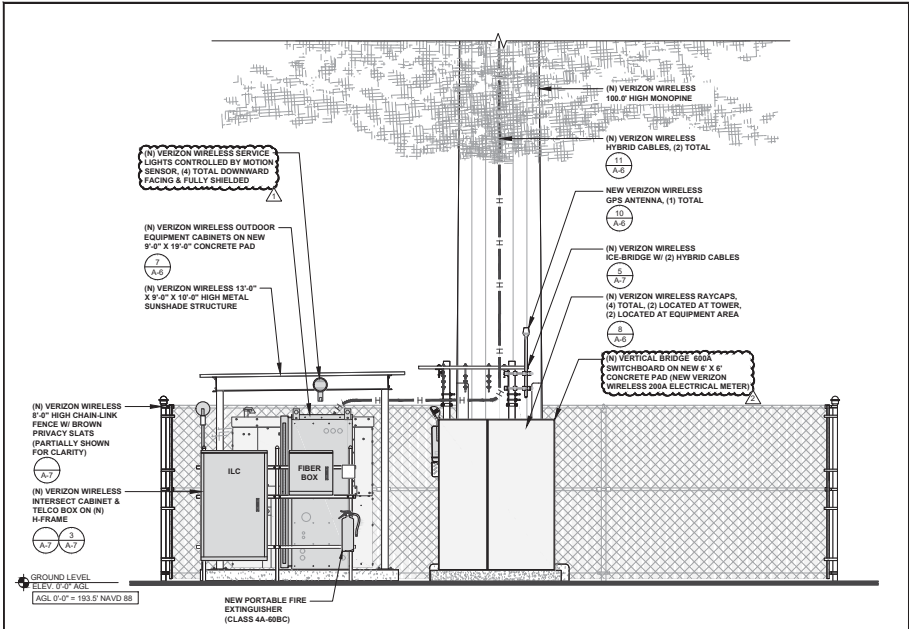
**A-4**

WEST ELEVATION

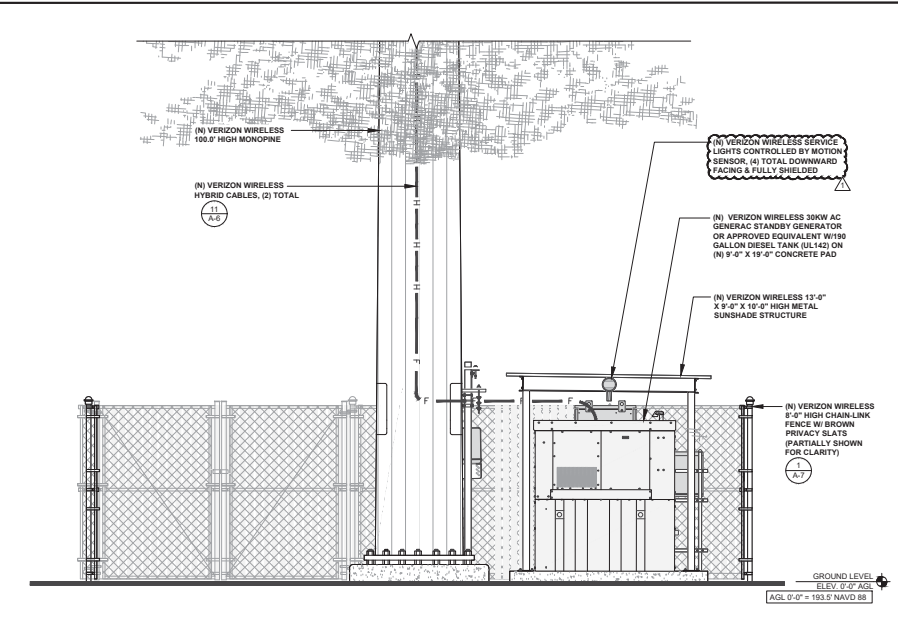
0 1/8" = 1'-0" SCALE: 3/16" = 1'-0" (24x36)  
 (CR) 3/32" = 1'-0" (11x17) **2**

SOUTH ELEVATION

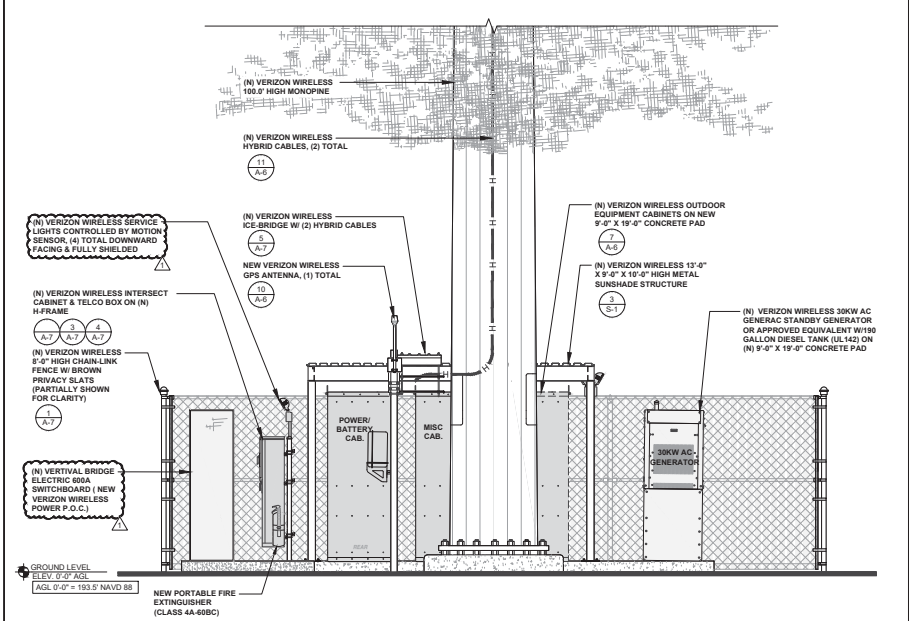
0 1/8" = 1'-0" SCALE: 3/16" = 1'-0" (24x36)  
 (CR) 3/32" = 1'-0" (11x17) **1**



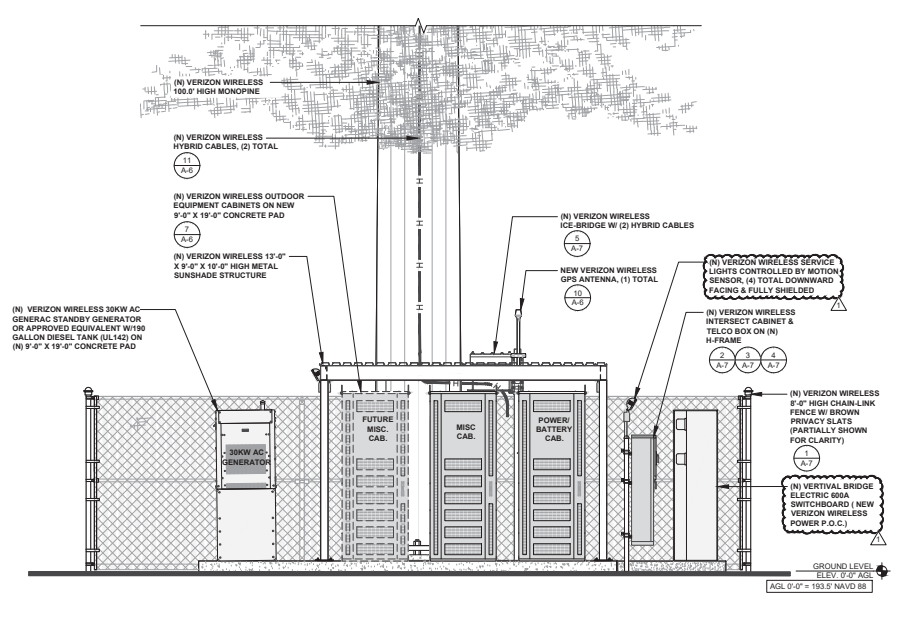
WEST ELEVATION SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **4**



EAST ELEVATION SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **2**



SOUTH ELEVATION SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **3**



NORTH ELEVATION SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) **1**

PREPARED FOR:

2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

VENOR:

P. MARSHALL & ASSOCIATES  
A CENTRIM GROUP COMPANY  
1500 HOLCOMB WOODS PKWY. SUITE 210  
ROSELLE, GA 30076  
OFFICE (878) 269-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
O	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
	05/23/25	100% ZONING	FA
	03/18/26	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

**WOODSON BRIDGE**  
**MDG#: 5000918247**  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

SHEET TITLE:

**EQUIPMENT ELEVATIONS**

**A-5**

# ATTACHMENT B

**HYBRID CABLE:**  
HFT1208-24SV2-600  
COMMSCOPE

**DIMENSIONS:**  
CORD LENGTH: 600'  
DIA OVER JACKET: 1.551"  
ALARM WIRE GAUGE: 18AWG  
CENTER CONDUCTOR GAUGE: 6 AWG

**MECHANICAL SPECS**  
MIN BEND RADIUS: 18.598"  
MIN BEND RADIUS FURCATION: 1.181"

**OPTICAL SPECS**  
FIBER TYPE: G.657.A2  
ASSEMBLY INSERTION LOSS, TYP.: .5 dB

**CABLE WEIGHT:** 1.882LBF

**JMA WIRELESS**

KIT #01900318: TOP AND BOTTOM BRACKETS FOR 4-, 6-, AND 8-FOOT ANTENNAS

Item#	Part#	Description	Qty. in kit
1	45700384-01	Back grip bracket	2
2	45700385-01	Anti-rotation bracket	2
3	45700382-01	Single mount adapter	2
4	41100318-01	Threaded rod	4
5	413441-2721-VS	3/8" flat washer, HDG	36
6	413452-2721-VS	3/8" lock washer, HDG	20
7	412-044-1323-VS	3/8" hex nut, galv.	24
8	45700391-01	Negative degree ad, bottom bracket	2
9	411-057-1352-VS	3/8" bolt, HDG	12
10	45700381-01	Tilt select arm	2
11	45700380-01	Antenna linkage arm	2

**MANUFACTURER:** ERICSSON  
**MODEL:** RRU5 4490

**NET WEIGHT:** 68.4 LBS  
**DIMENSION (LxWxD):** 17.5"x15.2"x6.8"  
**COLOR:** WHITE  
**FINISH:** STANDARD MOUNTING BRACKET  
**MOUNTING:** HOT DIP GALVANIZED

**FRONT VIEW** **SIDE VIEW** **PLAN VIEW**

FOR RRU MOUNT REFER TO:

**MOUNT KIT MANUFACTURER:** ERICSSON  
**AIR BRACKET - MEDIUM**

SXK 109 2064/1      SXK 109 2065/1  
WEIGHT: 7.9 LBS      WEIGHT: 13.1 LBS  
MAXIMUM EQUIPMENT WEIGHT: 154 LBS

**ERICSSON AIR3283 4G AND 5G**  
LENGTH: 47.25"  
WIDTH: 20.0"  
DEPTH: 10.88"  
WEIGHT: 108 LBS

3288 ANTENNA  
MOUNTING BRACKET PROVIDED W/ ANTENNA (TYP.)  
3" GALVANIZED STEEL PIPE (TYP.)  
PIPE MOUNTING KIT (TYP.)  
MOUNTING BRACKET PROVIDED W/ ANTENNA (TYP.)

**PREPARED FOR:**

**verizon**  
2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

**VENDOR:**

**PM&A**  
P. MARSHALL & ASSOCIATES  
A GENTRINE COMPANY  
1800 HOLCOMB WOODS PKWY, SUITE 210  
ROSELLE, GA 30076  
OFFICE (878) 285-2325

**6X12 HYBRID CABLE**      SCALE: N.T.S. **11**

**GPS ANTENNA**  
HEIGHT: 5.0"  
DIAMETER: 3.2"  
WEIGHT: 0.6 LBS

2.38" O.D. PIPE X 24" LONG  
3.1278 O.D. GALV. PIPE POST  
VALMONT #B1841 GPS MOUNTING KIT

**ANTENNA MOUNT DETAIL**      SCALE: N.T.S. **9**

RVZDC-6627-PF-48 (OR APPROVED EQUIVALENT)  
DC SURGE PROTECTION FOR RRU/ INTEGRATED ANTENNA/RADIO HEAD

WIDTH: 15.73"  
DEPTH: 10.31"  
HEIGHT: 28.93"  
WEIGHT: 32 LBS

2" O.D. GALVANIZED PIPE COLUMN  
MOUNTING HARDWARE (TYP.)  
MOUNTING BRACKET

**RRU4490 (OR APPROVED EQUIVALENT)**      SCALE: N.T.S. **6**

RADIO MOUNTING BRACKET (SXK 125 0244/1)  
M10 HDG THREADED RODS (TYP 2, TOP & BOTTOM), HEX NUT/ HDG WASHER AT GA. END (DELIVERED BY MFR WITH THE PACKAGED UNIT)- TORQUE INSTALLATION 27 FT-LBS  
(N) 3" GALVANIZED STEEL PIPE (ASS GR. B)  
NEW 4490/4890 RRU

**AIR3283-ANTENNA**      SCALE: N.T.S. **3**

ERICSON\_AIR6419 B770 / C-BAND  
LENGTH: 28.3"  
WIDTH: 16.1"  
DEPTH: 7.25"  
WEIGHT: 64 LBS

**MOUNT KIT MANUFACTURER:** ERICSSON  
**AIR BRACKET - MEDIUM**  
SXK 109 2064/1      SXK 109 2065/1  
WEIGHT: 7.9 LBS      WEIGHT: 13.1 LBS  
MAXIMUM EQUIPMENT WEIGHT: 154 LBS

6419 ANTENNA  
MOUNTING BRACKET PROVIDED W/ ANTENNA (TYP.)  
NEW 3" GALVANIZED STEEL PIPE (TYP.)  
PIPE MOUNTING KIT (TYP.)  
MOUNTING BRACKET PROVIDED W/ ANTENNA (TYP.)

**ISSUE STATUS:**

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
E	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
Δ	05/23/25	100% ZONING	FA
Δ	03/18/26	100% ZONING	FA

**LICENSOR:**

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

**GPS ANTENNA DETAIL**      SCALE: N.T.S. **10**

COMMSCOPE 7' EQUIPMENT AND BATTERY CABINET #760250651 or 760250956  
COLOR: WHITE  
A/C REQ'D: (1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS  
DIMENSIONS: 36" W X 44" D X 85" H  
WEIGHT: MISC: ± 1900 LBS. (FULLY LOADED)  
BATTERY: ± 2900 LBS. (FULLY LOADED WITH BATTERIES)

FRONT VIEW      SIDE VIEW

TOP VIEW DOOR CLEARANCES      PLAN VIEW BOLTING PATTERN

**RAYCAP - RVZDC-6627-PF-48**      SCALE: N.T.S. **8**

FRONT VIEW      SIDE VIEW

TOP VIEW DOOR CLEARANCES      PLAN VIEW BOLTING PATTERN

**RRU 4490/4890 MOUNT DETAIL**      SCALE: N.T.S. **5**

**MANUFACTURER:** RFS  
**MODEL:** MOUNTING KIT  
**WEIGHT:** 2.8 LBS

MOUNTING BRACKET PROVIDED W/ ANTENNA (TYP.)  
3" GALVANIZED STEEL PIPE (TYP.)  
PIPE MOUNTING KIT (TYP.)  
MOUNTING BRACKET PROVIDED W/ ANTENNA (TYP.)  
ANTENNA

**AIR 6419 - ANTENNA**      SCALE: N.T.S. **2**

**JMA WIRELESS**

MX04FR0645-02E  
NNAV™ X-POL 4 PORT ANTENNA  
[6 FT] 145° 698-894MHz  
LENGTH: 72.0"  
WIDTH: 20.0"  
DEPTH: 8.0"  
WEIGHT: 28.0 LBS  
MOUNTING & DOWNTILT WEIGHT: 18.0 LBS

FRONT VIEW      BACK VIEW

ANTENNA MOUNTING REFER TO:

**PROJECT NAME:**

**WOODSON BRIDGE**  
MDG#: 5000918247  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

**SHEET TITLE:**

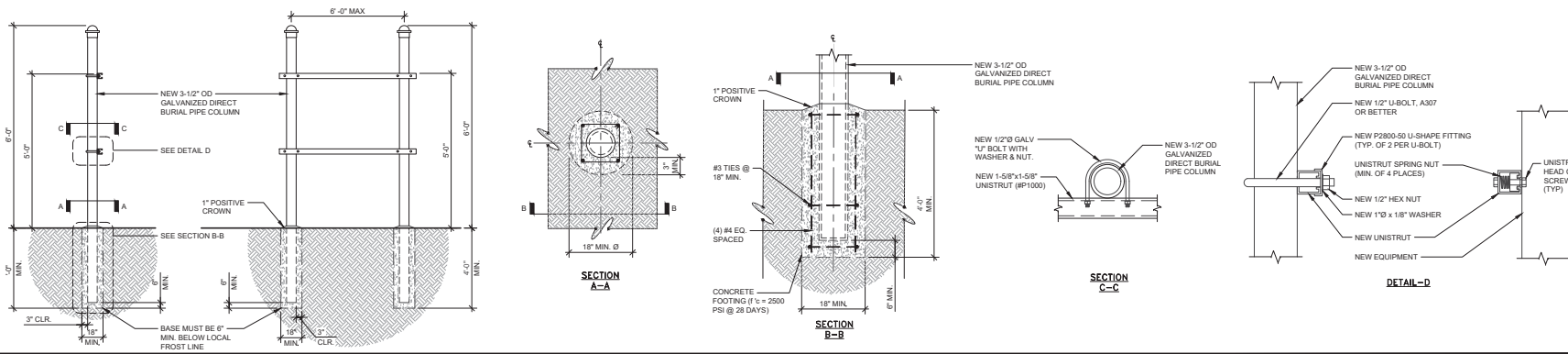
**DETAILS**

**A-6**

**COMMSCOPE 7' EQUIPMENT AND BATTERY CABINET (OR APPROVED EQUIVALENT)**      SCALE: N.T.S. **7**

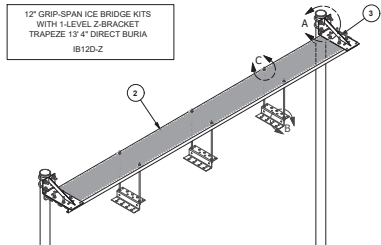
**MOUNTING KIT DETAIL**      SCALE: N.T.S. **4**

**ANTENNA - MX04FR0645-02E**      SCALE: N.T.S. **1**



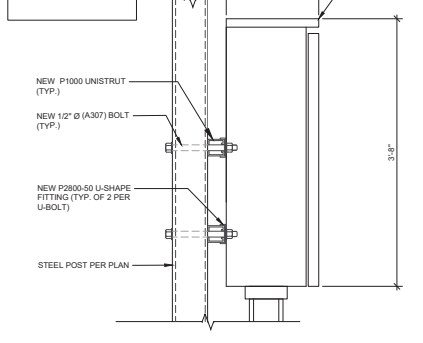
H-FRAME DETAIL

SCALE N.T.S. 3



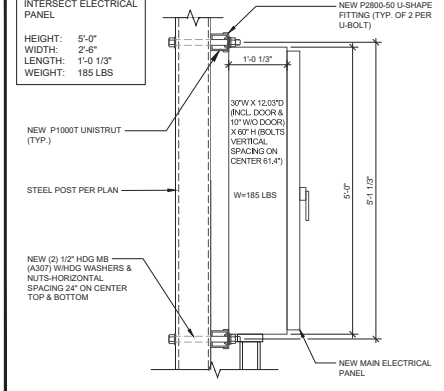
ITEM#	QTY	PART NO.	PARTS LIST	LENGTH	UNIT WT.	NET WT.
1	2	P3100	3" SCH. 40 PIPE (3.5" O.D. X 5.216" WALL) A500	169 in	101.25	202.50
2	1	GRS12	12" WIDE GRIP STRUT		24.40	24.40
3	2	HH012	12" CANTILEVER WELDMENT		8.01	16.02
4	3	ZB12	18" MILL PLATE (Fy=50 KSI MIN)		3.16	9.48
5	4	X-UB1558	1/2" X 3-5/8" X 5-1/2" X 3" U-BOLT (HDG.)		0.77	3.09
6	2	PC312	3-1/2" FENCE POST CAP		0.59	1.17
7	6	S33HR-18	3/8" X 18" THREADED ROD (STAINLESS STEEL)		0.56	3.39
8	4	SPICE	SPICE FOR GRIP STRUT	7.3/8 in	0.53	2.10
9	12	SOW38	3/8" SQUARE WASHER (GALV.)	2 in	0.27	3.28
10	8	G3803	3/8" x 3" HDG HEX BOLT GR5		0.12	0.97
11	8	G14NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.57
12	8	G38NUT	3/8" HDG HEAVY 2H HEX NUT		0.03	0.27
13	8	G12FW	1/2" HDG USS FLATWASHER		0.03	0.27
14	24	S33NUT	3/8" SS HEX NUT		0.02	0.44
15	24	S33SLW	3/8" SS LOCKWASHER		0.01	0.16
16	24	S33FW	3/8" STAINLESS FLATWASHER		0.01	0.21
17	8	G36LW	3/8" HDG LOCKWASHER		0.01	0.05
18	16	G36FW	3/8" HDG USS FLATWASHER		0.01	0.11
19	8	G12LW	1/2" HDG LOCKWASHER		0.01	0.11
					TOTAL WT #	267.35

HEIGHT: 3'-8"  
WIDTH: 2'-6"  
LENGTH: 1'-2"  
WEIGHT: 300 LBS



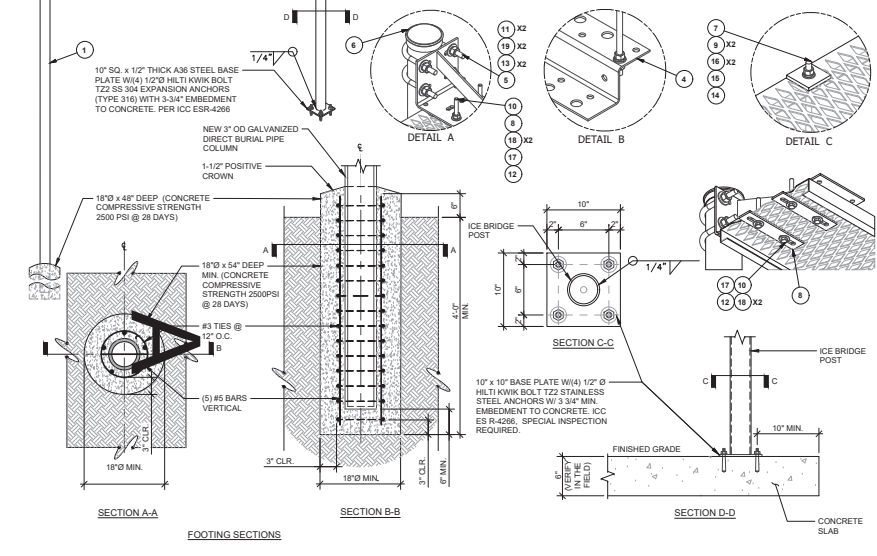
FIBER CABINET

SCALE N.T.S. 4



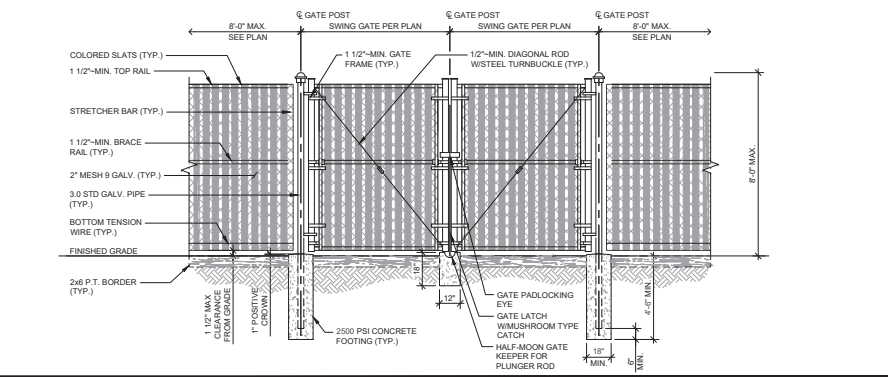
ELEC. PANEL

SCALE N.T.S. 2



ICE BRIDGE DETAIL

SCALE N.T.S. 5



NEW CHAIN-LINK FENCE & DOUBLE GATE DETAIL W/SLATS

SCALE N.T.S. 1

PREPARED FOR:  
**verizon**  
2770 SHADELAWS DR. BLDG 11  
WALNUT CREEK, CA 94598

VENDOR:  
**PM&A**  
P. MARSHALL & ASSOCIATES  
CENTURIE COMMERCIAL COMPANY  
1800 HOLCOMB WOODS WAY, SUITE 210  
ROSWELL, GA 30078  
OFFICE (878) 289-2329

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
O	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
△	05/23/25	100% ZONING	FA
△	03/18/26	100% ZONING	FA

LICENSOR:  
  
IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:  
**WOODSON BRIDGE**  
**MDG#: 5000918247**  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

SHEET TITLE:  
**DETAILS**  
**A-7**

## UTILITY NOTES

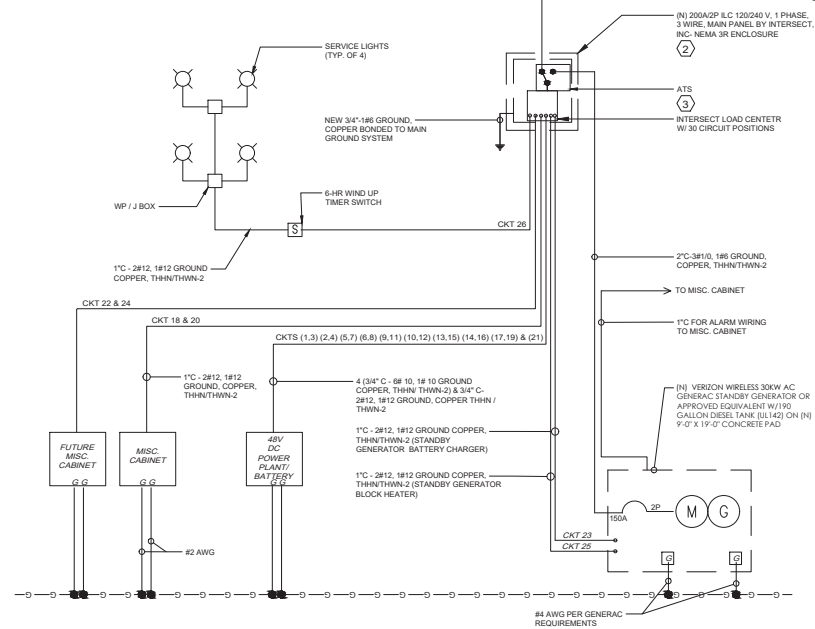
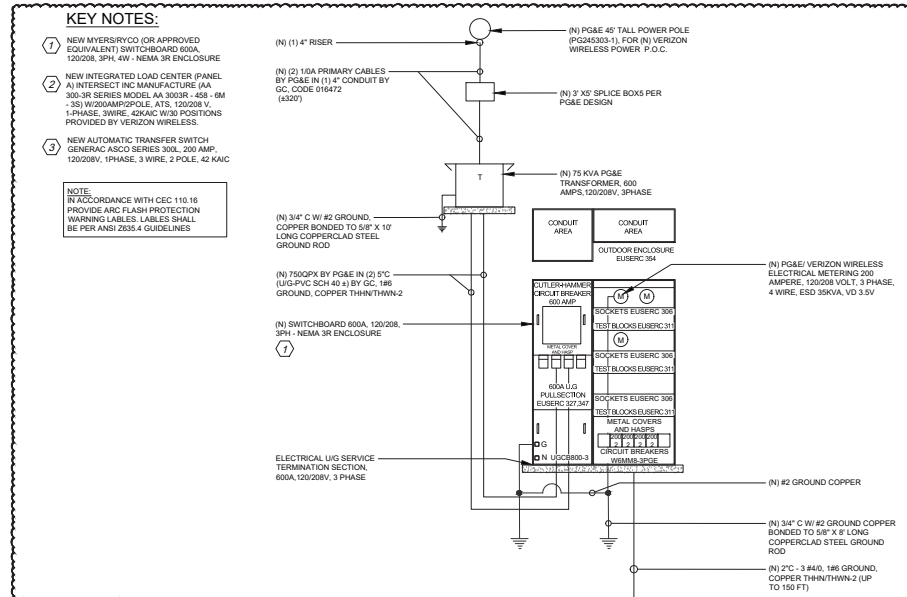
### UTILITY GENERAL NOTES:

- ALL NEW GROUNDINGS FOR ELECTRICAL ROUTE METER MUST BE DONE PER CEC, NEC & LOCAL BUILDING & SAFETY REQUIREMENTS.
- ALL NEW CONDUIT FROM ELECTRICAL ROUTE METER TO THE SITE MUST BE RGS CONDUITS. INSTALL WEATHERPROOF PULL BOXES AS REQD. PER CEC, NEC & LOCAL BLDG. & SAFETY REQUIREMENTS & MUST HAVE TRAFFIC COVERS.
- ALL NEW PULL BOXES MUST BE HOT-DIPPED GALVANIZED AND WEATHERPROOF
- ALL NEW WIRE SPLICES PULL BOXES DONE PER CEC & NEC.
- FIELD VERIFY EXACT ELECTRICAL CONDUIT ROUTE.
- VERIZON WIRELESS NEW METER/MAIN NEED TO BE LABELED & ALL CLEARANCE FOR ELECTRICAL EQUIPMENT BY CEC & NEC.
- NEW GROUND RODS MAY BE USED FOR SITE GROUNDING IF DESIRED RESISTANCE IS ACHIEVED.
- CONTRACTOR TO INSTALL UTILITY CONDUIT (LATERAL).
- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANY AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASUREMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

## PANEL SCHEDULE

MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC 200 AMP/2P MAIN BREAKER					
DESCRIPTION	C/B NO	PKT NO	PHASE	PHASE 2	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A	1	3,600	-	48VDC POWER PLANT RECTIFIER #5
	2P	3	-	3,600	4
48VDC POWER PLANT RECTIFIER #2	30A	5	3,600	-	48VDC POWER PLANT RECTIFIER #6
	2P	7	-	3,600	8
48VDC POWER PLANT RECTIFIER #3	30A	9	3,600	-	48VDC POWER PLANT RECTIFIER #7
	2P	11	-	3,600	12
48VDC POWER PLANT RECTIFIER #4	30A	13	3,600	-	48VDC POWER PLANT RECTIFIER #8
	2P	15	-	3,600	16
SURGE SUPPRESSOR	30A	17	1,200	-	FIBER CABINET/MISC. GFI RECEPTACLE 1
	2P	19	-	1,200	20
48VDC POWER PLANT INTERIOR OUTLET	15A	21	500	-	SPARE FOR FUTURE CABINET
STANDBY GENERATOR BATT. CHARGER	20A	23	-	1,200	24
STANDBY GENERATOR BLOCK HEATER	15A	25	1,200	-	SERVICE LIGHTS
SPACE	-	27	-	500	28
SPACE	-	29	-	-	30
LOAD PHASE 1			17,300		LOAD PHASE 2
TOTAL LOAD (PHASE 1 & 2) =			34,600 VA		
ADDITIONAL 25% CONTINUOUS LOAD =			125 VA		
TOTAL LOAD			= 34,725 VA		
TOTAL AMPS			= 144.7 AMPS		
TOTAL KVA			= 32.2 KVA		

## SINGLE LINE DIAGRAM



**PREPARED FOR:**

**verizon**  
2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

**VENDOR:**

**PM&A**  
P. MARSHALL & ASSOCIATES  
CENTURIE COMMERCIAL COMPANY  
1500 HOLCOMB WOODS PARK, SUITE 210  
ROSELLE, GA 30076  
OFFICE (878) 268-2325

**ISSUE STATUS:**

REV.	DATE	DESCRIPTION	BY
A	04/10/24	90% ZONING	TT
B	04/25/24	90% ZONING	TT
C	05/03/24	90% ZONING	TT
D	05/31/24	100% ZONING	FA
O	10/01/24	100% ZONING	FA
E	05/01/25	100% ZONING	FA
		RFDS	
	05/23/25	100% ZONING	FA
	03/18/26	100% ZONING	FA

**LICENSOR:**

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

**PROJECT NAME:**

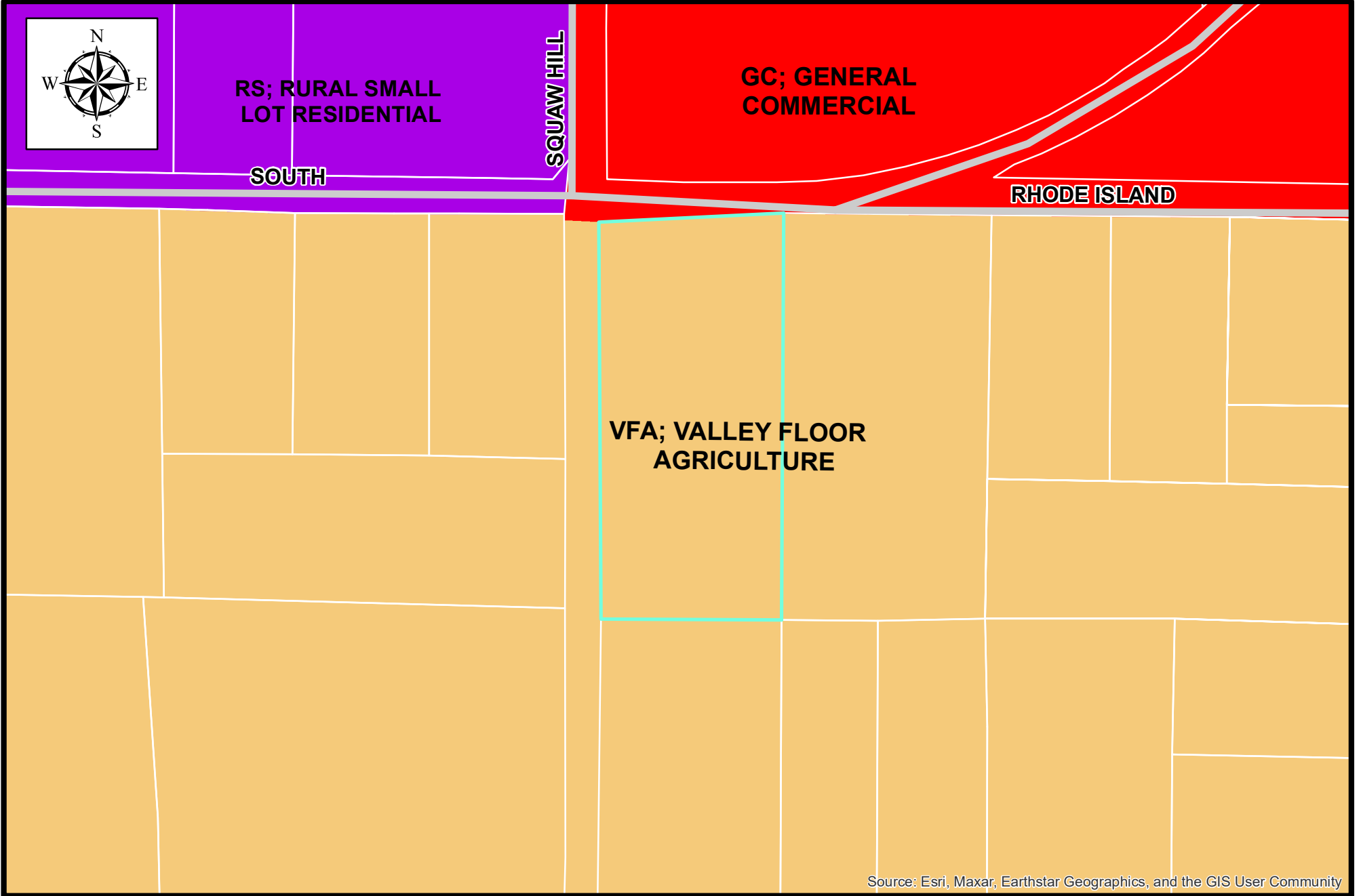
**WOODSON BRIDGE**  
**MDG#: 5000918247**  
3710 SQUAW HILL ROAD  
CORNING, CA 96021

**SHEET TITLE:**

**SINGLE LINE DIAGRAM  
PANEL SCHEDULE &  
UTILITY NOTES**

**E-1**


# Use Permit #24-03 Verizon Woodson Bridge Attachment C - General Plan Land Use Map



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



Legend

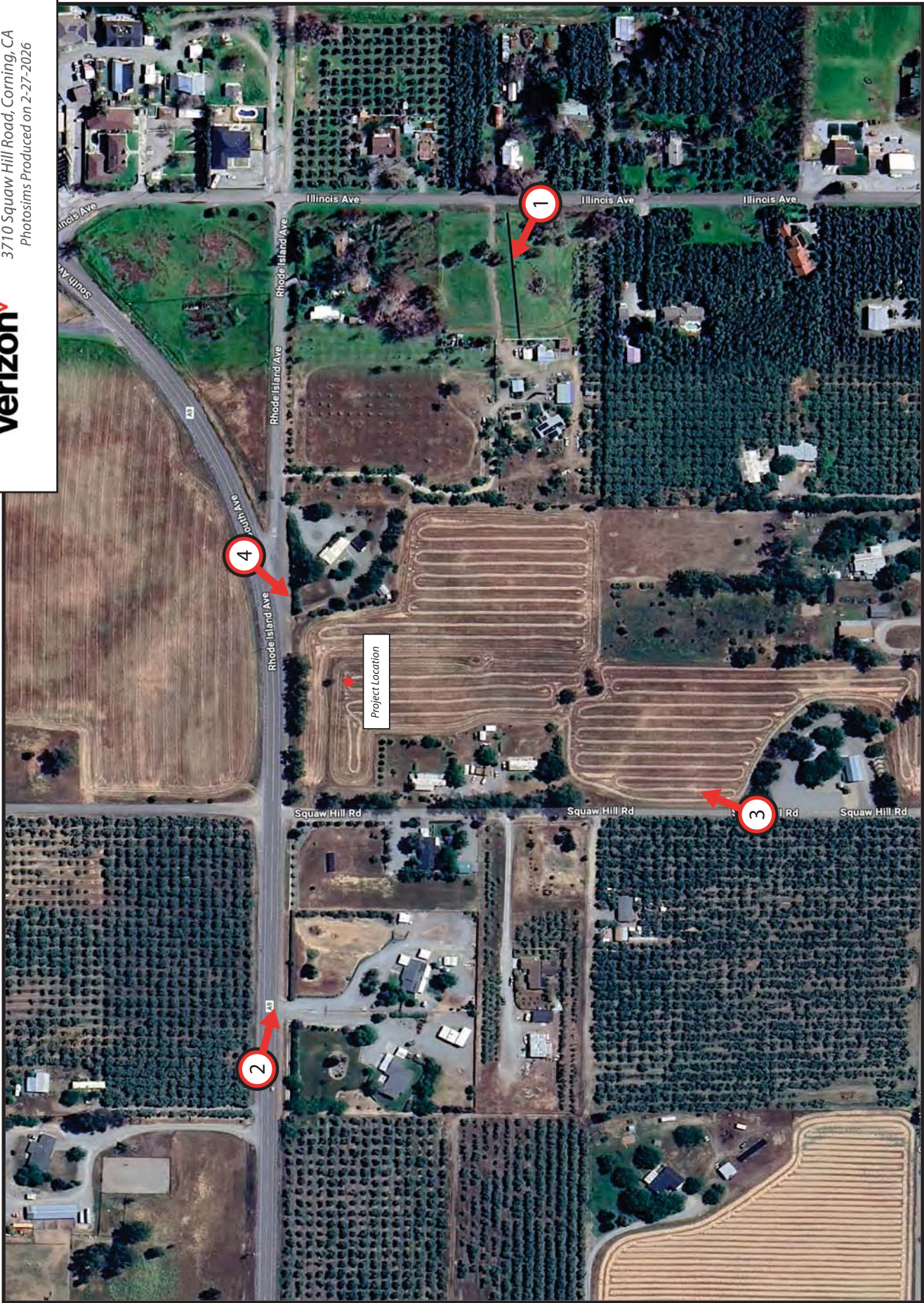
 Project Site

**ATTACHMENT C**

**Tehama County  
Planning Department**



Woodson Bridge  
3710 Squaw Hill Road, Corning, CA  
Photosims Produced on 2-27-2026



ATTACHMENT D

Shot Point Map

Existing



Proposed



view from Illinois Avenue looking northwest at site

Woodson Bridge  
3710 Squaw Hill Road, Corning, CA  
Photosims Produced on 2-27-2026



AdvanceSims  
Photo Simulation Solutions  
Contact (925) 202-8507

Existing



Proposed



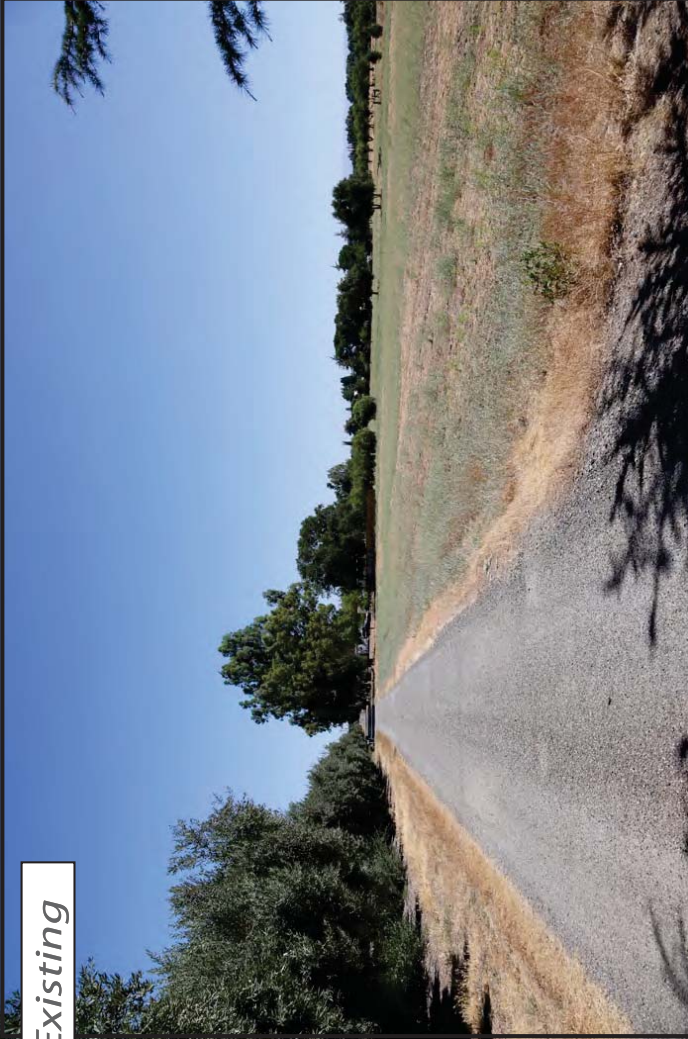
view from South Avenue looking southeast at site



Woodson Bridge  
3710 Squaw Hill Road, Corning, CA  
Photosims Produced on 2-27-2026



Existing



Proposed



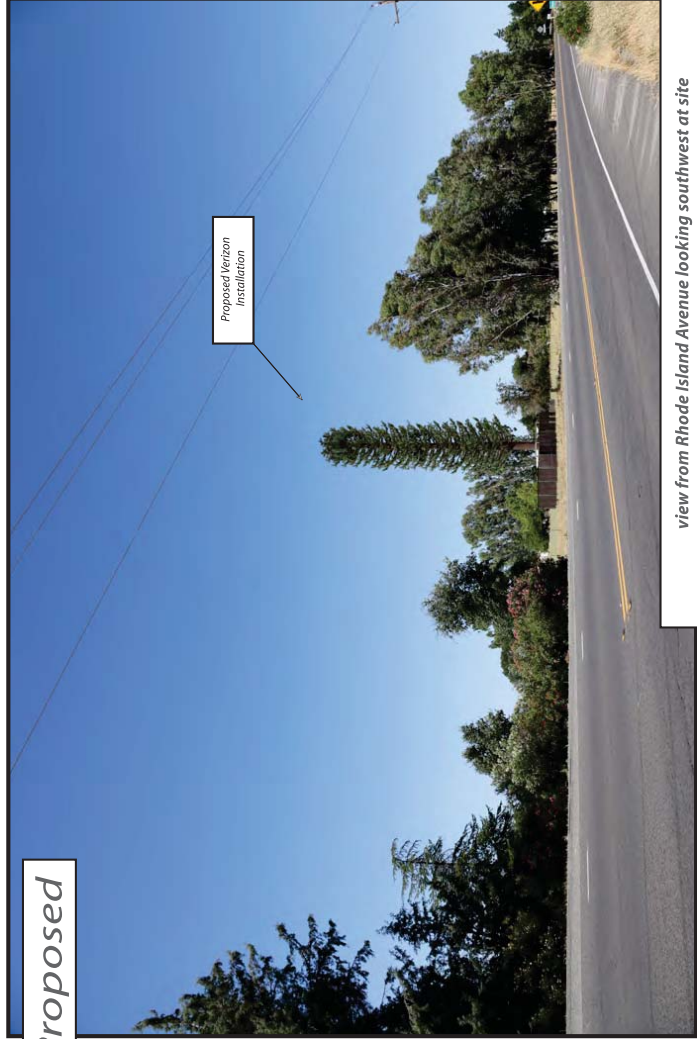
view from Squaw Hill Road looking northeast at site  
**verizon**  
Woodson Bridge  
3710 Squaw Hill Road, Corning, CA  
Photosims Produced on 2-27-2026

**AdvanceSims**  
Photo Simulation Solutions  
Contact (951) 202-8507

Existing



Proposed



view from Rhode Island Avenue looking southwest at site



Woodson Bridge  
3710 Squaw Hill Road, Corning, CA  
Photosims Produced on 2-27-2026



**Verizon Site: WOODSON BRIDGE  
Site Justification**



## Coverage Objective: Proposed Wireless Facility in WOODSON BRIDGE CA

**IMPROVED QUALITY OF SERVICE:** Verizon Wireless existing network experienced *high data usage* in its Long Term Evolution (LTE) both 4G and 5G services in Corning and nearby areas of Loybas Hill, Richfield, Kirkwood, and Vina. These places are served by existing sites that are experiencing high volume of traffic. **WOODSON BRIDGE** proposed facility is located at 3710 Squaw Hill Rd, Corning CA 96021. This new wireless facility is designed to offload existing sites currently taking an average traffic load 76% of the normal operating condition of a site. These sites are projected to almost double its traffic to 135% by 2028. This new facility will help offload Verizon's existing network and provide enhanced coverage with improved in-vehicle service along I-5 and RTE 99 as shown in the map. Expanded service with strong dominant signal will improved 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.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

2

ATTACHMENT E

# EXISTING 4G LTE AWS COVERAGE Map: WOODSON BRIDGE CLUSTER



- Proposed Site (Inactive)
- INDOOR
- IN-VEHICLE
- OUTDOOR

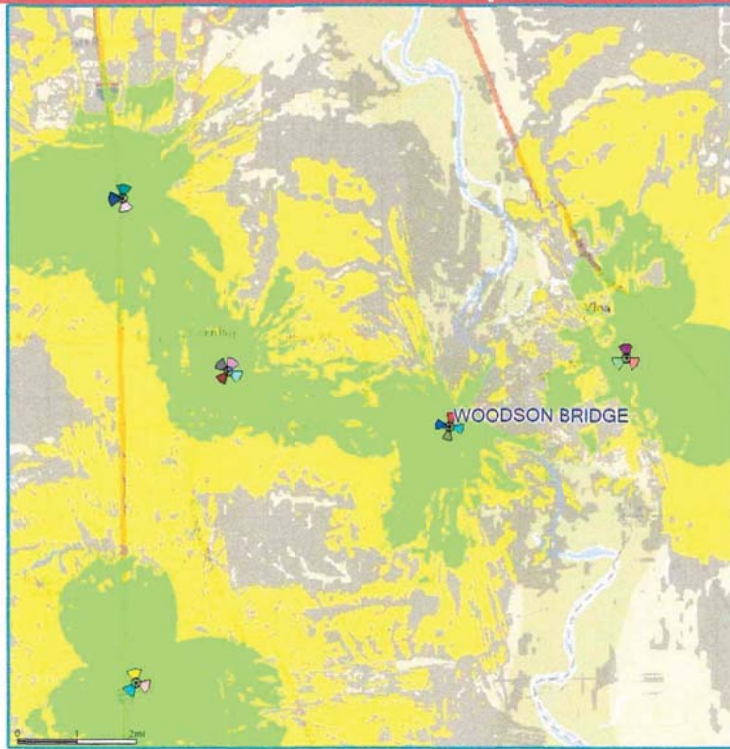


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

3

ATTACHMENT E

# FUTURE 4G LTE AWS COVERAGE Map: WOODSON BRIDGE CLUSTER

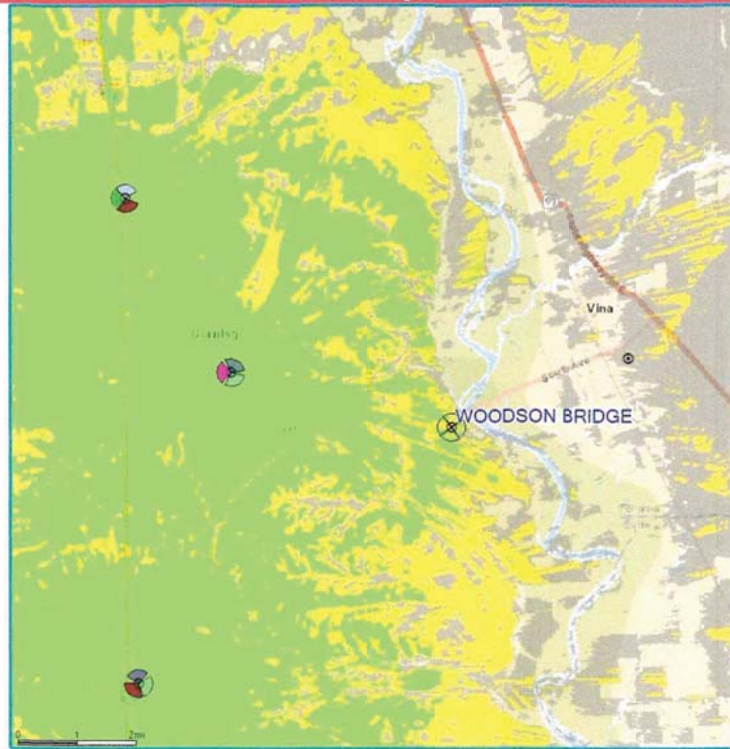


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

4

ATTACHMENT E

## EXISTING 5G COVERAGE Map: WOODSON BRIDGE CLUSTER

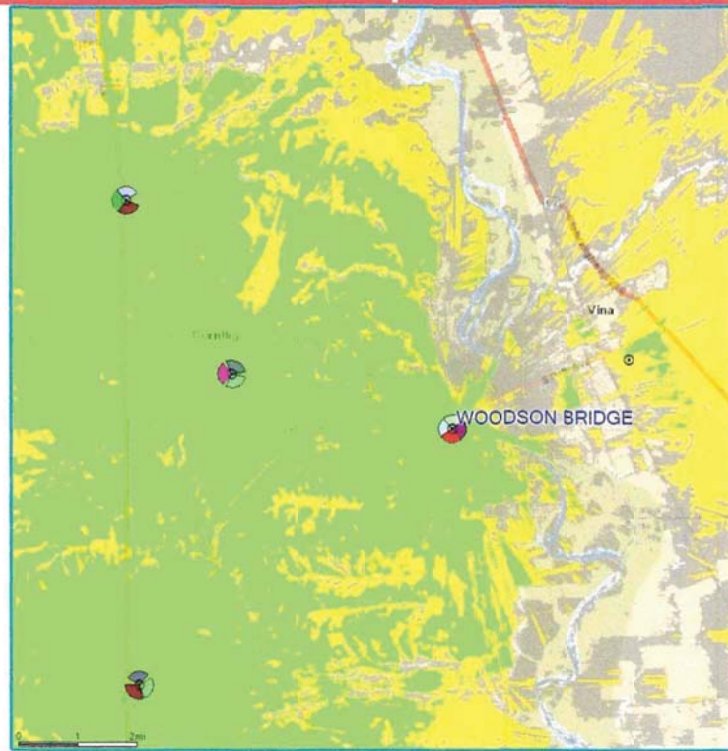


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

5

ATTACHMENT E

## FUTURE 5G COVERAGE Map: WOODSON BRIDGE CLUSTER



- No C-BAND
- Proposed Site (Active)
- Existing On-Air
- INDOOR
- IN-VEHICLE
- OUTDOOR



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

6

ATTACHMENT E



March 18, 2026

Attn: Michelle Duarte, Site Acquisition Project Manager  
Centerline  
750 W Center Street  
West Bridgewater, MA 02379

Re: RF Compliance Summary Letter for Proposed Verizon Facility on Proposed Monopine  
Site Name: WOODSON BRIDGE  
Site Address: 3710 Squaw Hill Road, Corning, CA 96021

To whom it may concern:

This letter seeks to provide information regarding the proposed Verizon facility at the above referenced location. Centerline is a leader in the evaluation of such deployments for compliance with the Federal Communications Commission (FCC) Rules and Regulations regarding Radio Frequency Electromagnetic Energy (RF-EME).

The FCC defines two sets of maximum permissible exposure (MPE) limits—Occupational (Controlled) and General Population (Uncontrolled). Occupational limits apply in situations in which persons are exposed because of their employment and where those persons have undergone proper RF awareness training, have been made fully aware of the potential for exposure, and can exercise control over their exposure. General Population limits, conversely, apply to accessible areas where workers or the general public may be exposed and have not undergone RF awareness training, may not be aware of the potential for exposure, and may not be able to exercise control over their exposure. For the frequency bands the cellular carriers operate in, the General Population MPE limits are five times more conservative than the Occupational MPE limits. That is, there is a much stricter standard of compliance in areas that are accessible by the general public. For reference, see 47 CFR § 1.1307 and 1.1310 (as well as OET Bulletin 65) for the full federal code pertaining to regulations for evaluating and certifying compliance with respect to RF exposure.

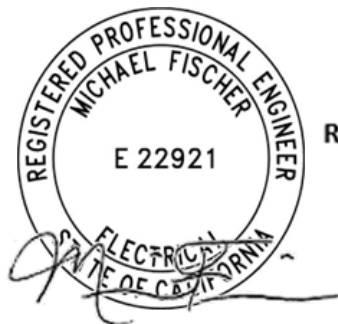
For this installation, Verizon is proposing to install (3) panel antennas on each of (4) sectors (total of (12) panel antennas) at a centerline height of 97-98.8' above ground level and (2) microwave dish antennas at a centerline height of 87' above ground level on a proposed monopine. There is capacity on the proposed monopole for one additional antenna array at the 77' level.

Centerline performed a predictive analysis of the proposed Verizon facility with one future carrier included as noted above. Based on the theoretical analysis, predictive exposure levels in all publicly accessible areas at ground level and at all adjacent structures will be below with the FCC General Population MPE limit by a substantial margin. Per the calculations, the maximum cumulative predictive exposure at ground level and at all adjacent structures from the proposed facility, including Verizon plus one additional carrier, is 7.01% of the General Population MPE limit.

The predictive exposure analysis is conservative in that it was completed using upper-limit parameters to yield a conservative theoretical analysis. Due to the use of such conservative calculations for purposes of the analysis, it should be noted that the exposure levels actually emitted by the antennas will be substantially less than the calculated results. If you have any questions, please contact me at [mfischer@clinellc.com](mailto:mfischer@clinellc.com).

Sincerely,

Michael Fischer, P.E.  
Director of Engineering  
Centerline



**Michael Fischer, P.E.**  
**Registered Professional Engineer (Electrical)**  
**California License Number 22921**  
**Expires September 30, 2027**

Signed 18 March 2026



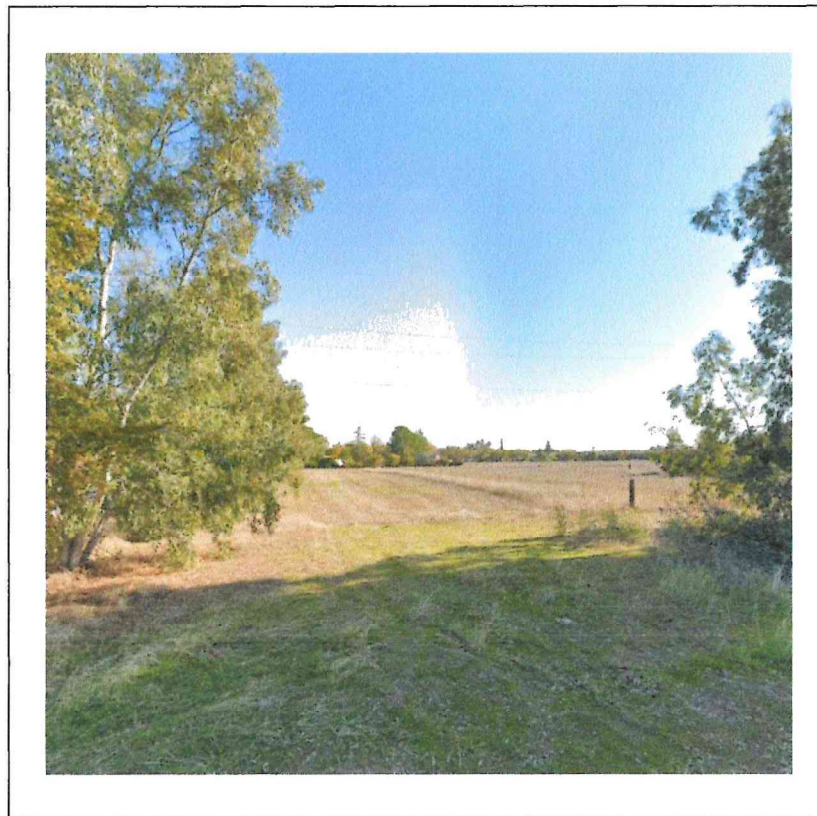
# CENTERLINE

## Radio Frequency Emissions Analysis Report

Verizon Wireless Monopole Facility

October 30, 2024

**Analysis Format:** Theoretical Calculations



**Site Name:** WOODSON BRIDGE

**Site ID:** 617358454

**Site Address:** 3710 Squaw Hill Rd, Corning, CA 96021

### Statement of Compliance

---

Verizon Wireless is in compliance with FCC Regulations.

## Contents

1. Overview .....	3
2. Antenna Inventory.....	4
3. Mitigation Diagram.....	6
4. Compliance Actions .....	7
Appendix A: FCC Rules & Regulations .....	8
Appendix B: Certifications .....	9

## 1. Overview

Centerline has been contracted to provide a Radio Frequency (RF) analysis for the following Verizon Wireless facility to determine whether the facility is in compliance with federal regulations regarding RF emissions. The applicable federal regulations are detailed in Appendix A of this report. This analysis included theoretical emissions calculations for all Verizon Wireless equipment that will be installed at the site.

### Analysis Site Data

<b>Site ID:</b>	617358454
<b>Site Name:</b>	WOODSON BRIDGE
<b>Site Address:</b>	3710 Squaw Hill Rd, Corning, CA 96021
<b>Site Latitude:</b>	39.906011
<b>Site Longitude:</b>	-122.097219
<b>Facility Type:</b>	Monopole

### Compliance Summary

Based on the analysis, the proposed Verizon Wireless facility is compliant in all publicly accessible areas including at ground level. There are areas at the Verizon Wireless antenna level that have the potential to exceed the FCC exposure limits. The elevated areas at antenna level within the horizontal and vertical standoff distances depicted in the mitigation diagram in Section 3 should be restricted to authorized personnel who have completed RF safety awareness training.

## 2. Antenna Inventory

The table below details the antenna and operating parameter information for Verizon and any other co-located licensees considered in this analysis. Industry standards and/or engineering defaults were used when specific technical information was not available.

Sector	Operator	Antenna Make	Antenna Model	Frequency Band	Tx Power / Channel (watts)	Tx (#)	Gain (dbd)	ERP (watts)	Az (°)	Antenna Centerline Height (ft)
01	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	2	14.65	3500.91	10	97
01	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	10	97
01	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	10	97
01	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 1900	30	4	18.15	7837.57	10	97
01	Verizon Wireless	CommScope	NHH-45B-R2B	NR 1900	30	4	18.15	7837.57	10	97
02	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	4	14.65	3500.91	10	97
02	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	10	97
02	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	10	97
02	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	10	97
02	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	10	97
03	Verizon Wireless	Ericsson	AIR 6419	NR 3700	160	2	23.55	57563.87	10	98.8
04	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	2	14.65	3500.91	100	97
04	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	100	97
04	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	100	97
04	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 1900	30	4	18.15	7837.57	100	97
04	Verizon Wireless	CommScope	NHH-45B-R2B	NR 1900	30	4	18.15	7837.57	100	97
05	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	4	14.65	3500.91	100	97
05	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	100	97
05	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	100	97
05	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	100	97
05	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	100	97
06	Verizon Wireless	Ericsson	AIR 6419	NR 3700	160	2	23.55	57563.87	100	98.8
07	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	2	14.65	3500.91	190	97
07	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	190	97
07	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	190	97
07	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 1900	30	4	18.15	7837.57	190	97
07	Verizon Wireless	CommScope	NHH-45B-R2B	NR 1900	30	4	18.15	7837.57	190	97
08	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	4	14.65	3500.91	190	97
08	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	190	97
08	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	190	97
08	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	190	97
08	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	190	97
09	Verizon Wireless	Ericsson	AIR 6419	NR 3700	160	2	23.55	57563.87	190	98.8
10	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	2	14.65	3500.91	280	97

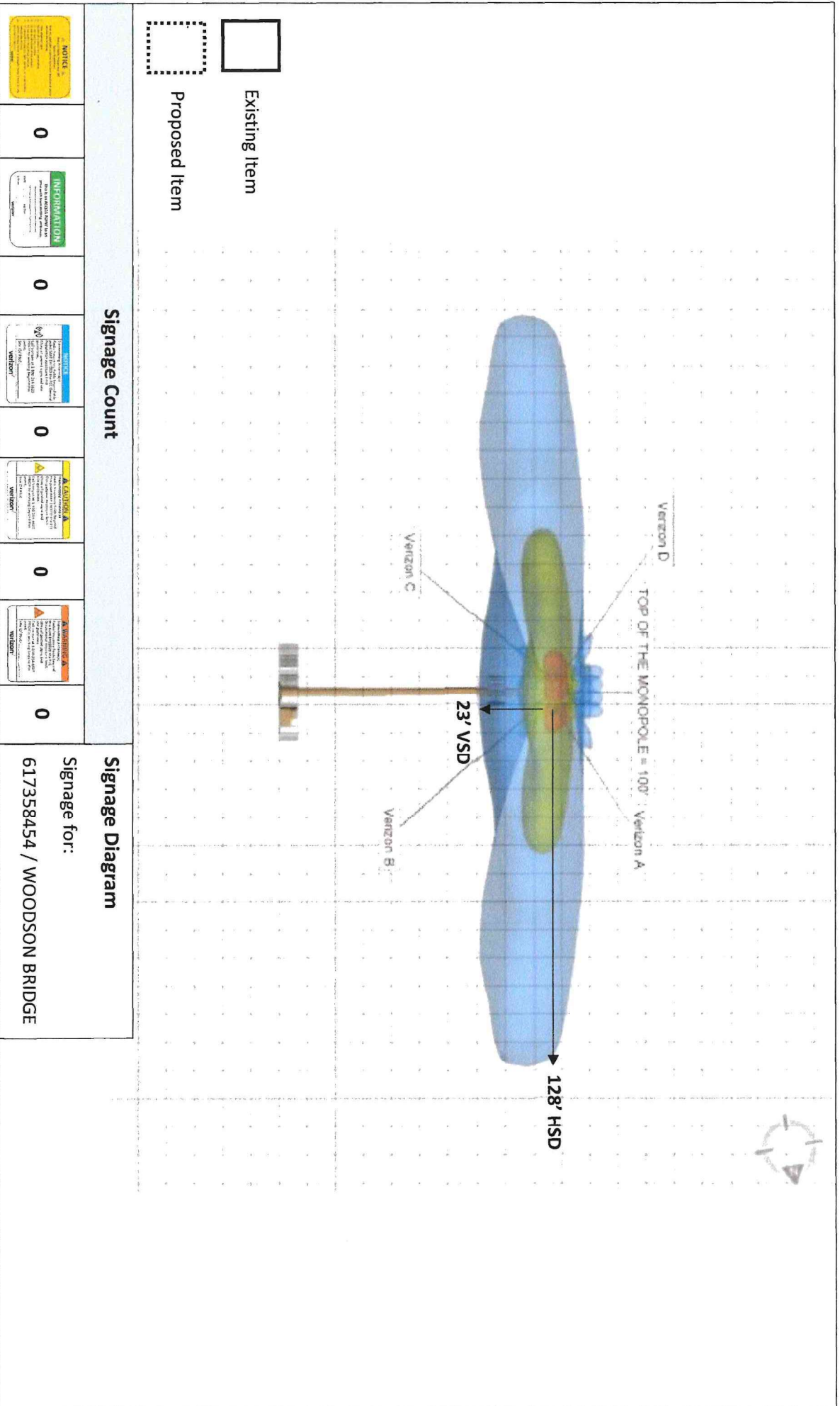


10	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	280	97
10	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	280	97
10	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 1900	30	4	18.15	7837.57	280	97
10	Verizon Wireless	CommScope	NHH-45B-R2B	NR 1900	30	4	18.15	7837.57	280	97
11	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 700	60	4	14.65	3500.91	280	97
11	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 850	30	2	15.35	2056.61	280	97
11	Verizon Wireless	CommScope	NHH-45B-R2B	NR 850	30	2	15.35	2056.61	280	97
11	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	280	97
11	Verizon Wireless	CommScope	NHH-45B-R2B	LTE 2100	30	4	18.15	7837.57	280	97
12	Verizon Wireless	Ericsson	AIR 6419	NR 3700	160	2	23.55	57563.87	280	98.8
13	Verizon Wireless	Generic	120cm Dish	18GHz	0.01	1	44.1	204.17	320	87
14	Verizon Wireless	Generic	100cm Dish	18GHz	0.01	1	42.5	177.83	180	87
15	Other	CommScope	NHH-45B-R2B	LTE 700	40	4	14.65	4667.88	0	77
15	Other	CommScope	NHH-45B-R2B	LTE 850	40	4	15.35	5484.28	0	77
16	Other	CommScope	NHH-45B-R2B	LTE 1900	40	4	18.15	10450.09	0	77
17	Other	CommScope	NHH-45B-R2B	LTE 2100	40	4	18.15	10450.09	0	77
18	Other	CommScope	NHH-45B-R2B	LTE 700	40	4	14.65	4667.88	120	77
18	Other	CommScope	NHH-45B-R2B	LTE 850	40	4	15.35	5484.28	120	77
19	Other	CommScope	NHH-45B-R2B	LTE 1900	40	4	18.15	10450.09	120	77
20	Other	CommScope	NHH-45B-R2B	LTE 2100	40	4	18.15	10450.09	120	77
21	Other	CommScope	NHH-45B-R2B	LTE 700	40	4	14.65	4667.88	240	77
21	Other	CommScope	NHH-45B-R2B	LTE 850	40	4	15.35	5484.28	240	77
22	Other	CommScope	NHH-45B-R2B	LTE 1900	40	4	18.15	10450.09	240	77
23	Other	CommScope	NHH-45B-R2B	LTE 2100	40	4	18.15	10450.09	240	77

Note: The ERP column reflects 80% duty cycle for Verizon TDD bands (NR 3700).

ATTACHMENT F

### 3. Mitigation Diagram



#### 4. Compliance Actions

In order to ensure the Verizon Wireless facility is compliant with FCC regulations, the following mitigation should be implemented:

Monopole	N/A
----------	-----

## Appendix A: FCC Rules & Regulations

All information used in this report was analyzed as a percentage of the Maximum Permissible Exposure (% MPE) limits as detailed in 47 CFR § 1.1310 as well as Federal Communications Commission (FCC) OET Bulletin 65 Edition 97-01. The FCC MPE limits are typically expressed in units of milliwatts per square centimeter ( $\text{mW}/\text{cm}^2$ ) or microwatts per square centimeter ( $\mu\text{W}/\text{cm}^2$ ). The exposure limits vary depending upon the frequencies being utilized. The General Population/Uncontrolled MPE limit (in  $\text{mW}/\text{cm}^2$ ) for frequencies between 300 and 1500 is defined as frequency (in MHz) divided by 1500 ( $f_{\text{MHz}}/1500$ ). Frequencies between 1500 and 100,000 MHz have a General Population/Uncontrolled MPE limit of  $1 \text{ mW}/\text{cm}^2$  ( $1000 \mu\text{W}/\text{cm}^2$ ). The calculated power density at each sample point divided by the limit at each calculated frequency provides a result in % MPE. Summing the calculated % MPE from all contributors provides a cumulative % MPE at a particular sample point. Because exposure limits may vary for each frequency band, it is necessary to report % MPE rather than power density.

All results were compared to the FCC radio frequency exposure rules as detailed in 47 CFR § 1.1307(b) to determine compliance with the MPE limits for General Population/Uncontrolled environments as defined below.

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.

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 of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, 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. Additional details can be found in FCC OET 65.

The FCC mandates that if a site is found to be out of compliance with regard to exposure, any system operator contributing 5% or more to areas exceeding the FCC's allowable limits will be responsible for bringing the site into compliance.

Additional details can be found in FCC OET 65.

ATTACHMENT F

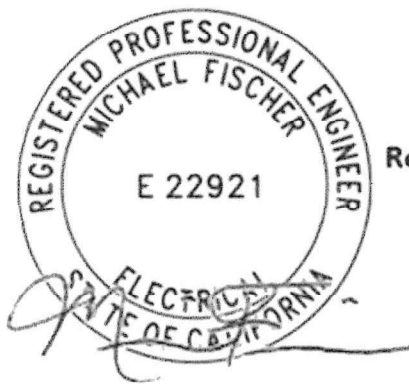
### Appendix B: Certifications

I, Benjamin Black, preparer of this report certify that I am fully trained and aware of 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. I have been trained in the procedures and requirements outlined in Verizon’s FCC Regulatory Compliance Manual.

Benjamin Black

10/30/2024

I, Michael Fischer, reviewer and approver of this report certify that I am fully trained and aware of 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. I have been trained in the procedures and requirements outlined in Verizon’s FCC Regulatory Compliance Manual.



**Michael Fischer, P.E.**  
**Registered Professional Engineer (Electrical)**  
**California License Number 22921**  
**Expires September 30, 2025**

Signed 30 October 2024

ATTACHMENT F

## ATTACHMENT G

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

#### FINDINGS

##### CEQA

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

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

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

##### PROJECT

###### **Finding #2**

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

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

###### **Finding #3**

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

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

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

**Finding #4**

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

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

**Finding #5**

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

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

# ATTACHMENT H

## CONDITIONS OF APPROVAL

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

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

#### **Condition #1**

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

#### **Condition #2**

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

#### **Condition #3**

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

#### **Condition #4**

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

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

**Condition #5**

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

**Condition #6**

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

**Condition #7**

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

**Condition #8**

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

**Condition #9**

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

**Condition #10**

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

**Condition #11**

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

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

**Condition #12**

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

**Condition #13**

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

**Condition #14**

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

**Condition #15**

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

**Condition #16**

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

**Condition #17**

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

**Condition #18**

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

**Condition #19**

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

**Condition #20**

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

**Condition #21**

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

**Condition #22**

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

**Condition #23**

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

The Developer/Applicant shall provide the following:

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

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

***Tehama County Public Works Department***

**Condition #24**

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

**Condition #25**

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

**Condition #26**

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

**Condition #27**

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

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

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

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

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

**Condition #28**

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

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

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

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

**Condition #29**

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

**Condition #30**

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

**Condition #31**

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

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

*Applicant Acknowledgement*

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

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

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

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